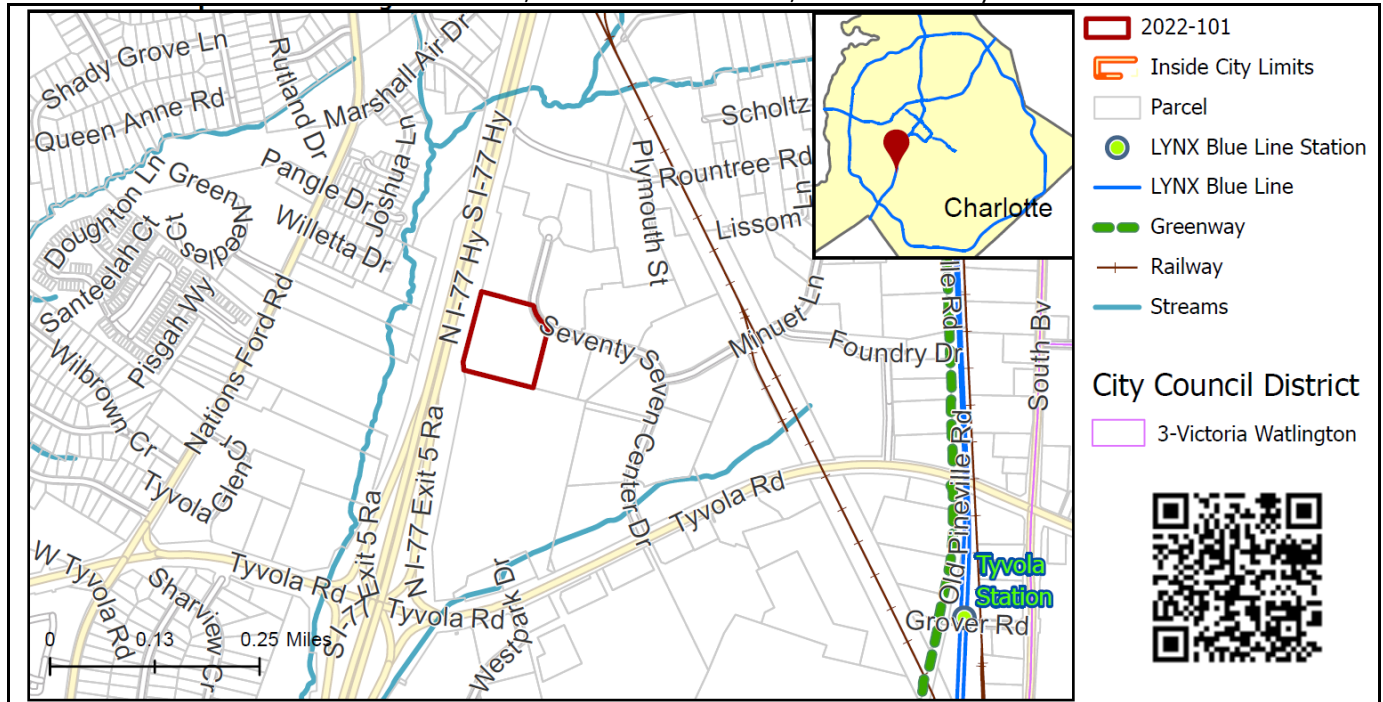


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: O-2 (office)

LOCATION

Approximately 4.94 acres located along the southwest side of 77 Center Drive, east of Interstate 77, and north of Tyvola Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the O-2 zoning district on a parcel currently developed with an office building.

PROPERTY OWNER

TDC 77 Center Drive II, LLC

PETITIONER

The Dilweg Companies

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Campus place type.

Rationale for Recommendation

- The site is developed with an existing office building.
- There are other office uses along Seventy Seven Center Drive.
- The current I-2 zoning does not align with the use of the site.
- Conventional O-2 zoning will translate to OFC (office flex campus) district upon the effective date of the UDO which aligns with the place type recommendation.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

