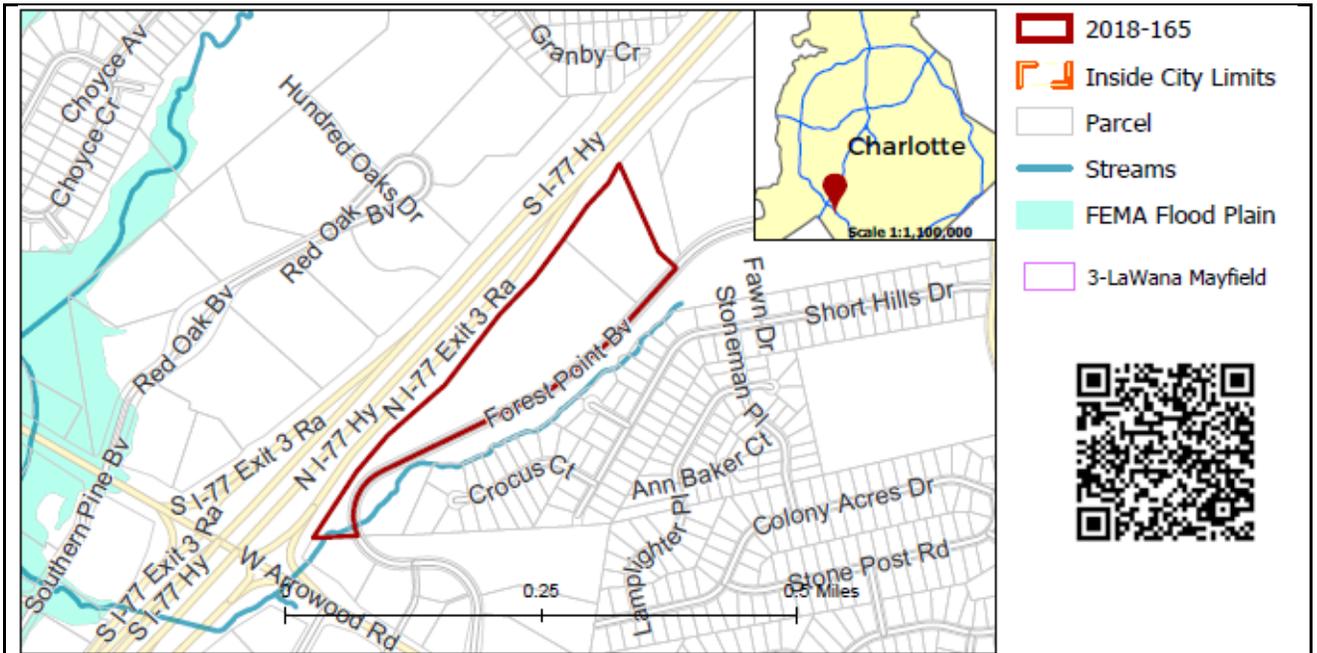


REQUEST

Current Zoning: B-2(CD) (General Business, Conditional)
Proposed Zoning: R-17MF(CD) (Multi Family Residential, Conditional)

LOCATION

Approximately 16.6 acres located on the west side of Forest Point Blvd, off Nations Ford Rd, east of I-77.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow development of up to 200 rent restricted, multi-family dwellings at a density of 12 units per acre, in south Charlotte near the interchange of Arrowood Road and I-77.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Faison Nesbitt Arrowood Venture
NRP Properties, LLC
John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *Southwest District Plan* recommendation for office/retail as amended by the previously approved rezoning.

Rationale for Recommendation

- The site is located along Forest Point Boulevard between Nations Ford Road and Arrowood Road. The location is within walking distance of retail uses and employment opportunities; additionally, the site is located on a CATS bus route.
- The proposed residential development is consistent with density standards in the *General Development Policies* and commits to architectural standards and additional landscaping along Forest

Point Boulevard that provide compatibility with existing development in the area.

