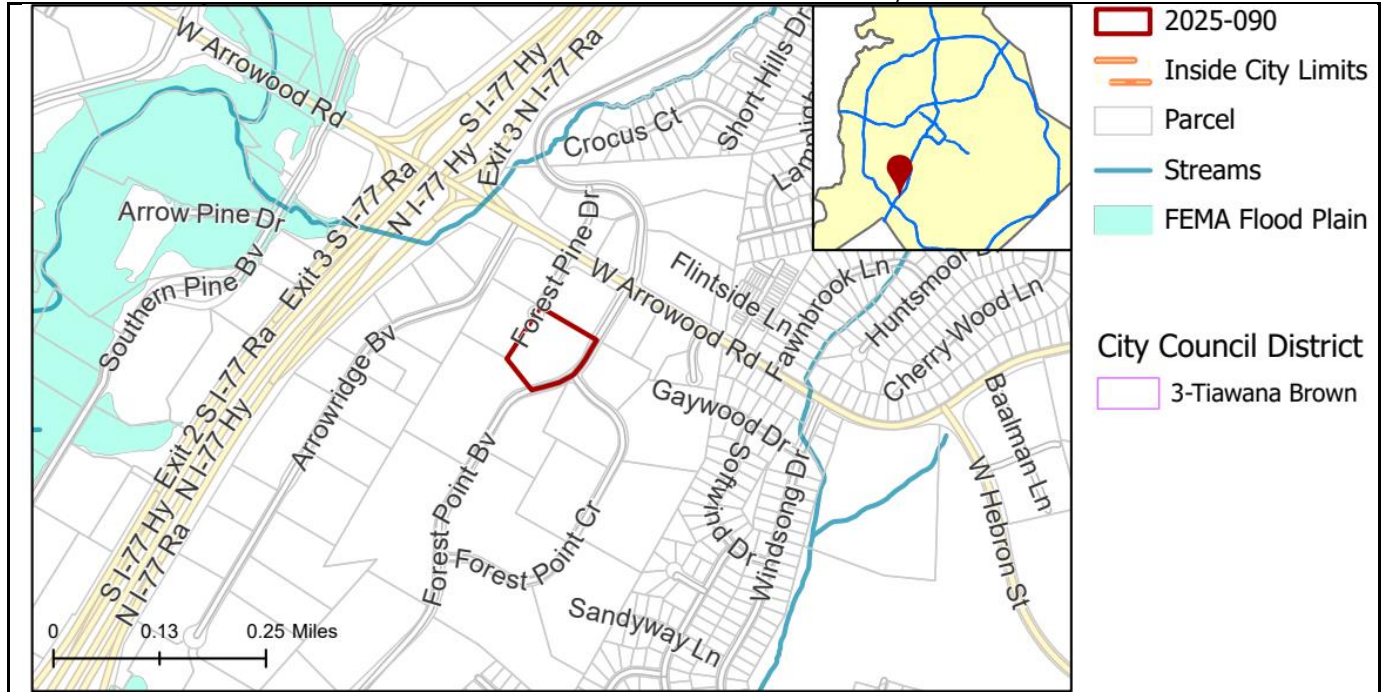


REQUEST

Current Zoning: B-D(CD) (Distributive Business, Conditional)
Proposed Zoning: IMU(CD) (Innovative Mixed Use, Conditional)

LOCATION

Approximately 3.39 acres located south of West Arrowood Road, northwest of Forest Point Boulevard, and east of Forest Pine Drive.



SUMMARY OF PETITION

The petition proposes the conversion of an existing hotel into multi-family dwelling units.

**PROPERTY OWNER
PETITIONER**

LHG ARROWOOD INC
STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

AGENT/REPRESENTATIVE

Matthew Washburn

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 **inconsistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics Place Type.

Rationale for Recommendation

- While the petition is inconsistent with the 2040 Policy Map recommendation for the Manufacturing and Logistics Place Type, the shift to Innovation Mixed-Use better aligns with neighboring development and the transition away from strictly industrial and business uses and zoning.
- The proposed IMU(CD) zoning supports the intent of the IMU district to encourage adaptive reuse projects in areas that may have been formerly dedicated to a singular development pattern that typically wouldn't support a residential product. The locale that the site sits in has long housed mostly a mix of office and commercial uses though has been zoned

as industrial and business districts. The larger area is shifting to a greater mix of zoning districts that can accommodate commercial, office, and residential uses compatible with this rezoning.