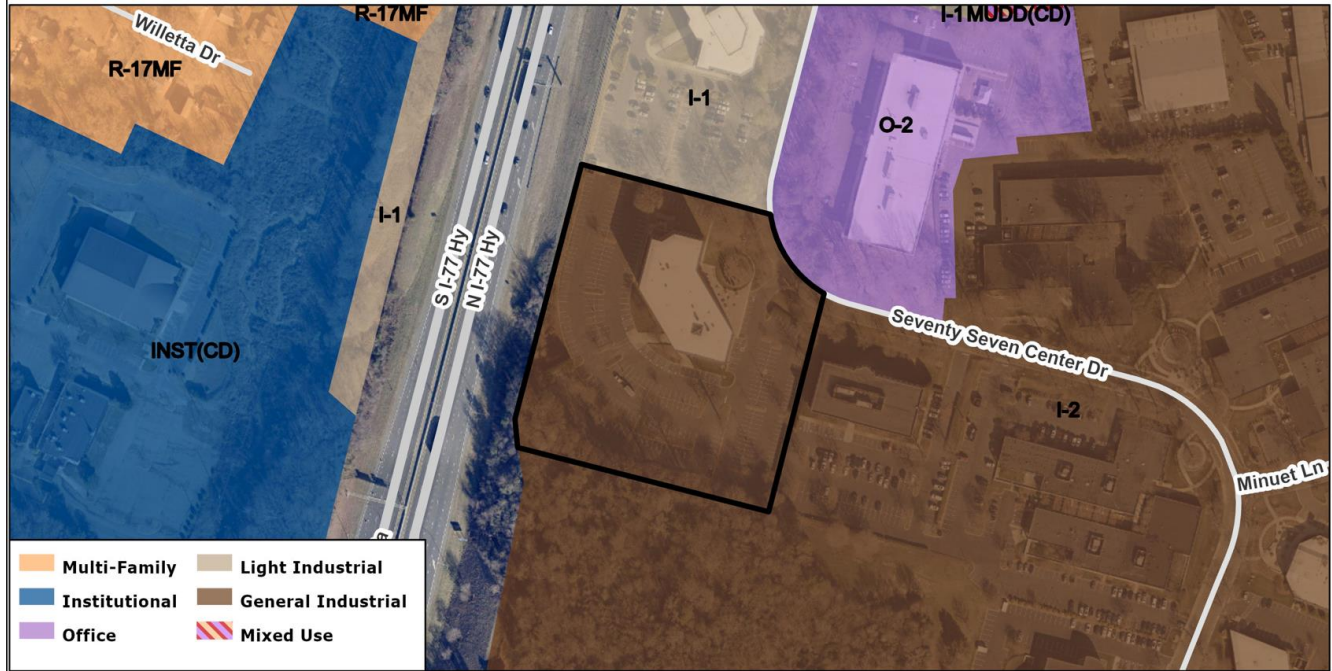
PLANNING STAFF REVIEW

- Proposed Request Details**

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

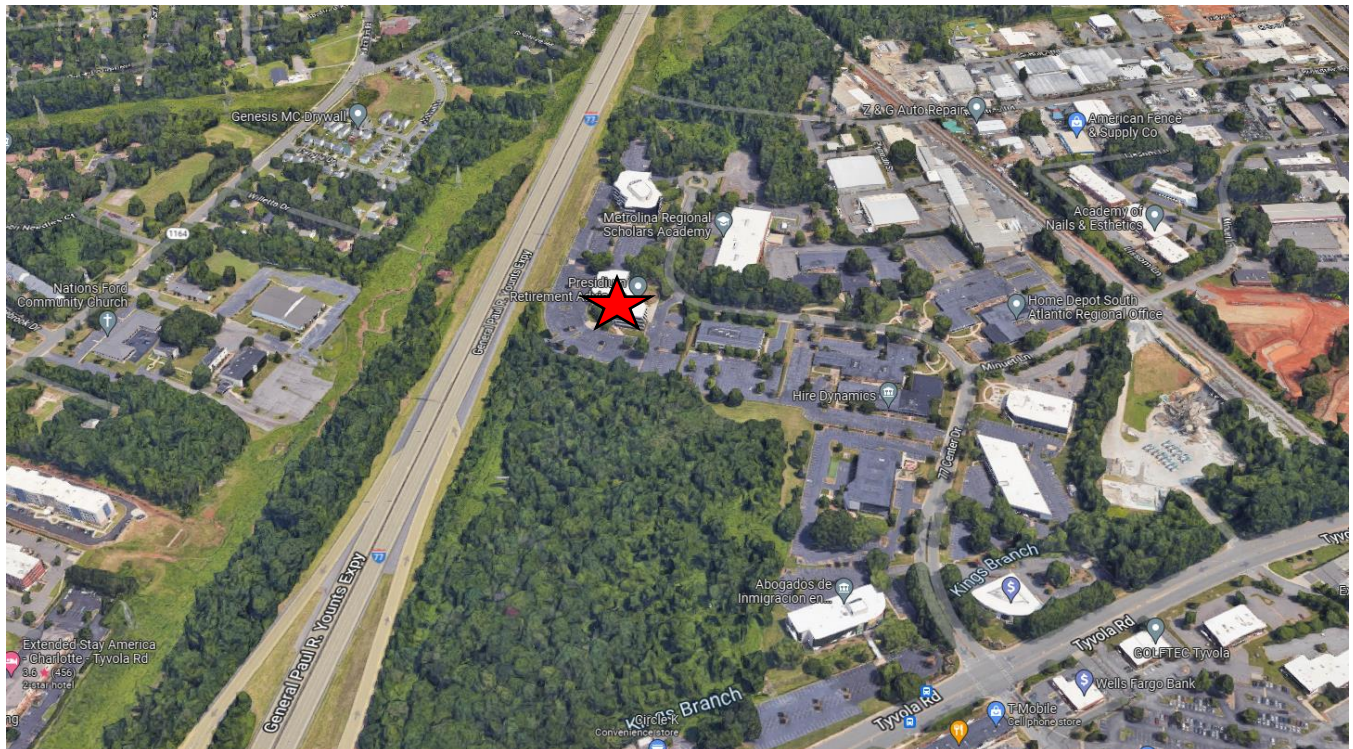
- Allows all uses permitted in the O-2 zoning district.

