

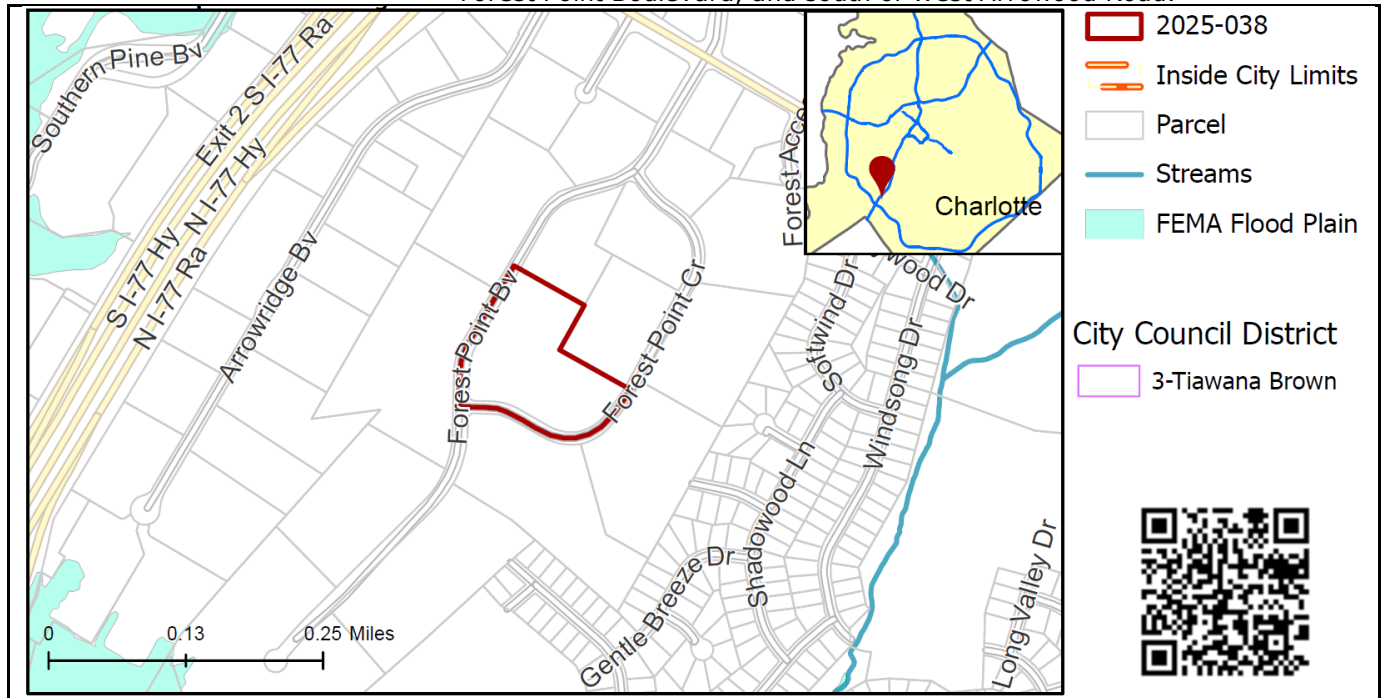
REQUEST

Current Zoning: B-D(CD) (Distributive Business, conditional)

LOCATION

Proposed Zoning: OFC (Office Flex Campus)

Approximately 7.76 acres located north of Forest Point Circle, east of Forest Point Boulevard, and south of West Arrowwood Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the OFC district on a parcel that currently contains an office building.

PROPERTY OWNER

Longvalley II, LLC

PETITIONER

Longvalley II, LLC

AGENT/REPRESENTATIVE

Nolan Groce, Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- While the petition is inconsistent with the recommended 2040 Policy Map Place Type of Manufacturing & Logistics, the site and surrounding properties are developed as office uses. The proposed OFC (Office Flex Campus) zoning district is compatible with the existing uses and several of the adjacent properties are currently zoned OFC.
- The site is located area that lacks Access to Employment Opportunity according to the 2040 Comprehensive Plan. The proposed OFC zoning district allows for office, research and development, education, medical, and assembly uses that may help fill this Employment Opportunity gap.