- The proposed development will provide additional housing options within the area.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office/retail use to multi-family residential use at 12 dwelling units per acre for the site

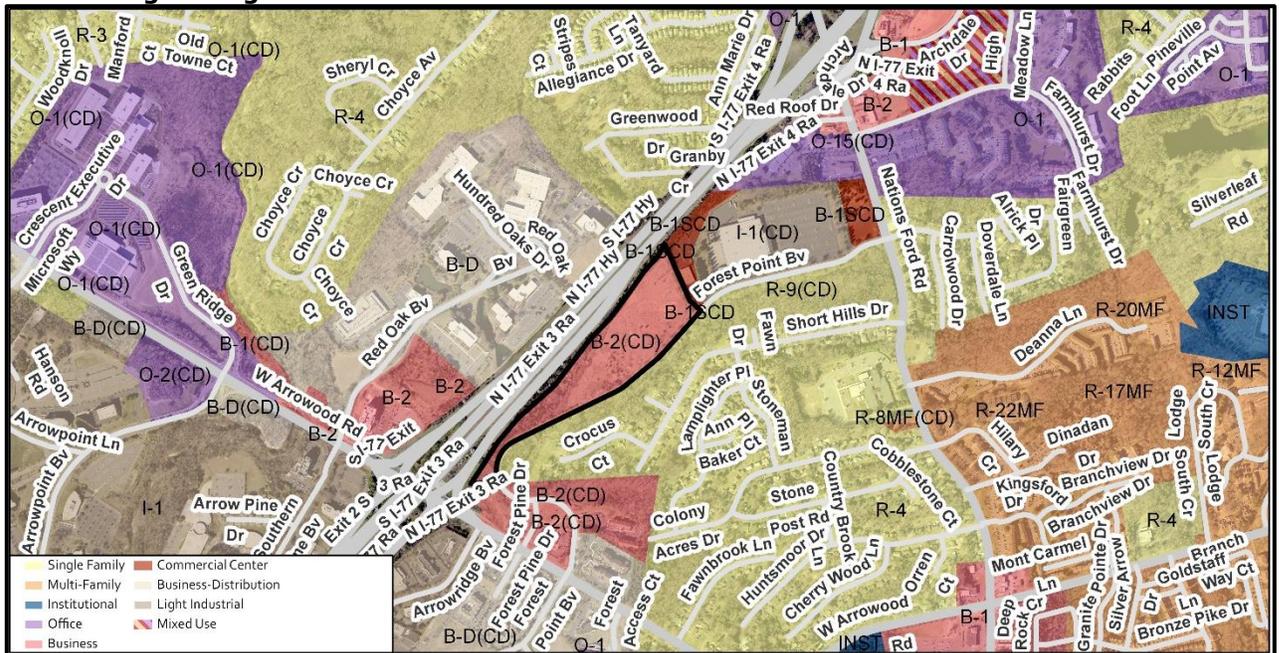
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 200 dwelling units. Specifies that units shall maintain monthly rents that are income restricted to households earning ~~80% or less~~ (on average 60% average) of the area median income for no less than 15 years from the date of certificate of occupancy for the first building constructed.
- Commits to a number of architectural standards including specified building materials, limits on expanses of blank walls, and provisions for façade modulations and roof articulation.
- Specifies that parking will not be located between the buildings and Forest Point Boulevard.
- Commits to installation of additional trees behind the sidewalk along Forest Point Boulevard **planted at an offset to street trees.**
- Provides the replacement of the existing planting strip and sidewalk along Forest Point Boulevard with an eight-foot wide planting strip and six-foot wide sidewalk.
- Commits to the reservation and dedication of right-of-way for future widening along I-77.
- Installs northbound left turn lane with 150 feet of storage on Forest Point Boulevard into the site subject to CDOT approval.**
- Commits to install sidewalk on the west side of Forest Point Boulevard, extending from site to West Arrowood Road subject to right-of-way and CDOT approval.**

• **Existing Zoning and Land Use**



- The site was previously rezoned to B-2(CD) by petition 2006-135 to allow office, restaurants and hotel uses. There is a mixture of business and industrial zoning north, south and west of the site and single family residential zoning east of the site.



The site is undeveloped. A large Duke Energy easement crosses the rear of the property.



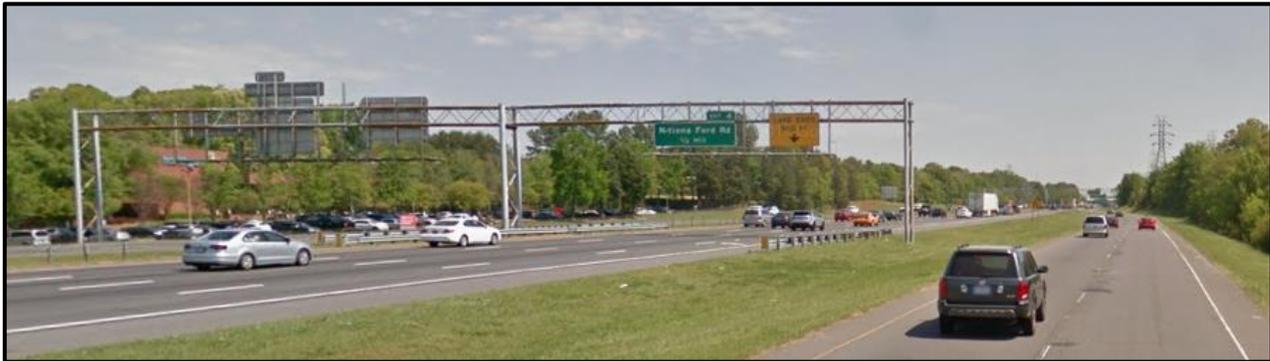
North of the site between I-77 and Forest Point Boulevard are office uses and Operation Christmas Child Processing Center.



