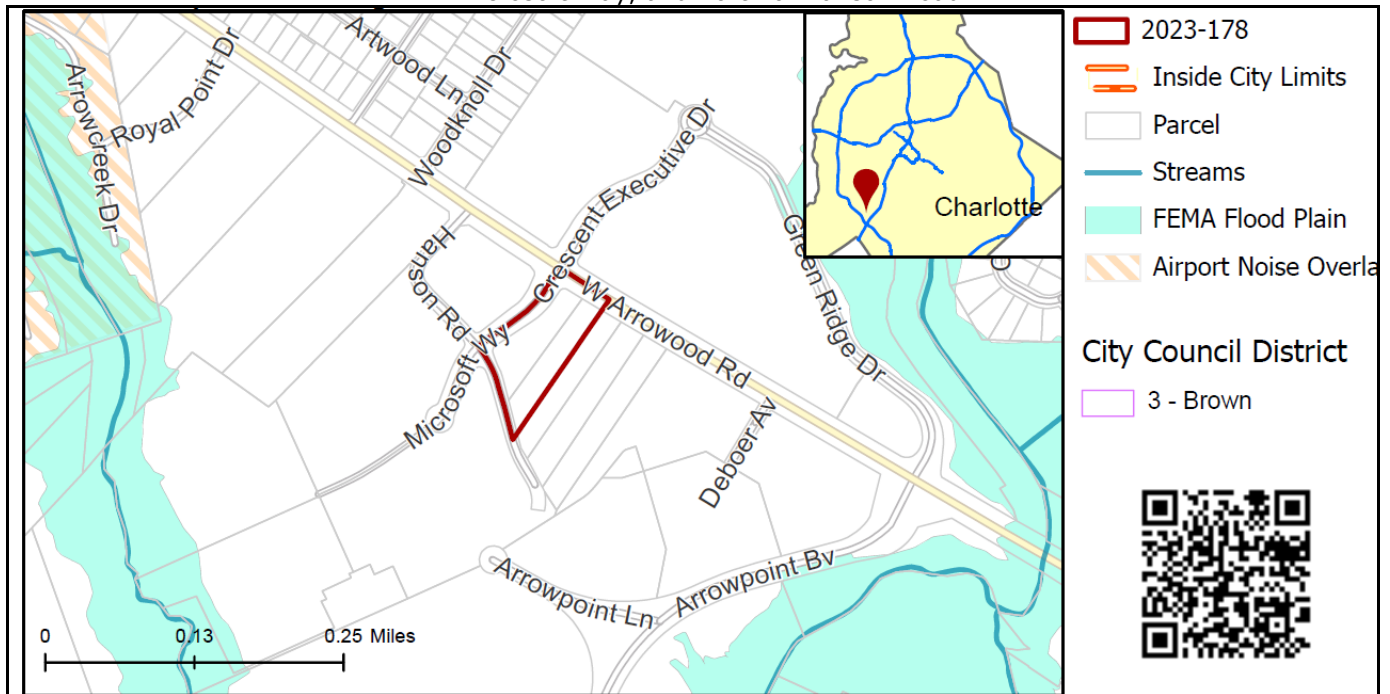


REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: RC(CD)EX (Research Campus, Conditional, Exception District)

LOCATION

Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road.



SUMMARY OF PETITION

The petition proposes to develop a vacant parcel along Arrowood Road with a community of up to 100 multifamily stacked residential units.

PROPERTY OWNER

RIAB Properties LLC

PETITIONER

Crosland SE Communities

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

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

Rationale for Recommendation

- The proposed multifamily residential units would complement the surrounding campus that is composed primarily of office uses.
- The proposed multifamily residential units would provide affordable housing in the form of 70% of the residential units being income restricted for households earning up to 80% of the area median income for a period of no less than 20 years.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

