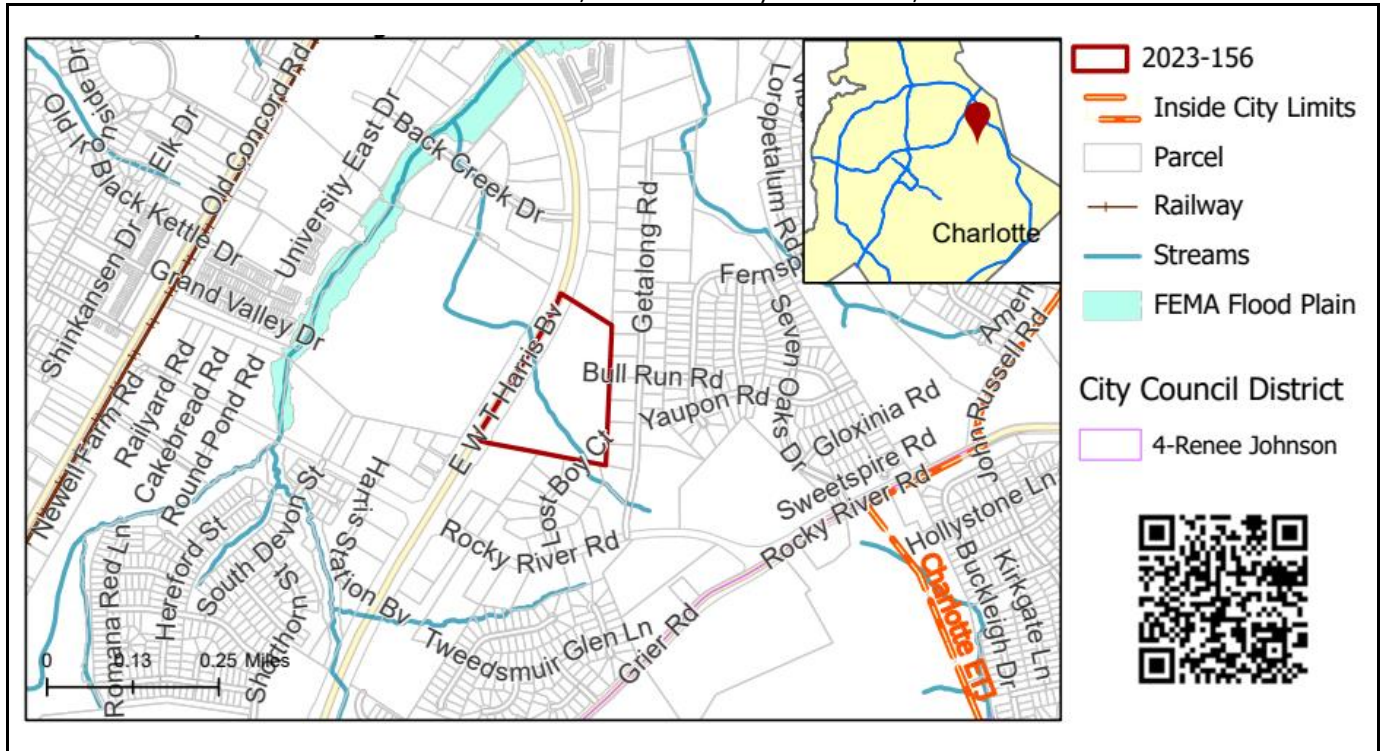


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
 Proposed Zoning: OFC (Office Flex Campus)

LOCATION

Approximately 16.08 acres located on the east side of East W. T. Harris Boulevard, north of Rocky River Road, and west of John Russell Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by right and under prescribed conditions in the Office Flex Campus Zoning District.

PROPERTY OWNER

Carolina Conference of Seventh Day Adventists, Inc.

PETITIONER

Plant 4 Partners, Inc.