- The OFC zoning district permits a variety of uses that are in line with keeping the character of the area, which is primarily developed with office and hotel uses, and is generally auto-oriented. But the OFC district also provides standards that accommodate other travel modes.
- The site is located ¼-mile south of West Arrowood Road, designated by the *Charlotte Streets Map* as a 4+ Lane Boulevard and is considered an arterial street and is intended to serve high volumes of traffic at relatively high speeds.
- The site is also within ½-mile of the Interstate I-77 interchange with West Arrowood Road.
- The site is located along the route of the CATS number 56 and 57 local buses providing transit access between the Lynx Blue Line Arrowood Station and the Charlotte Premium Outlets mall as well as to the SouthPark Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

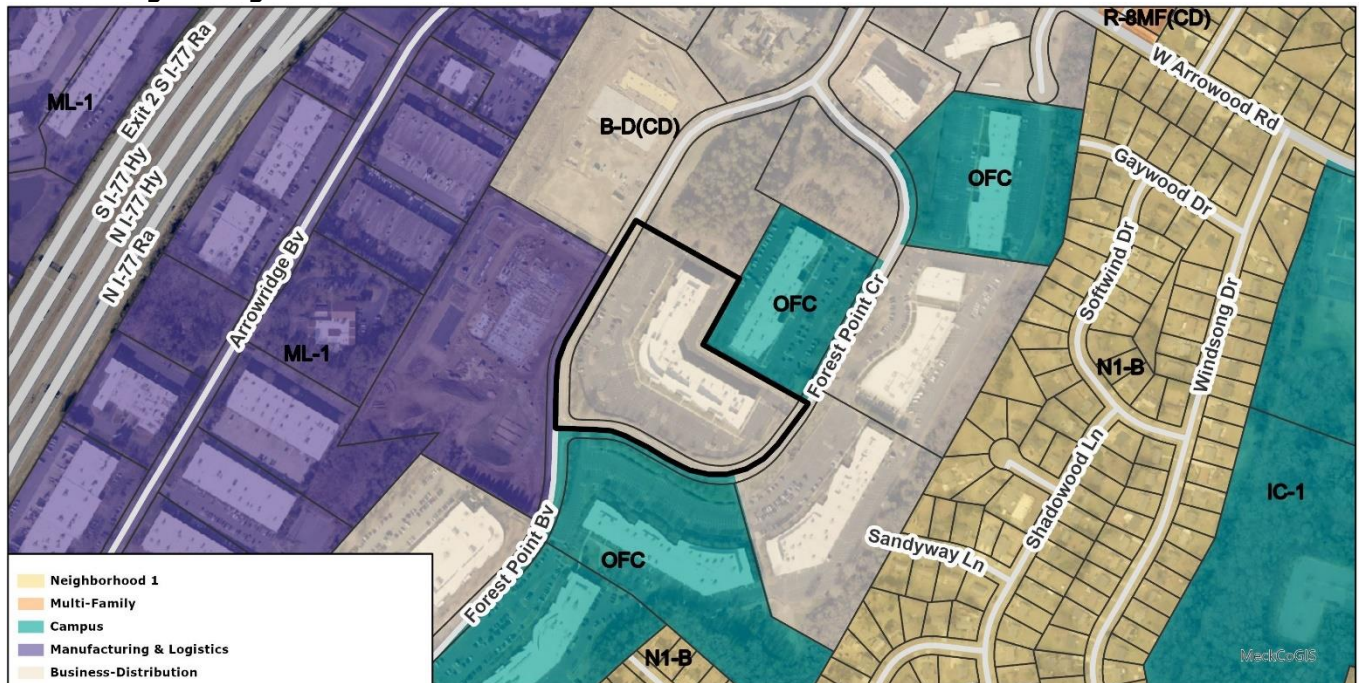
The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Campus Place Type for the site.