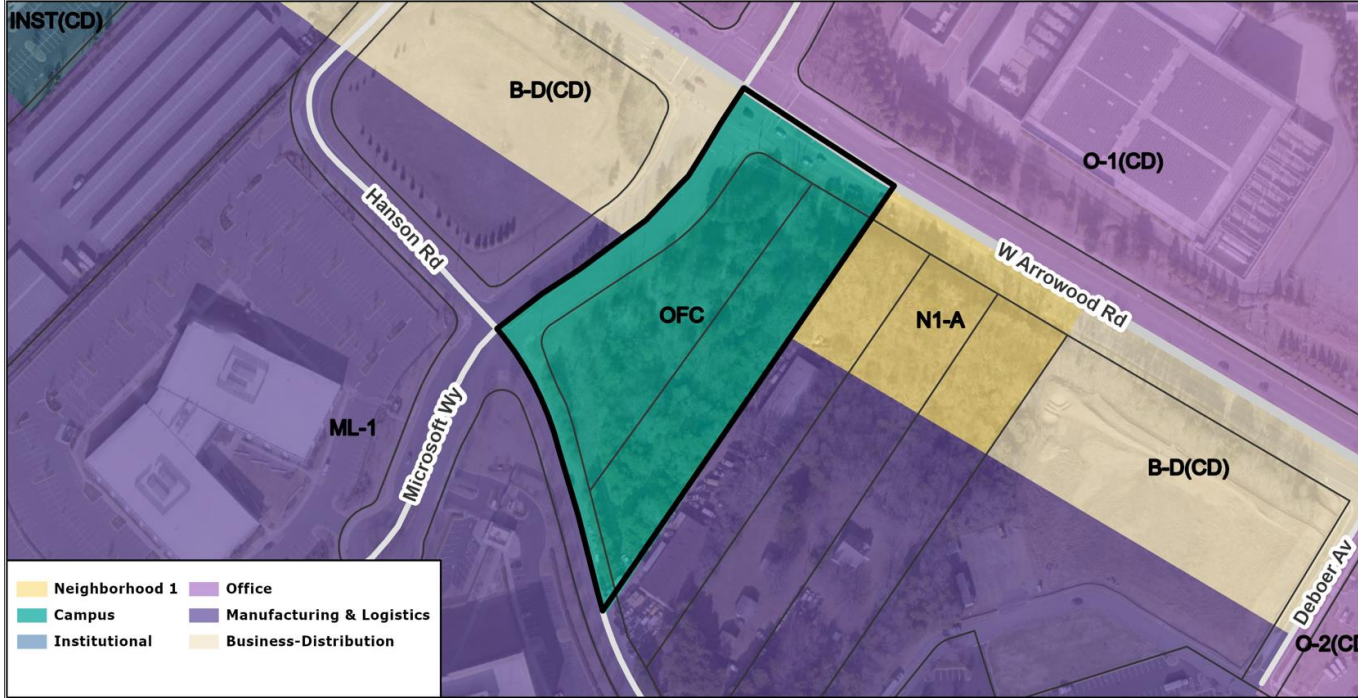
PLANNING STAFF REVIEW

• **Proposed Request Details**

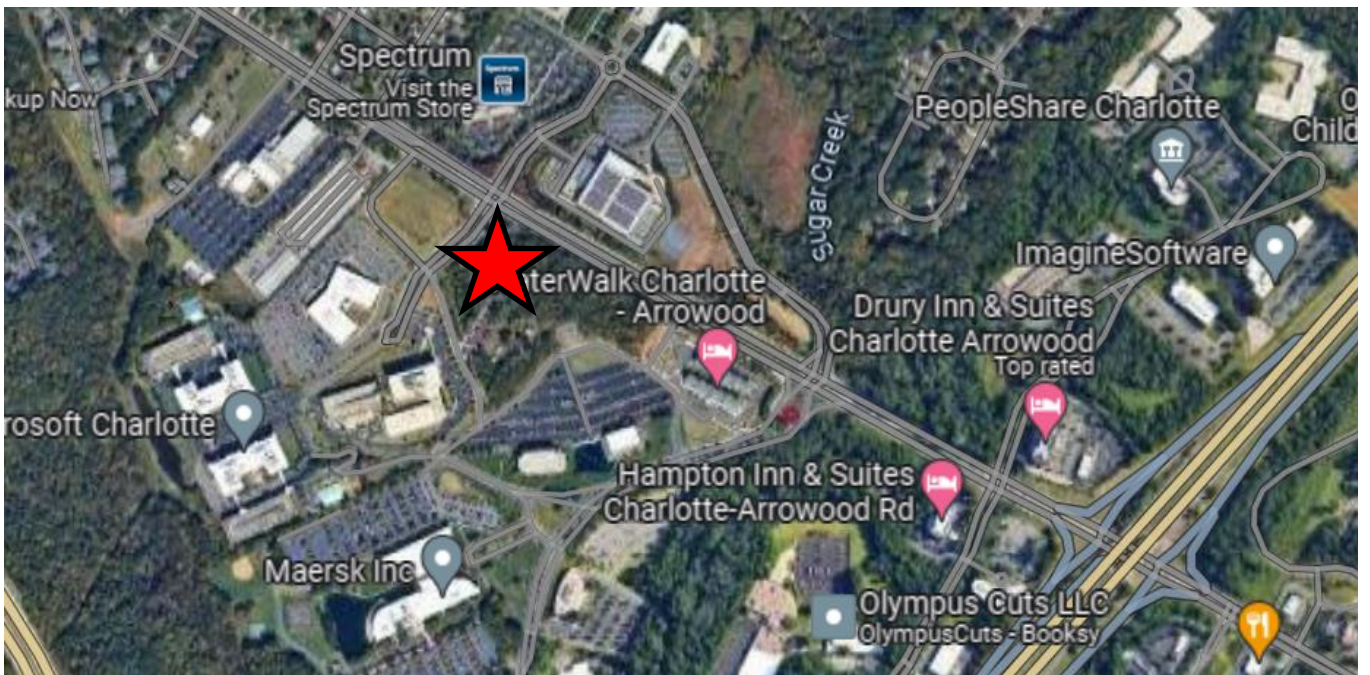
The site plan accompanying this petition contains the following provisions:

- Proposes a community of up to 100 multifamily stacked residential units.
- Requests the following EX deviations from UDO standards:
 - To allow application of the RC zoning district on a site less than 5 acres.
 - To allow a reduction of the build to zone percentage from 60% to 40% along the Hanson Road frontage.
 - ~~To allow an increase in the build to zone by 20'.~~
 - To allow the following increases in the build to zones to accommodate tree save areas, curvature of abutting street frontages, and other site constraints:
 - Arrowood Road: 0-50' from the required 20' front setback.
 - Microsoft Way: 0-40' from the required 16' front setback.
 - Hanson Road: 0-210' from the required 16' front setback.
 - Reduce the minimum residential ground floor height within the RC zoning district to 10' which aligns with the minimum residential ground floor height in various other zoning districts.
 - To allow surface parking and maneuvering within 90% of the established setback along the Hanson Road frontage.
 - Alter the vehicle parking requirements for the proposed senior living affordable housing development to utilize the maximum 1 space per bedroom parking ratio for multi-family stacked rather than the maximum 0.75 space per dwelling unit for senior living multi-family stacked.
 - Due to the proposed building being located over 100' from the Hanson Road frontage, no prominent/primary pedestrian entry is required along this frontage. However, a pedestrian entry will be oriented to the surface parking area off Hanson Road. There will be a pedestrian sidewalk that extends from the pedestrian entry to the public sidewalk along Hanson Drive.
- Proposes the following EX benefits:
 - Provides a housing program to ensure that at least 70% of the residential units are income restricted for households earning up to 80% of the area median income for a period of no less than 20 years.
 - Provides a covered bus stop along the site's frontage or across Arrowood Road from the site's frontage. The petitioner will work with CATS during permitting to explore potential creative enhancements to the shelter.
- Commits to implementing an 8' planting strip and 12 shared use path along the site's Arrowood Road frontage.
- Indicates a 20' setback from back of curb along Arrowood Road and 16' setback along both Microsoft Way and Hanson Road.

• Existing Zoning



- The site is zoned OFC and is surrounded by a mix of districts including N1-A, O-1(CD), B-D(CD), and ML-1.



The site, marked by a red star, is surrounded primarily by office and commercial uses.