AGENT/REPRESENTATIVE

Richard Flowe, Plant 4 Partners, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 2 Place Type.

Rationale for Recommendation

- The Office Flex Campus Place Type is appropriate and consistent with the character and development pattern of this area as seen with the medical office parks and the Adventist office and book center.
- The Neighborhood 1 Place Type is a preferred adjacency for this site.
- Based upon the configuration of this parcel, it has a stronger relationship to WT Harris Boulevard, than the residential development pattern to the east.

- Access to essential amenities, goods and services is a high priority need in this area according to the EGF (Equitable Growth Framework) Community Reports. The uses allowed in the OFC Place Type could help facilitate this metric.
- Access to employment opportunities is a high priority in this area according to the EGF (Equitable Growth Framework) Community Reports. The uses allowed in the OFC Place Type could help facilitate this metric.
- The site is served by the number 29 CATS local bus route.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 Place Type to Campus Place Type for the site.

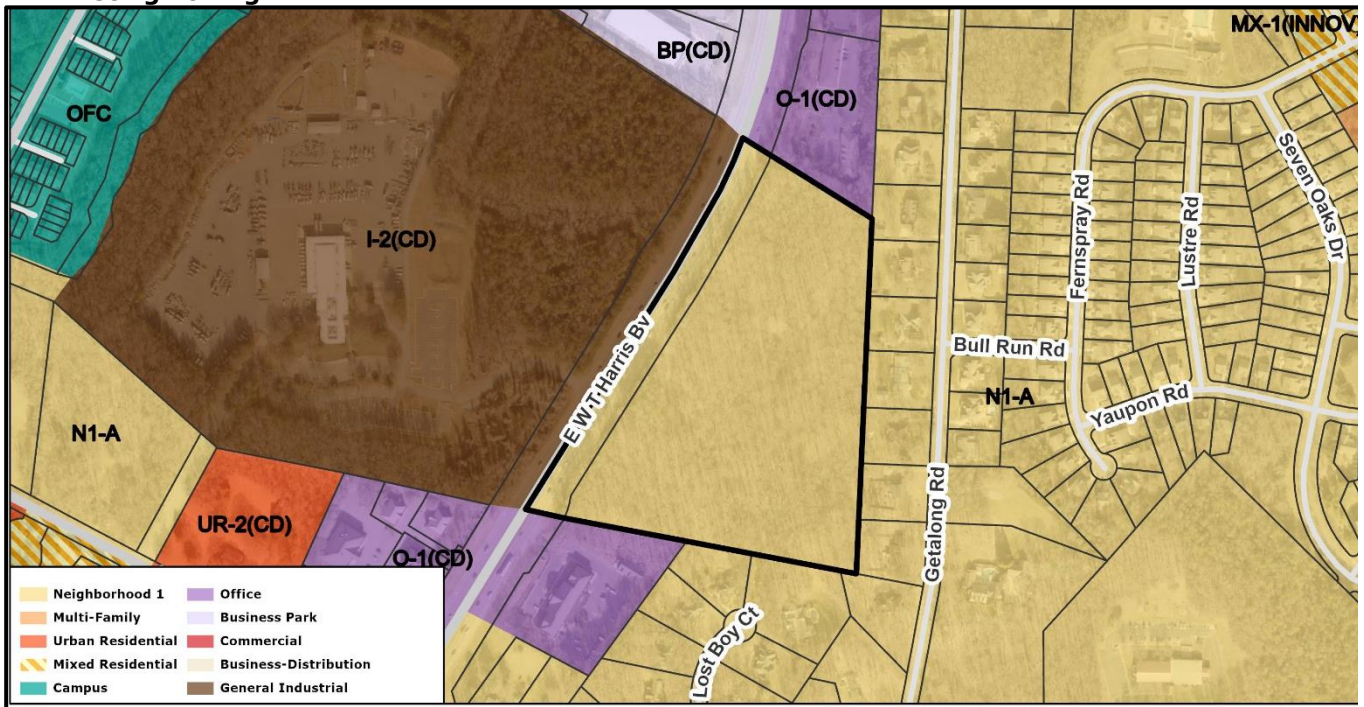
PLANNING STAFF REVIEW

• **Proposed Request Details**

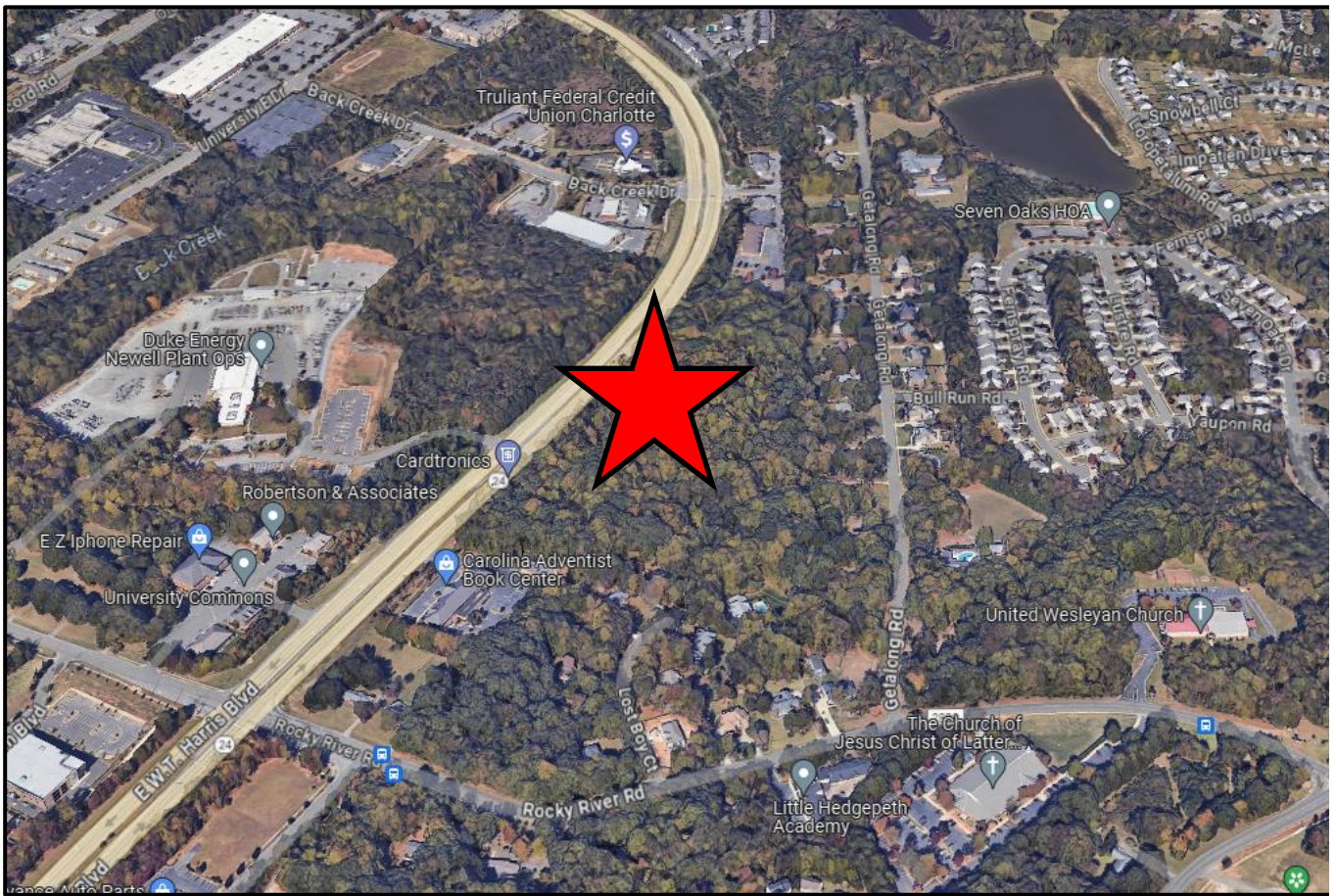
This is a conventional rezoning petition with no associated site plan.

