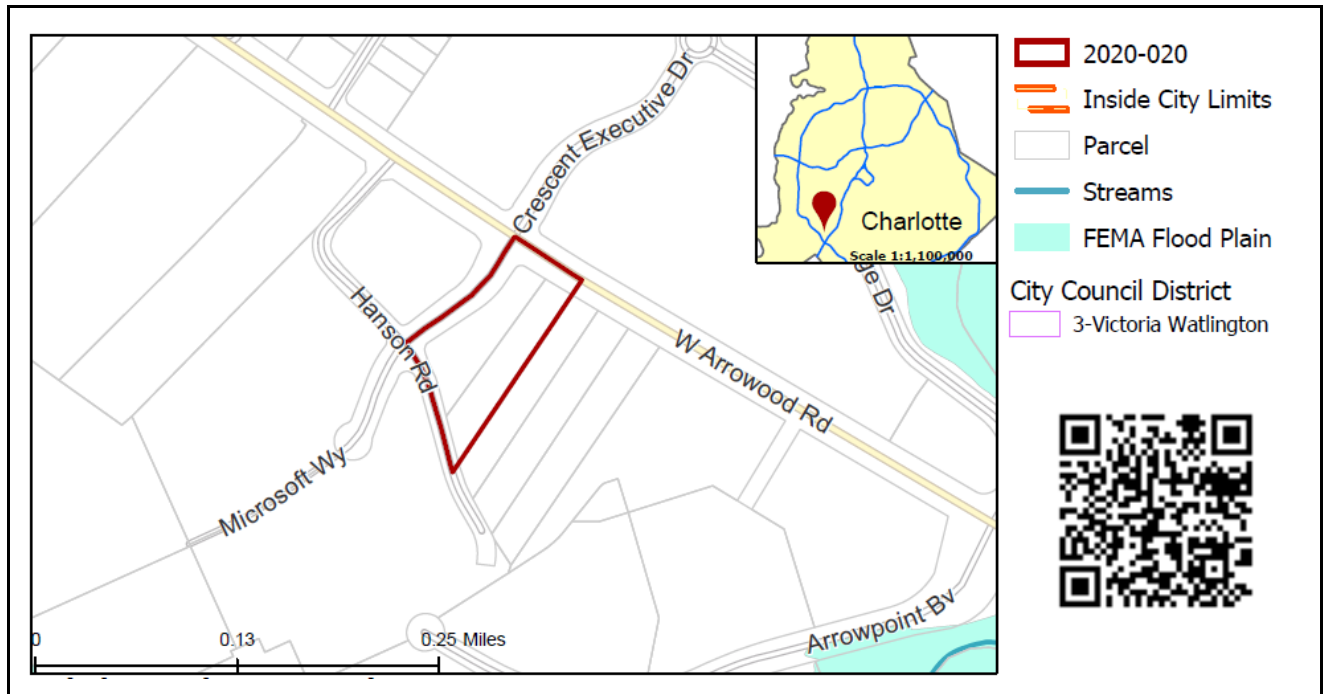


REQUEST

Current Zoning: BD(CD) (business distributive, conditional), I-1 (light industrial), and R-3 (single family residential)
Proposed Zoning: O-2 (general office)

LOCATION

Approximately 2.962 acres located south of Arrowood Road, north of Hanson Road, and east of Microsoft Way.



SUMMARY OF PETITION

The petition proposes to rezone site to allow all uses permitted in the O-2 zoning district.

PROPERTY OWNER

RIAB Properties, LLC

PETITIONER

RIAB Properties, LLC

AGENT/REPRESENTATIVE

Charles M. Brown, Jr.

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the office land use recommendation for the site as per the *Southwest District Plan*.