- Existing Zoning**



- The site is zoned I-2. North of the site is I-1 (light industrial) and O-2 (office) zoning. South and east of the site along Seventy Seven Center Drive is I-2 zoning. West of the site is I-77.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2 (general industrial)	ML-2 (manufacturing and logistics, 2)	Campus



The site, indicated by the red star above, is in an area developed primarily with office uses. There are industrial uses northeast of the site along Lissom Ln. and Plymouth St. Commercial uses area south of the site along Tyvola Rd.



The site is developed with an office building.



North of the site is an office building.



East of the site is an office building.

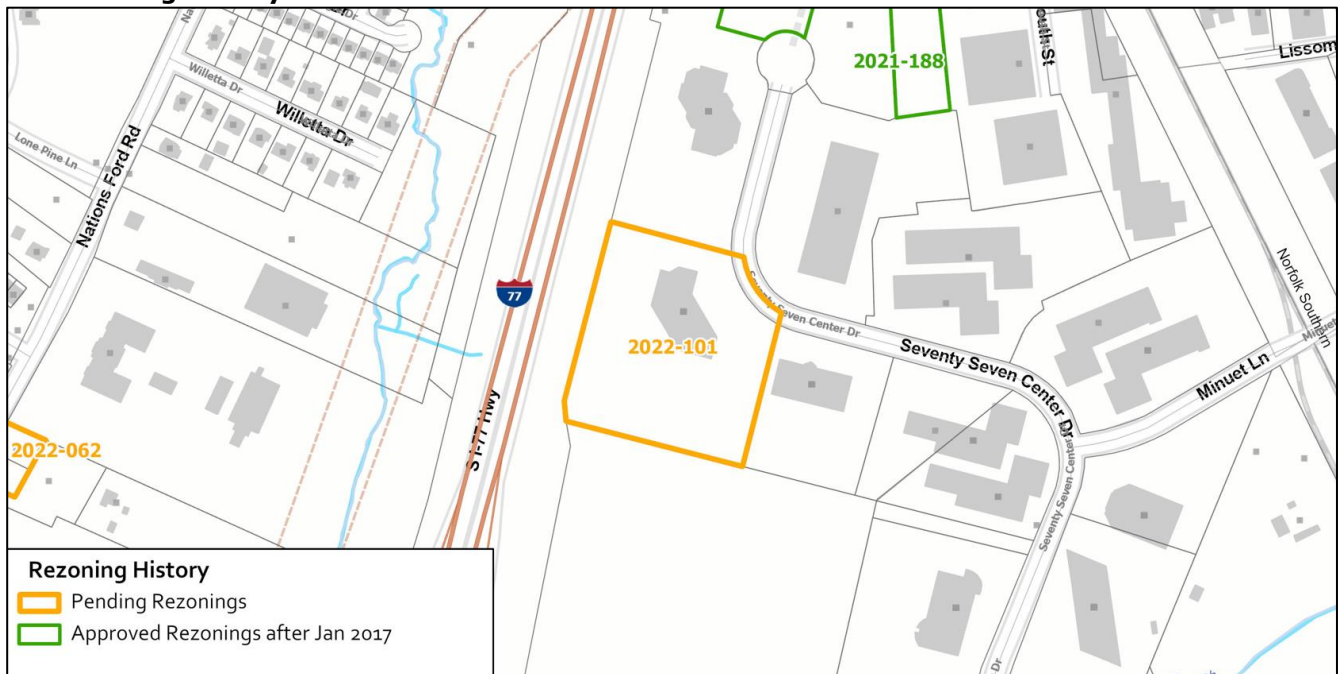


South of the site is vacant, undeveloped land with frontage on I-77 and Tyvola Rd.