- The primary uses in the Office Flex Campus Zoning District are office, research and development, education, medical, places of assembly and supporting uses. OFC Zoning District developments are relatively low intensity, standards are included to foster internal and external walkability, providing connections both on-site and to the external pedestrian network.

• **Existing Zoning**



- The vacant parcel is zoned Neighborhood 1-A. The surrounding zoning includes office zoning to the north (parcel 10537225), south (parcel 10503514) and southwest (parcel 10502142) of the site, N1-A zoning to the east and industrial zoning to the west.



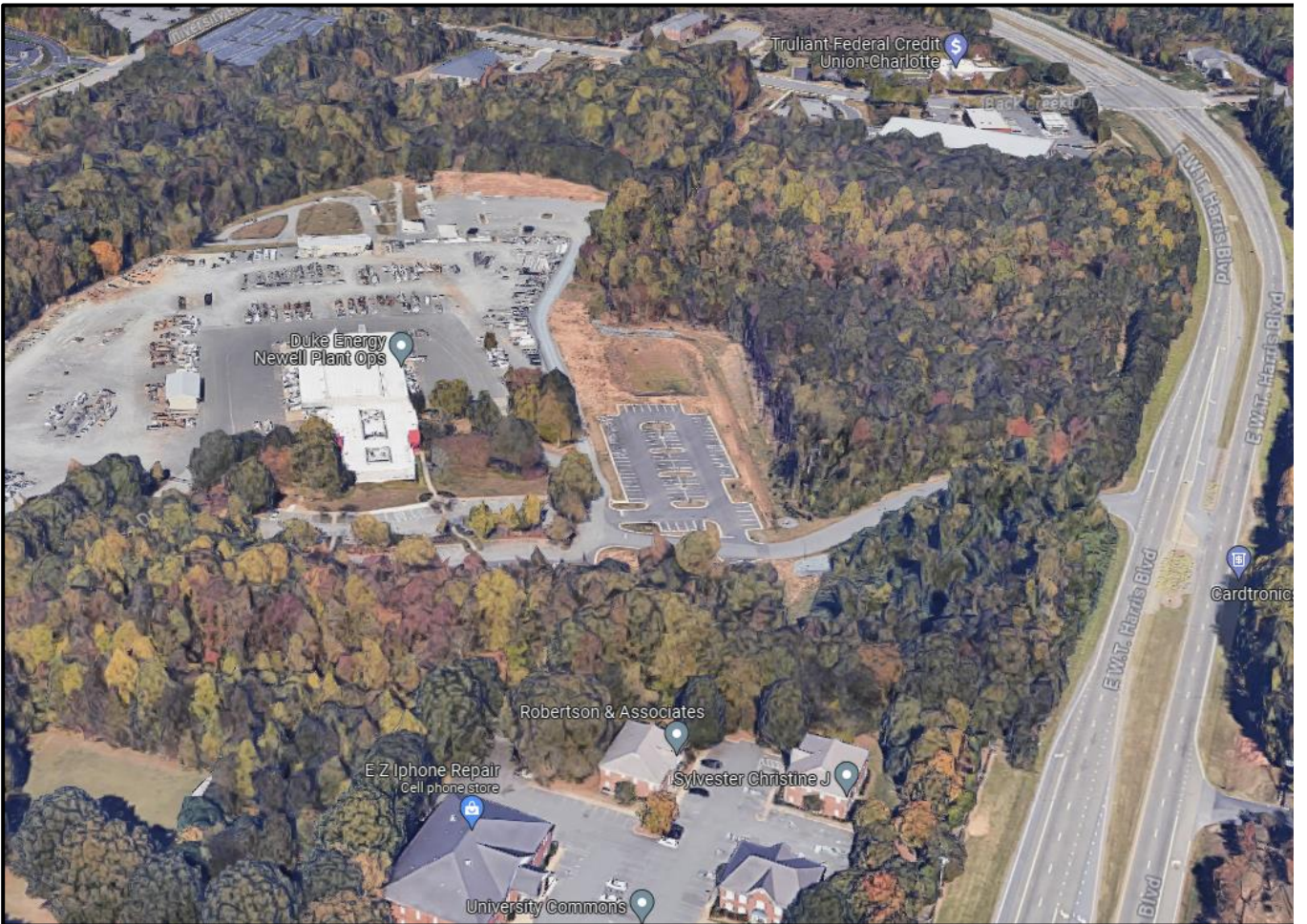
The site is denoted with a red star. The surrounding land uses include a medical office park, single family homes, industrial, and commercial uses.