East of the site across Forest Point Boulevard and a small tributary are single family homes along Short Hills Drive and Crocus Court.

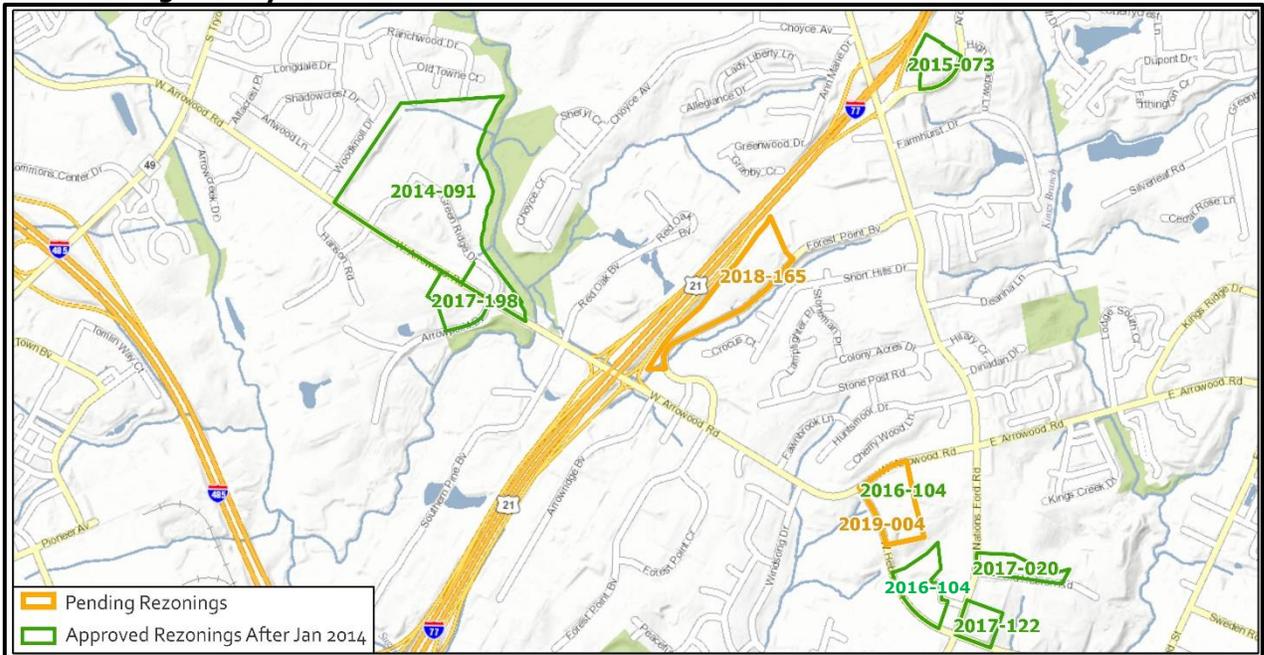


South of the site are properties developed with retail and eating/drinking/entertainment establishments along Arrowwood Road.



West of the site is I-77.

