

REQUEST	Current Zoning: BP(CD), business park, conditional Proposed Zoning: MUDD-O, mixed use development district, optional, five year vested rights
LOCATION	Approximately 60.30 acres located on the south side of West Arrowood Road between Interstate 485 and Whitehall Executive Center Drive.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes the development of 1,800,000 square feet of office uses, 40,000 square feet of stand-alone commercial, and 400 multi-family units at a density of 57 units to the acre. The petition proposes options to allow heights greater than 120 feet, drive-in windows, parking between the buildings and setback along Arrowood Road and signage flexibility. The petition also proposes a five year vested rights.
Property Owner Petitioner Agent/Representative	Moody Lake Office Park Development LP Moody Lake Office Park Development LP John Carmichael, Laura Simmons
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications. <ol style="list-style-type: none"> 1. Maximum height has been noted as 180 feet or 12 stories. 2. The two private streets stubbing to the multi-family zoning to the north have been labeled for future connection with cross access easements. 3. Petitioner has noted that only two drive-in windows will be allowed. 4. Petitioner has noted that parking and maneuvering between the building and setbacks will be allowed on one building along Arrowood Road. 5. Petitioner has indicated building orientation for outparcel structures. 6. CDOT comments have been addressed.
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VOTE	Motion/Second: Allen/Griffith Yeas: Allen, Griffith, Howard, Locher, Simmons, and Walker Nays: None Absent: Rosenburgh Recused: None
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ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that the petition is inconsistent with the <i>Southwest District Plan</i> and <i>General Development Policies</i> however staff supports the request given the mix of uses and the urban design of the development. The Commission briefly discussed the future I-485 flyover and questioned who would be responsible for the design and construction. Staff responded that the petitioner would engineer the crossing which the City would construct in the future.
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STATEMENT OF CONSISTENCY

This petition is found to be inconsistent with the *Southwest District Plan* and *General Development Policies* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith)

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- 1,800,000 square feet of primarily office uses within eight buildings, with two buildings limited to 180 feet or 12 stories and six limited to 120 feet or eight stories.
- Option to allow office buildings to exceed the 120-foot maximum MUDD height.
- 40,000 square feet of stand-alone commercial on four outparcels along Arrowood Road with a maximum height of five stories.
- An option to allow accessory drive-in windows and parking and maneuvering between the buildings and the setbacks on outparcels.
- 400 multi-family units located along the southern property line, adjacent to multi-family zoning, with a density of 57 units to the acre and maximum height of five stories.
- 50,000 square feet of the ground floor of the office buildings may include commercial and or restaurant uses.
- Restaurants with drive-in windows will not be allowed.
- Option to allow a project/identification sign along Arrowood Road 18 feet in height with 216 square feet of signage area.
- Option to allow all other project/identification signage seven feet in height with 60 square feet of signage area.
- Provision for five year vested rights.
- 24,400 square feet of improved urban open space is required with 92,000 square feet being provided.
- Provisions for interconnected public and private streets.
- 6.8 acres natural area/tree save area is provided.
- Phasing of construction tied to multiple roadway improvements.
- Provision of 50-foot Class B buffer along Interstate 485 frontage.
- Provision of 20-foot landscape setback along Arrowood Road to increase to 50 feet if parking or maneuvering is provided between buildings and the setback.
- Two parking decks adjacent to Interstate 485 will provide green open space on the upper level to provide a visual amenity for adjacent buildings.

Public Plans and Policies

The *Southwest District Plan* (1991), as amended by rezoning petition 94-11(c), recommends business park uses for this site, with square footage limits.

The petition does not meet the *General Development Policies* (GDP) for the residential density requested, as illustrated in the table below.

This petition is inconsistent with the *Southwest District Plan* and the *GDP* with respect to the intensity of uses proposed. However, staff feels that with the proposed mix of uses and the street network proposed, the density is appropriate for this location.

Assessment Criteria	Density Category – Over 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	1 (Low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Minimum Points Needed: 14	Total Points: 10

STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No comments received.

Connectivity: No issues.

Parks and Recreation:

Schools: The proposed development would generate 104 students. The net change in number of students generated from existing zoning to proposed zoning is 104 students.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

Site Design: No issues.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

Application Form
CATS Review
CDOT Review
Charlotte Fire Department Review
CMS Review
Community Meeting Report
LUESA Review
Pre-Hearing Staff Analysis
Site Plan
Storm Water Review

Planner: Tim Manes (704) 336-8320