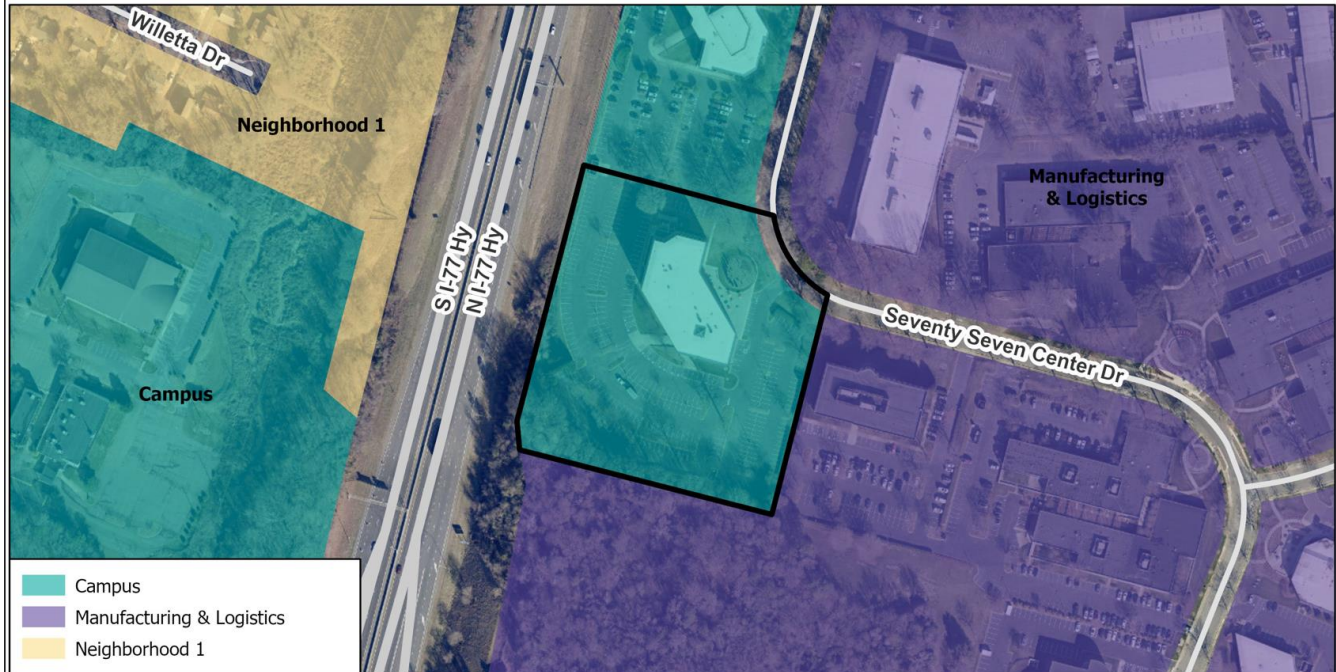
West of the site is I-77.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-188	15.83 acres at the end of Seventy Seven Center Dr. and Rountree Rd., north of the site, from I-1 to MUDD(CD) to allow multi-family residential development.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Campus place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of Seventy Seven Center Drive, a City-maintained local street north of Minuet Lane, a City-maintained major collector. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
 - Establishment at Tyvola Subdivision
 - West of Old Pineville Road between Tyvola Road and Minuet Lane
 - Tyvola Industrial Commercial
 - North of Tyvola Road between I-77 and Seventy Seven Center Drive
 - The Exchange Multifamily Commercial
 - At the end of Roundtree Road
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1,000 trips per day (based on 84,283 sqft office).
 - Entitlement: 380 trips per day (based on 215,230 sqft of industrial uses).
 - Proposed Zoning: 895 trips per day (based on 74115 sqft of office uses).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main in 77 Center Drive. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information. See advisory comments at www.rezoning.org

- **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry / City Arborist:** No outstanding issues.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: John Kinley (704) 336-8311