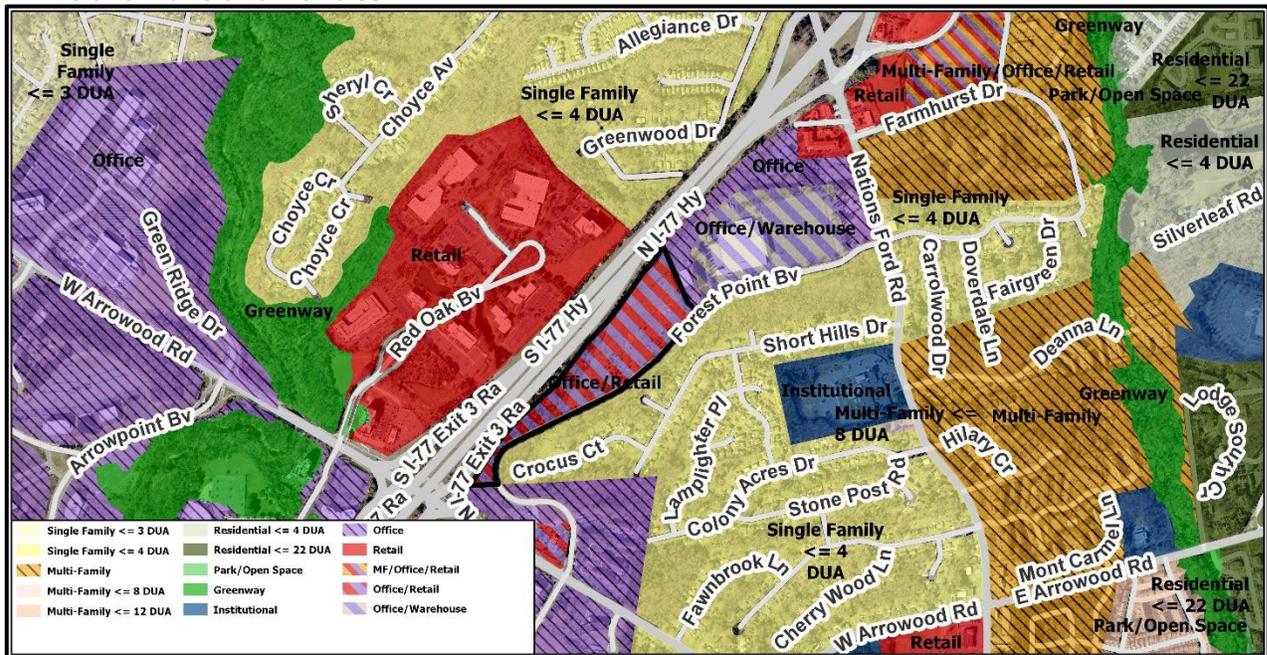
• **Rezoning History in Area**



2014-091	Rezoned 85.3 acres across I-77, along Arrowwood Road west of the site, to O-1(CD) (office) to allow expansion of the office campus on the site.	Approved
2015-073	Rezoned 5.89 acres on Archdale Drive north of the site to B-1(CD) (neighborhood business) to allow pet services and commercial uses.	Approved

2016-104	Rezoned 18.7 acres on Arrowood Road and Hebron Street southeast of site to INST (institutional) and O-1 (office) to allow all uses in the districts.	Approved
2017-020	Rezoned 4.97 acres on Nations Ford Road southeast of site to I-1 (light industrial) to allow all uses in the district.	Approved
2017-122	Rezoned 4.42 acres on Nations Ford Road southeast of site to I-1 (light industrial) to allow all uses in the district.	Approved
2017-198	Rezoned 5.75 acres across I-77, along Arrowood Road west of site, to O-2(CD) (office) to allow an extended stay hotel.	Approved
2019-004	Proposed rezoning for 10.54 acres at corner of Arrowood Road and Hebron Street, southeast of the site from INST (institutional) to R-22MF (multi-family)	Pending

• **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends office/retail as amended by rezoning petition 2006-135.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 12

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major collector. The site plan commits to streetscape improvements along the site frontage in the form of 8-foot planting strip and 6-foot sidewalk. **The site plan also commits to extending sidewalk on Forest Point Boulevard where none exists and connecting to West Arrowood Road.**
- See Outstanding Issues, Note 3.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 2,220 trips per day (based on office, fast food EDEE and motel).

Proposed Zoning: 1,470 trips per day (based on 200 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Forest Point Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Forest Point Boulevard.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

- ~~1. Amend note 5B on the site plan to specify that the additional trees will be planted at an offset from the street trees. Addressed~~
- ~~2. Amend the site plan to show the area behind the sidewalk from the northernmost property line to the Duke easement where the additional trees will be provided. Addressed~~

Transportation

- ~~3. Coordinate with CDOT staff to revise the site plan and conditional note to commit to pedestrian improvements for the intersection of Forest Point Boulevard and West Arrowood Road. Improvements would mitigate additional pedestrian traffic generated by the development. Addressed~~

REQUESTED TECHNICAL REVISIONS

Site and Building Design

- ~~4. Amend note 2B on the site plan to reflect the stated intent for affordability as reflected on the rezoning application. Addressed~~
- ~~5. Amend notes 4B3a-c in the Architectural Standards to remove "all network required streets" and replace with Forest Point Boulevard. As currently written the note commitments would also apply to I-77 frontage. Addressed~~

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311