Rationale for Recommendation

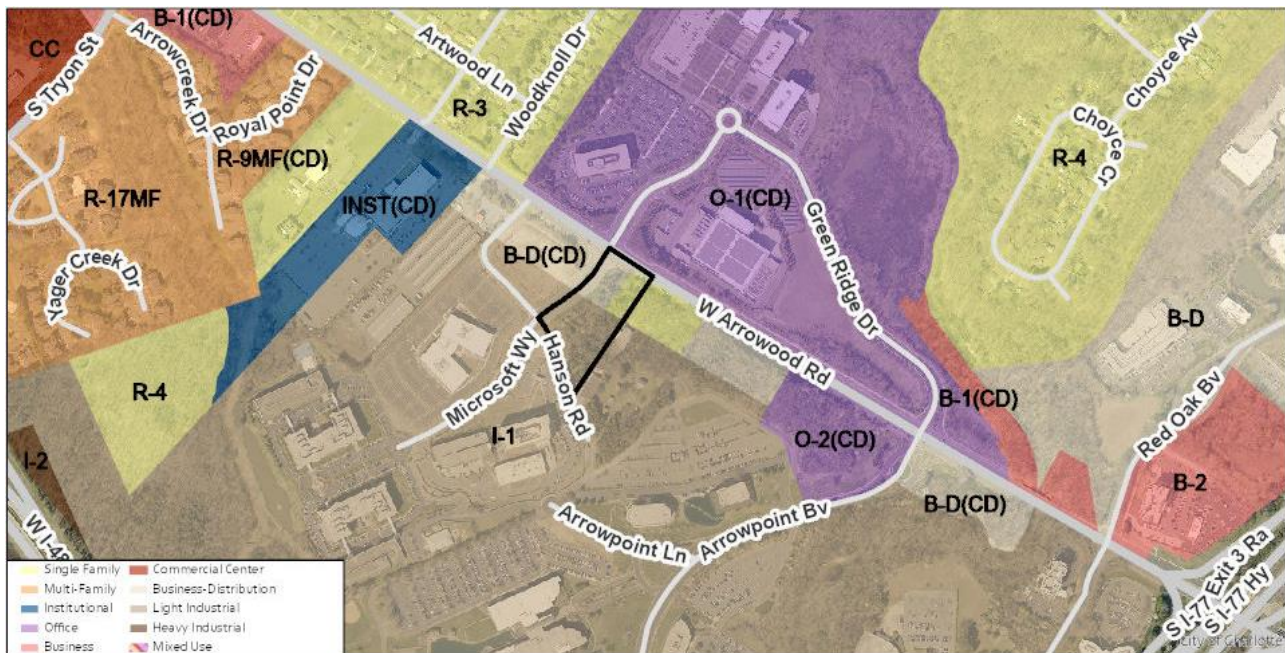
- Portions of the site are already zoned for non-residential uses.
- The surrounding area is already developed with office and business park uses.
- The site is located within an appropriate location for office uses in close proximity to the Arrowood Road and Interstate 77 interchange.

PLANNING STAFF REVIEW

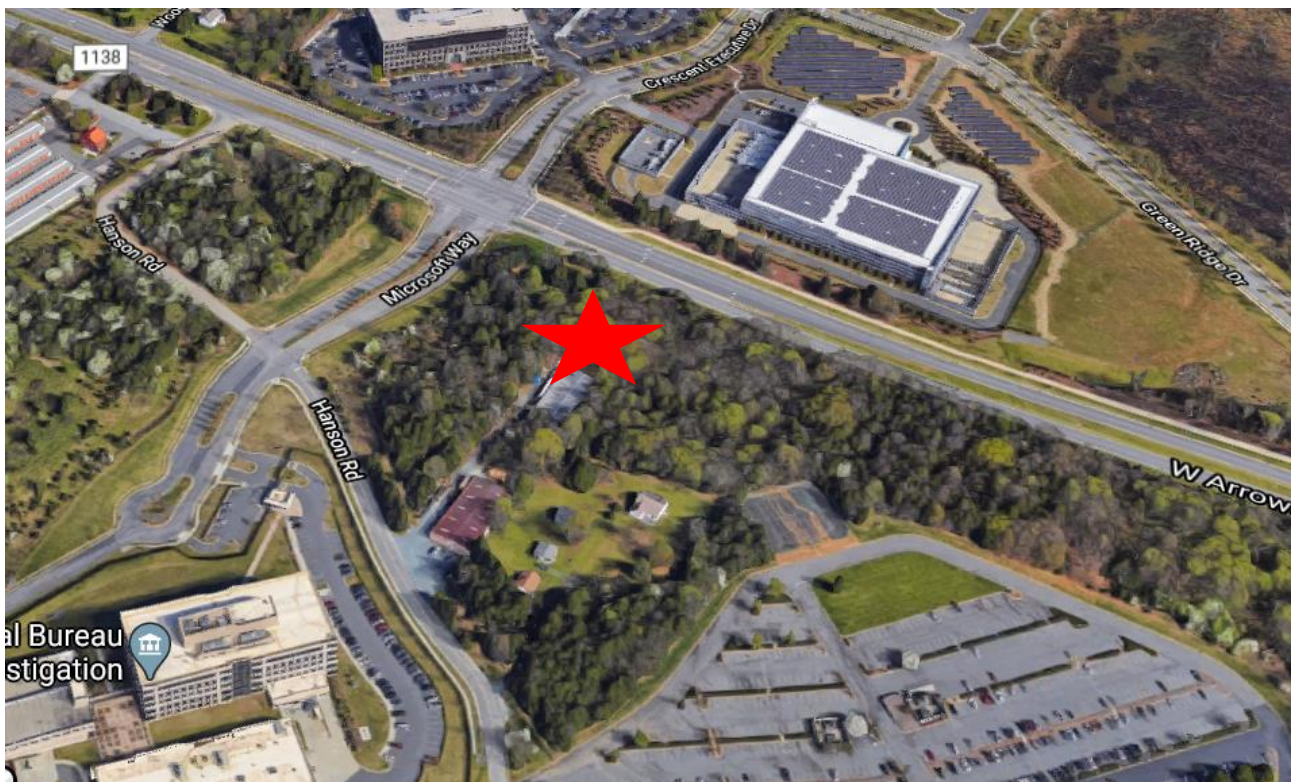
- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The subject property is vacant undeveloped land. Surrounding land uses include office and industrial uses.