- The site is within a ½ mile from CATS number 56 and 57 local bus stop providing transit access between the LYNX Blue line Arrowood Station and the Charlotte Premium outlets mall as well as to the SouthPark Community Transit Center.
- The commercial and office uses in the area may provide access to goods and services as well as employment opportunities for future residents at this site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Innovation Mixed Use Place Type for the site.

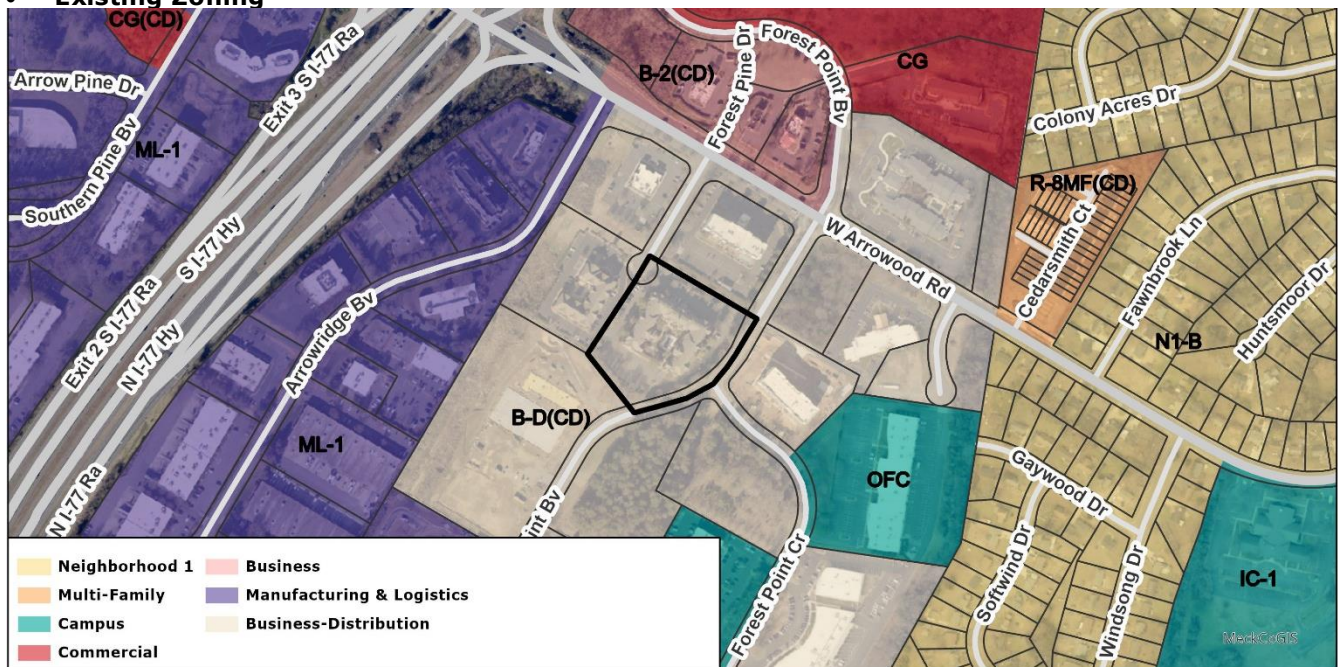
PLANNING STAFF REVIEW

Proposed Request Details

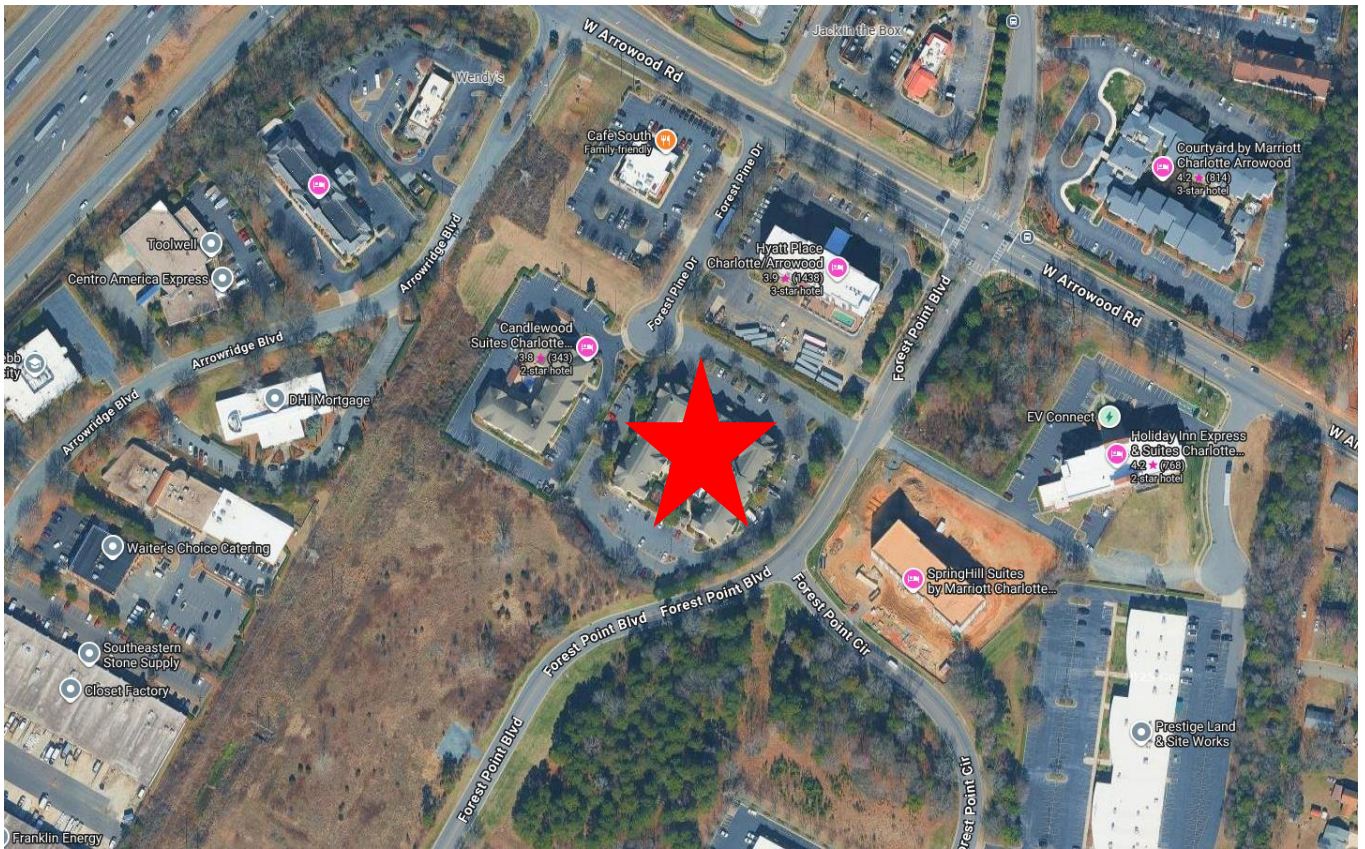
The development standards accompanying this petition contain the following provisions:

- Commits to adaptive reuse of an existing hotel.
- Proposes 117 multi-family stacked residential units.
- No new buildings would be developed on site.
- The petitioner makes a note of anti-displacement efforts.

Existing Zoning



- The surrounding zoning pattern primarily consists of manufacturing and logistics and legacy ordinance business zoning. East of the site is some office zoning that transitions into Neighborhood 1-B.



The subject site (indicated by the red star) is located within a commercial area along Forest Point Boulevard and West Arrowood Road. The surrounding area is developed primarily with hotels, office, and various commercial uses.



The site is currently occupied by a hotel.



North of the site is a hotel.



East of the site is development of a new hotel.