PLANNING STAFF REVIEW

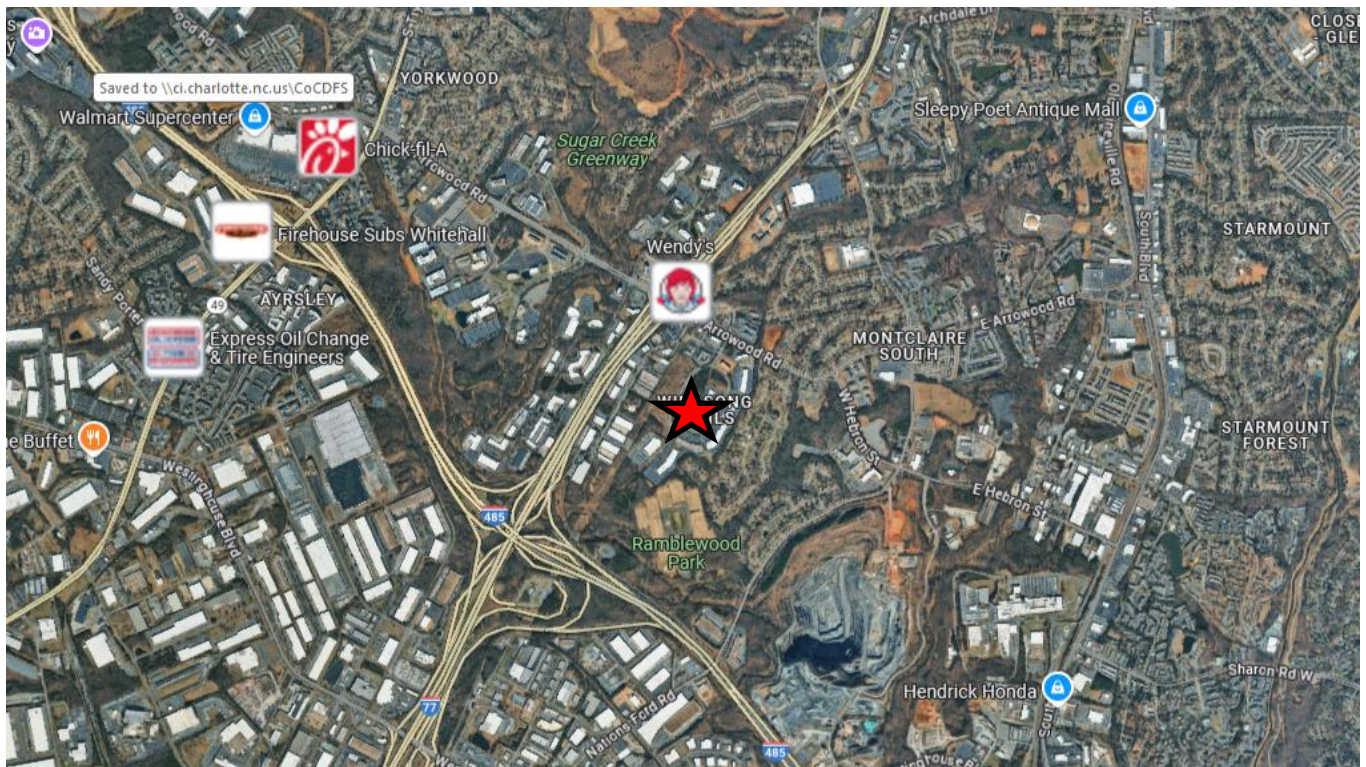
Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

Existing Zoning



- The property is currently zoned B-D(CD) (Distributive Business, conditional). Properties to the north and east along Forest Point Circle are also zoned B-D(CD). The site is abutting a property to the northeast zoned OFC (Office Flex Campus) and to the south across Forest Point Circle zoned OFC. To the west of the site, across Forest Point Circle, a property is zoned ML-1 (Manufacturing & Logistics-1), properties along Arrowridge Boulevard are also zoned ML-1. Further east and south of the site, properties are zoned N1-B (Neighborhood 1-B).



The site (indicated by red star above) is located north and east of Forest Point Circle, 1/4-mile south of West Arrowood Road, approximately 1/2-mile from the interchange of Interstate I-77 and West Arrowood Road. The development along Forest Point Boulevard is primarily office and hotel uses.



View of the site looking northeast from Forest Point Boulevard. The property is currently developed as an office building.



View of a property located to the south of the subject site, across Forest Point Boulevard, containing an office building zoned OFC (Office Flex Campus).