The site (marked with a red star) is undeveloped vacant land and is surrounded by business and industrial uses.



The subject property is undeveloped vacant land.



The property to the north is developed with office/industrial uses.



The property to the south is developed with office uses.

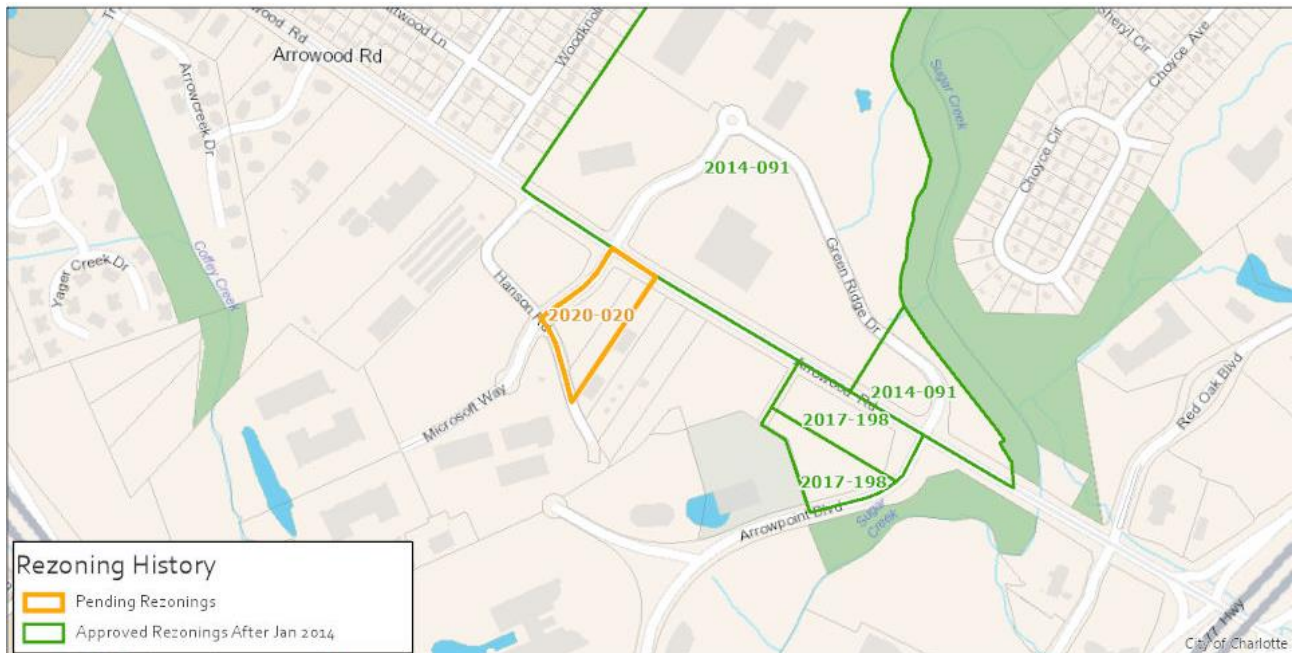


The property to the east is developed with industrial uses.



