

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	<p>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.</p> <p>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.</p> <p>The petition also proposes a five year vested rights.</p>
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>Southwest District Plan</i> , with respect to the amount of office square footage and the <i>General Development Policies</i> , with respect to the proposed residential density. However, staff supports this request given the site is accessed from a major thoroughfare with an interchange to Interstate 485 in close proximity. Additionally it incorporates a mix of uses within an urban environment while providing an interconnected network of streets.
Property Owner	Moody Lake Office Park Development LP
Petitioner	Moody Lake Office Park Development LP
Agent/Representative	John Carmichael, Laura Simmons
Community Meeting	Meeting is required and has been held. Report available online.

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 12 stories and six limited to 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.
- **Rezoning History of Subject Site**
This property and properties to the north and east, totaling 165.9 acres, were rezoned to BP(CD) under petition 94-11(c) to allow 1,330,000 square feet of business park development.

Existing Zoning and Land Use

The subject property is presently vacant. The properties to the north zoned BP(CD) are vacant while the properties to the east, also zoned BP(CD) are occupied by business park development. The properties to the south are zoned R-17MF(CD) and are vacant.

Rezoning History in Area

There have been no rezonings in the immediate area in the last five years.

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

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

Current Zoning: 9,300 trips per day.

Proposed Zoning: 18,300 trips per day.

Airport: No issues.

CDOT: A traffic impact study has been reviewed and minor note changes are still being discussed.

Charlotte Fire Department: No issues.

CATS: No comments received.

Connectivity: No issues.

Parks and Recreation: Requests the sidewalk width along Arrowood Road be increased to eight feet to serve as a future greenway overland connector.

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: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Reduces ground level temperatures by providing green open space on top of two parking structures located along Interstate 485.

Protects/restores environmentally sensitive areas by preserving Moody Lake.

OUTSTANDING ISSUES

The petitioner should:

1. Note the height will not exceed 180 feet or 12 stories.
 2. Label the two terminations for the two private streets to the multi-family zoning to the south as possible future connections with cross access easements provided.
 3. Clarify that only two drive-in windows will be allowed in the locations shown on TDS.2.0.
 4. Clarify that parking and maneuvering between the building and setbacks will only be allowed on the one building shown on TDS.2.0.
 5. Note building orientations on outparcels will be as depicted on TDS.2.0.
 6. Address Parks and Recreation and CDOT comments.
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Attachments Online at www.rezoning.org

Aviation Department
Application
CDOT Review
Charlotte Fire Department Review
CMS Review
Community Meeting Report
LUESA Review
Park and Recreation Review
Site Plan
Storm Water Review

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