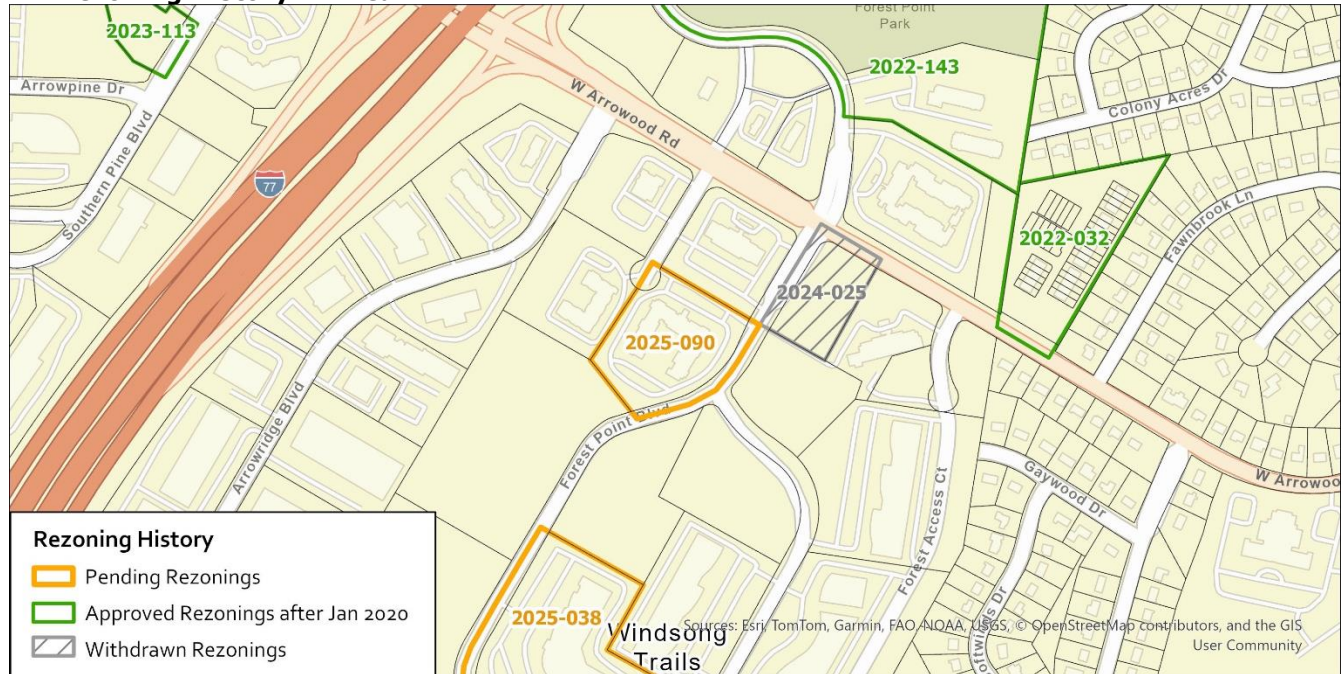


South of the site is a vacant lot.



West of the site is a hotel and restaurant.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-032	Rezoned 4.18 acres from R-4 (Single Family Residential) to R-8MF(CD) (Multi-Family Residential, Conditional) for 33 multi-family attached dwellings.	Approved
2022-143	Rezoned 9.58 acres from B-2(CD) (General Business, Conditional) to B-2 (General Business) to allow for all uses in the B-2 zoning district.	Approved
2023-113	Rezoned 1.14 acres from ML-1 (Manufacturing & Logistics 1) to CG(CD) (General Commercial, Conditional) for the development of an office and accessory uses.	Approved
2024-025	Proposed rezoning of 1.6 acres from B-D(CD) (Distributive Business, Conditional) to ML-1(CD) (Manufacturing and Logistics-1, Conditional) for a gas station.	Withdrawn
2025-038	Rezoned 7.76 acres from B-D(CD) (Distributive Business, Conditional) to OFC (Office Flex Campus) to allow for all uses permitted in the OFC district.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing and Logistics Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Forest Point Boulevard, a City-maintained local street, south of West Arrowood Road, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. 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:**

- I-77 South – coordinate with NCDOT
- Arrowood Rd and Forest Point Blvd Intersection/Pedestrian Improvements (SIA project)
 - Design phase – GS PM: Emily Perry
 - Pedestrian upgrades, bus stops, ramps, crosswalks, push buttons, mill/overlay and remark intersection

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 845 trips per day (based on Hotel).

Entitlement: 845 trips per day (based on B-D- Hotel).

Proposed Zoning: 512 trips per day (based on IMU- Multifamily (Mid-Rise)).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 39 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - South Pine Academy Elementary from 90% to 92%
 - Quail Hollow Middle from 102% to 103%
 - Ballantyne Ridge High from 78% to 78%.
 - **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Forest Point Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Forest Point Blvd. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **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 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

Planner: Emma Knauerhase (704)-432-1163