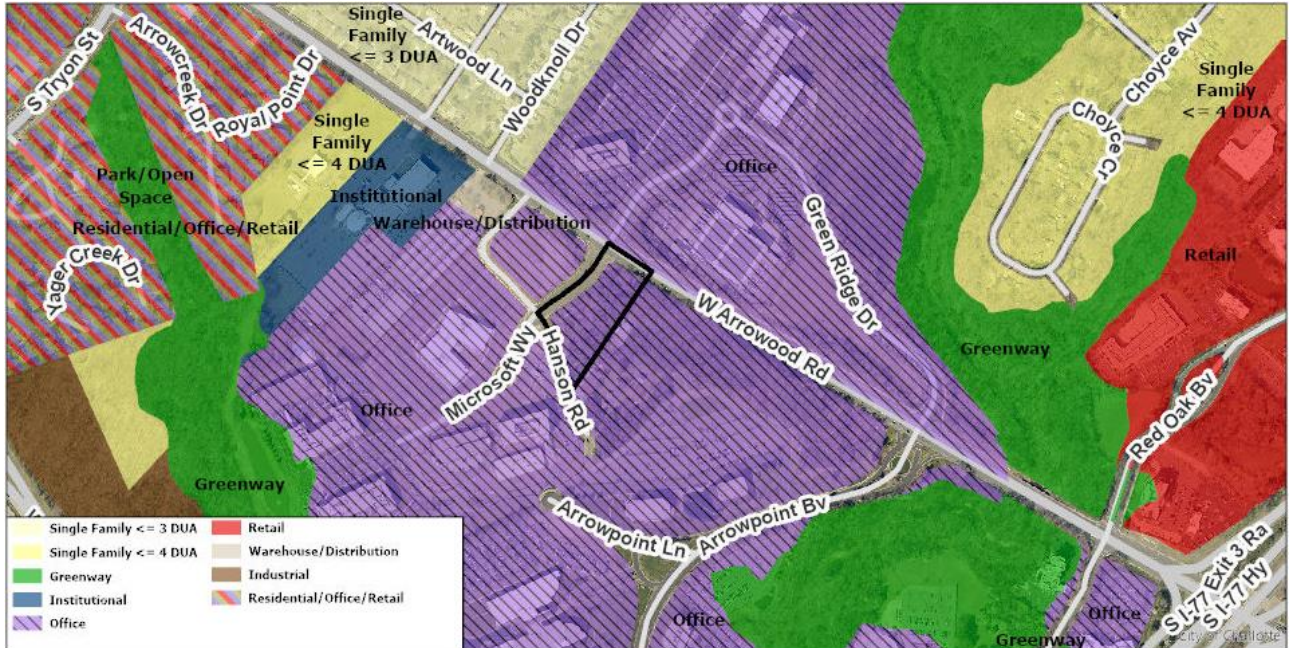
The property to the west is undeveloped vacant land.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-091	The petition rezoned property to O-1(CD) (office, conditional) and O-1(CD) SPA (office, conditional, site plan amendment) to allow an increase in the gross square footage of an existing office campus from 928,000 to 1,188,881 square feet of total building area.	Approved
2017-198	The petition rezoned property to O-2(CD) (office, conditional) to allow up to 160 extended stay hotel rooms/corporate housing units.	Approved

- **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends office land use for this site and surrounding area.
- **TRANSPORTATION SUMMARY**
 - The site is at the signalized intersection of Arrowwood Road (major thoroughfare, state maintained) and Microsoft Way (local, city maintained). The site is in a corridor outside Route 4 and is within the limits of the *Westside Strategy Area Plan*.
- **Active Projects:**
 - STIP B-5990 - SR 1138 Westbound Bridge Replacement
 - This project will implement a bridge replacement on westbound Arrowwood Road over Sugar Creek
 - Project status: suspended - construction start date was originally scheduled for FY 2022
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: No trips per day (based on vacant land).

Entitlement: 100 trips per day (based on 2 dwellings and 19,700 sf warehouse).

Proposed Zoning: 480 trips per day (based on 44,400 sf office).

DEPARTMENT COMMENTS (see full department reports online)

- **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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Microsoft Way. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Microsoft Way. No outstanding issues.

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
-

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

Planner: Lisa Arnold (704) 336-5967