

## REQUEST

Current Zoning: B-D(CD) (Distributive Business, conditional), and ML-1 (Manufacturing and Logistics-1)

Proposed Zoning: OG (Office General)

## LOCATION

Approximately 3.19 acres located at the southwest intersection of West Arrowood Road and Microsoft Way, and east of Hanson Road.



## SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the OG (Office General) district on a parcel that is vacant.

## PROPERTY OWNER

Edison Arrowood, LLC

## PETITIONER

Neelkanth Hospitality, LLC

## AGENT/REPRESENTATIVE

Bridget Grant; Moore and Van Allen

## 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 **consistent** with the *2040 Policy Map* recommendation for Campus.

### Rationale for Recommendation

- The site's location along and near major roads, including West Arrowood Road and South Tryon, supports uses that enhance connectivity and align with the surrounding employment-heavy areas.
- The site is situated on the side of West Arrowood that has very little residential use, with existing abutting uses predominantly commercial and office, reinforcing its designation as a Campus Place Type.
- Transitioning the site from B-D(CD) and ML-1 to OG aligns the property with the Campus Place Type, helping to bring a split-zoned property into consistency with the area's planning goals. OG is one of the zoning districts designated for the Campus Place Type, and this rezoning helps

integrate the site with the surrounding office and institutional areas, enhancing its compatibility with the overall vision for the area.

- The site's proximity to the upcoming bridge replacement project on Arrowood Road (scheduled for 2026) enhances its potential for improved regional connectivity, supporting sustainable growth patterns outlined in the UDO.
- The site is located within an appropriate location for office uses in close proximity to the Arrowood Road and Interstate 77 interchange.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