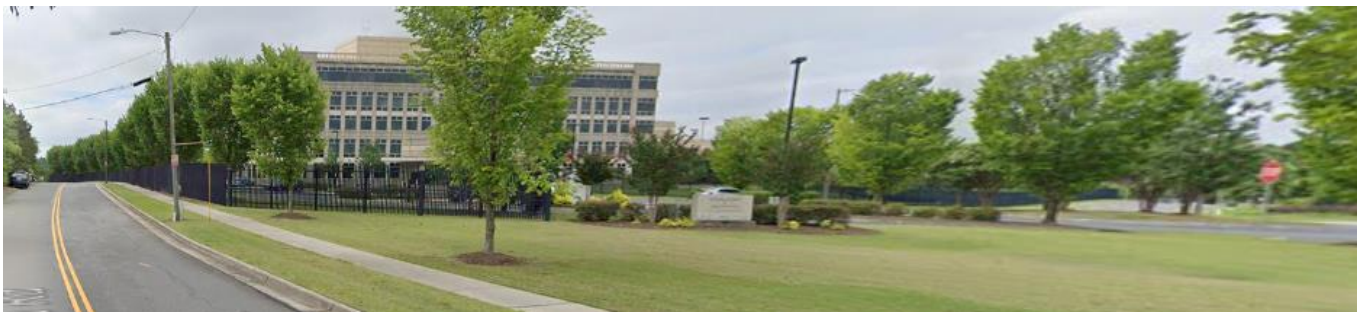
Streetview of the site as seen from the intersection of Arrowood Road and Microsoft Way.



Streetview of office uses to the north of the site across Arrowood Road.



Streetview of commercial uses to the east of the site along Hanson Road.