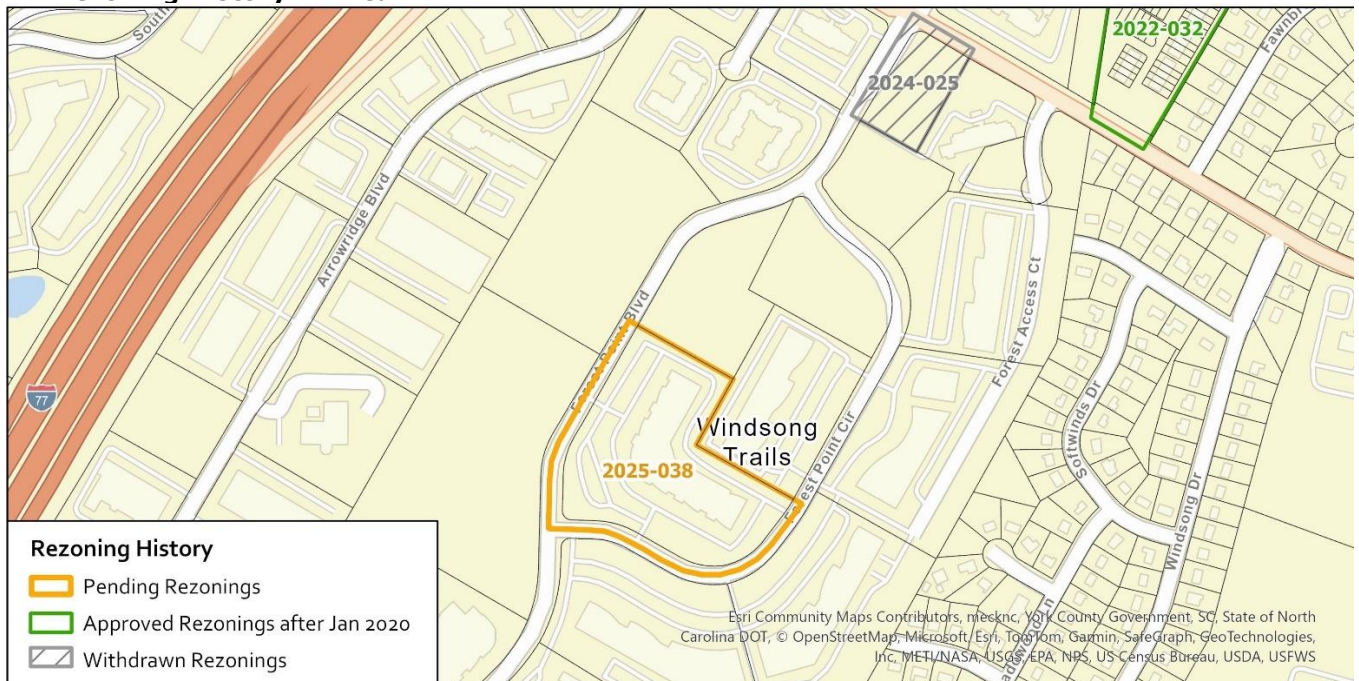


View of the entrance to the Forest Park business park at the intersection of West Arrowood Road and Forest Point Boulevard. The parcels near this intersection are dominated by hotel uses.



View of a new hotel development located along Forest Point Boulevard, just to the north of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-032	Rezoned 4.18 acres located on the north side of West Arrowood Road, east of Forest Point Boulevard, and west of Nations Ford Road from R-4 (Single Family Residential) to R-8MF(CD) (Multi-Family Residential, Conditional) for 33 multi-family attached dwellings.	Approved
2024-025	Proposed rezoning of 1.6 acres located at the southeast intersection of Forest Point Boulevard and West Arrowood Road, east of Interstate 77 from B-D(CD) (Distributive Business, Conditional) to ML-1(CD) (Manufacturing & Logistics, Conditional) for a gas station.	Withdrawn

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Forest Point Boulevard, a City-maintained local street, south of West Arrowwood Road, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: B-D(CD).

Existing Use: 865 trips per day (based on 71,235 sq.ft. of office).

Entitlement: 931 trips per day (based on 77,600 sq.ft. of office).

Proposed Zoning: OFC. 931 trips per day (based on 77,600 sq.ft. of office).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Forest Point Cir. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Forest Point Cir. See advisory comments at www.rezoning.org
- **Long Range Planning:** See advisory comments at www.rezoning.org

- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818