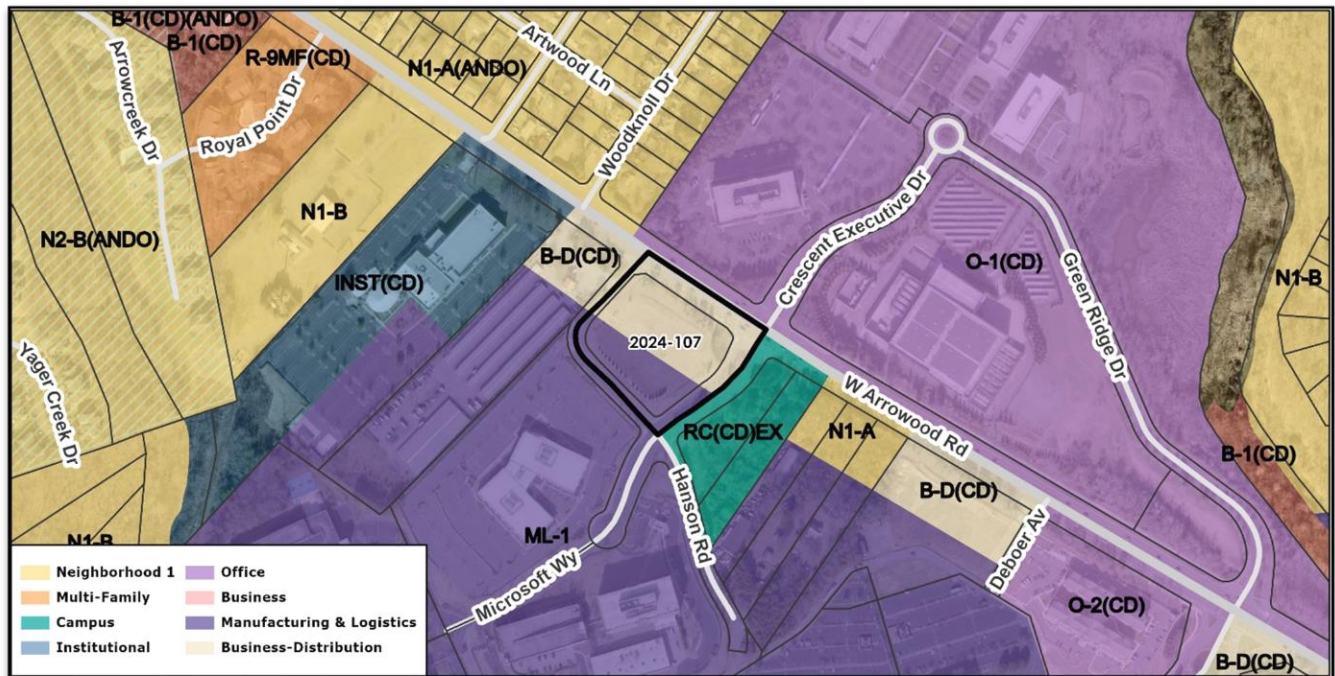
## PLANNING STAFF REVIEW

### Proposed Request Details

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

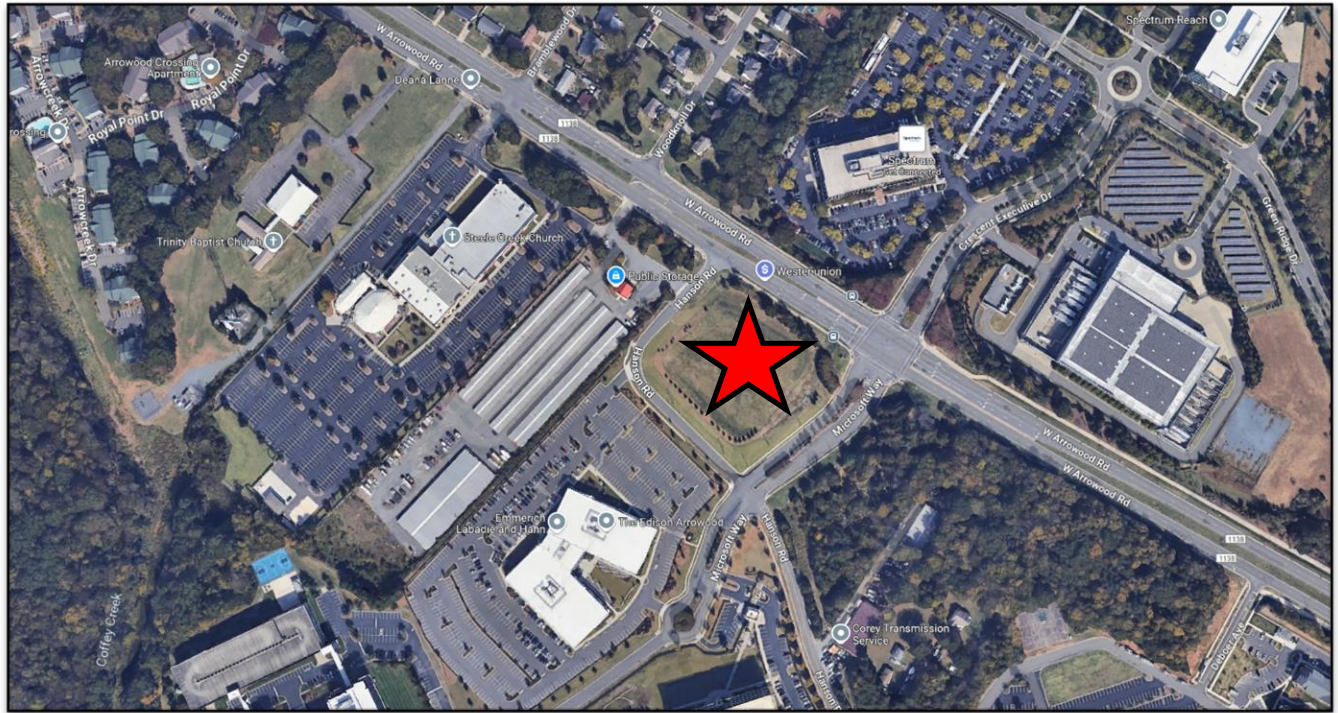
- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the OG (Office General) district.

### Existing Zoning



- The site is located at the intersection of West Arrowood Road and Hanson Road, surrounded by a mix of zoning districts. To the north, the area transitions from Business-Distribution and Office to predominantly residential zoning. To the east and south there is Office, Research Campus, and Manufacturing and Logistics zoning districts in the area. To the west, the zoning shifts to residential uses.





- The subject site is denoted with a red star and is in an area with commercial, office, and residential uses.



- The site is currently vacant on the southwest side of W Arrowood Rd.