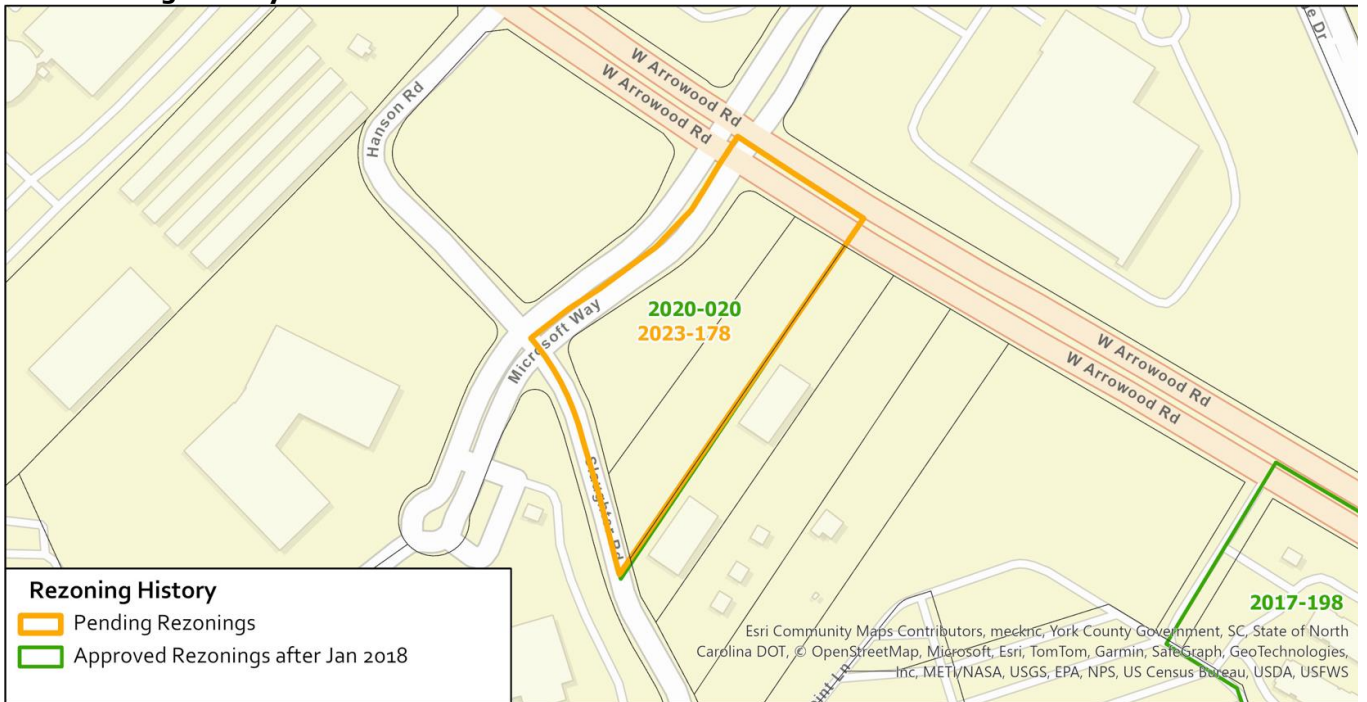


Streetview of office uses to the south of the site across Hanson Road.



Streetview of vacant property to the west of the site across Microsoft Way with commercial uses visible in the background.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-020	Petition to rezone 2.96 acres from B-D(CD), I-1, and R-3 to O-2.	Approved
2017-198	Petition to rezone 5.75 acres from B-D(CD) to O-2(CD).	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Microsoft Way, a City-maintained local street, and Hanson Road, a City-maintained local street. The site's RC zoning falls within the medium to high intensity development which based on the 716 daily trips will trigger Tier 1 (5 mitigation points) for multimodal assessment and Tier 1 (2 mitigation points) for transportation demand management assessment. Site plan and/or conditional note revisions are needed to commit to dedicating 34' right-of-way on Hanson Road and 56' right-of-way from the road centerline. Further details are listed below.

○ **Active Projects:**

- No active projects near the site.

• **Transportation Considerations**

- See Outstanding Issues, Notes 16-17.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 480 trips per day (based on 44,400 SF office).

Proposed Zoning: 716 trips per day (based on 100 multifamily residential dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 32 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - South Pine Elementary at 83%.
 - Southwest Middle at 140%.
 - Palisades High at 83%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Microsoft Way. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along Microsoft Way. 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 comments submitted.
- **Stormwater Services Land Development Engineering:** No Outstanding Issues.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 5.

OUTSTANDING ISSUES

Site and Building Design

- 1.—Reference petition #2023-178 on the site plan. **ADDRESSED**
- 2.—Remove conditional note 3.d requesting an EX provision to allow surface parking and maneuvering within the established setback along the Hanson Road frontage. **ADDRESSED**
- 3.—Coordinate with CATS to see what opportunities exist to work with a local creative to enhance the covered bus stop. **ADDRESSED**
- 4.—Consider adding architectural standards for the multifamily building(s). **RESCINDED**
5. Provide a tree survey including all city trees 8" DBH of greater and all planted city trees, all existing heritage trees, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements. **OUTSTANDING**

Infrastructure

- 6.—Resolve conflict with public storm drainage easement. **RESCINDED**

Transportation

- 7.—Locate Arrowood Road curb and gutter at 33' from centerline. **ADDRESSED**
- 8.—Locate Hanson Road curb and gutter at 18' from centerline. **ADDRESSED**
- 9.—Revise the site plan and conditional notes to upgrade the Microsoft Way and Hanson Road streetscapes with an 8' planting strip and 8' curb and gutter. **ADDRESSED**
- 10.—Revise the site plan to label and dimension the right-of-way from the centerline. **ADDRESSED**
- 11.—Install a channelized island for the right turns on Microsoft Way, including realigning the pedestrian crossings to the site. **ADDRESSED**
- 12.—Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements." **ADDRESSED**
- 13.—Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible." **ADDRESSED**
- 14.—Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued." The petitioner may phase transportation improvements if said improvements and phasing are approved by CDOT and explicitly described in site plan notes. **ADDRESSED**
- 15.—Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support." **ADDRESSED**
16. **Add a conditional note committing to meeting Comprehensive Transportation Review (CTR) requirements: Review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 1 (5 mitigation points) for multimodal assessment. Also provide transportation demand management strategies to meet Tier 1 (2 mitigation points) to reduce vehicle trips and encourage alternative modes of transportation.**
17. **Revise site plan and conditional note(s) to commit to dedicate 34' right-of-way on Hanson Road, and 56' right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.**