- North of the site are office buildings.

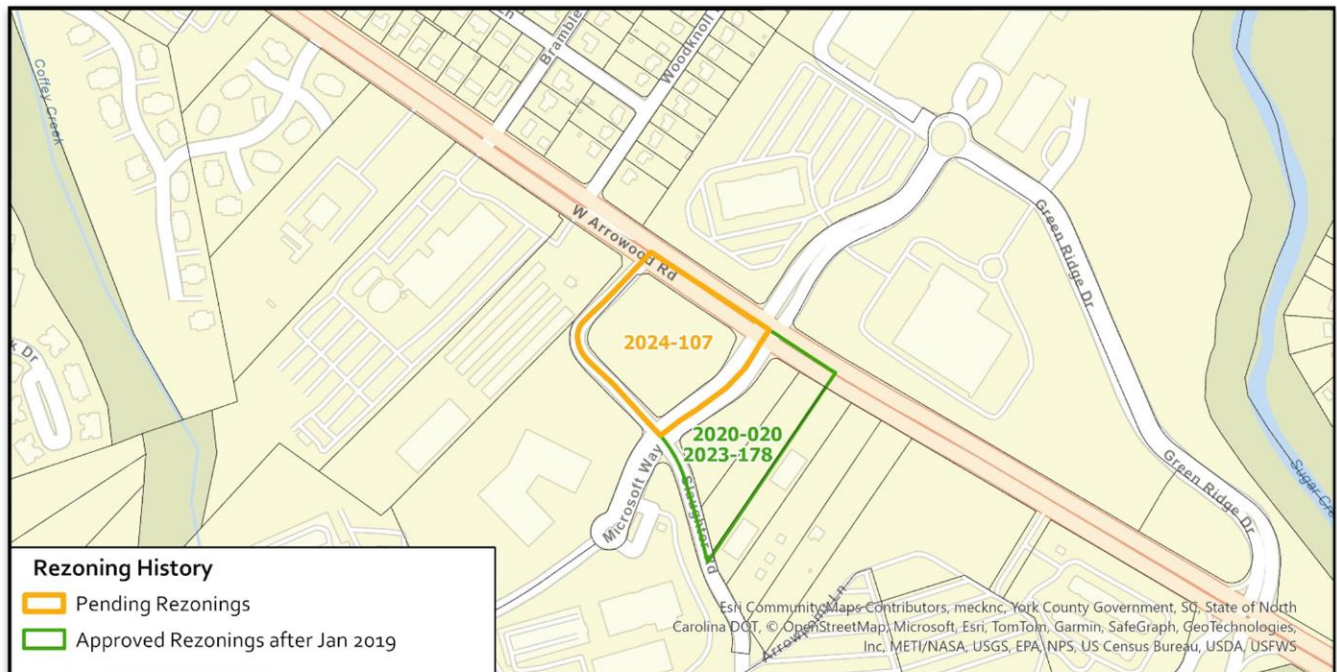


- To the east of the site there are hotels, offices, commercial businesses, and restaurants.



- To the west of the site, the zoning shows commercial and institutional uses, then shifts to residential uses.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-020	Rezoned 2.92 acres from (business distributive, conditional), I-1 (light industrial), and R-3 (single family residential) to O-2 (general office) to allow all used permitted in the O-2 zoning district.	Approved
2023-178	Rezoned 2.92 acres from OFC (Office Flex Campus) to RC(EX) (Research Campus, Exempt) to allow a residential community containing multi-family stacked units as permitted by right and under prescribed conditions in the RC (Research Campus) zoning district.	Approved



- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Campus Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Microsoft Way, a City-maintained local street, and Arrowwood Road, a State-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:**

- NCDOT STIP B-990
  - Replace Bridge over Sugar Creek on Arrowwood Road
  - Scheduled for construction in 2026.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on Vacant Lot).

Entitlement: 130 trips per day (based on ML-1 and B-D(CD) zoning).

Proposed Zoning: Trip generation is unavailable for this use (based on OG). Trip generation will be determined at the time of permitting based upon the development proposed.

## 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing water distribution main located along Microsoft Way. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an sewer main located along Microsoft Way. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
  - **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** 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](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163