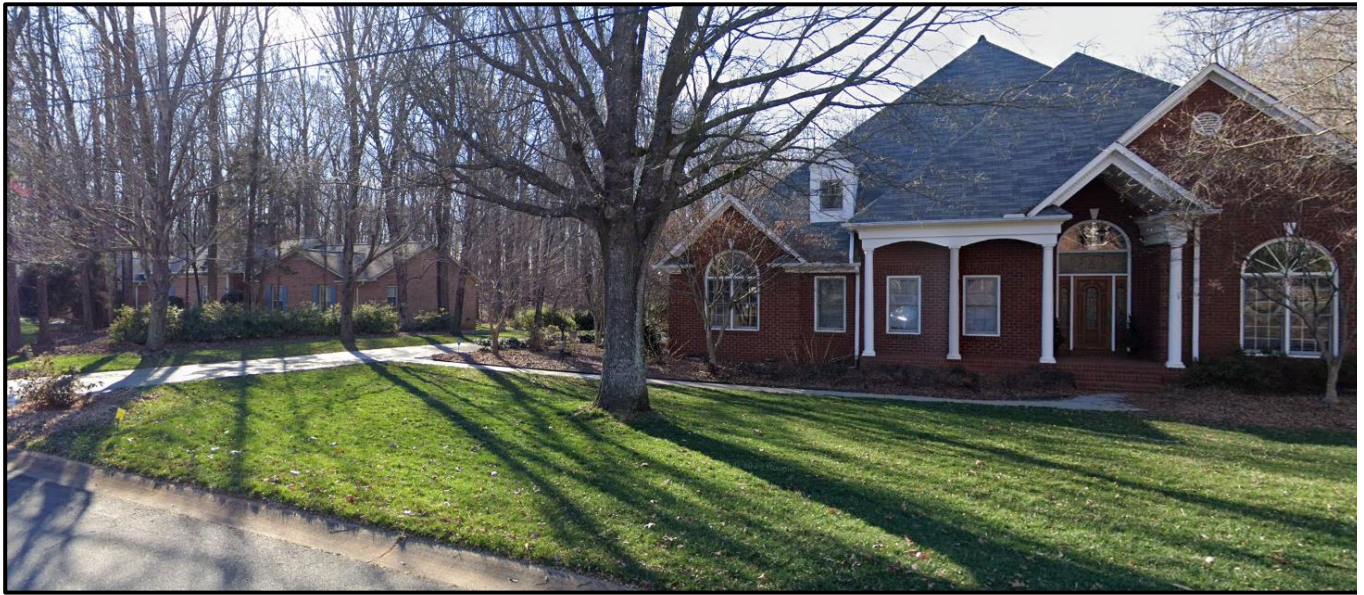
The property to the south along East WT Harris Boulevard is the Carolina Adventist Book Center.



The property to the north along East WT Harris Boulevard is the University East Business Park.

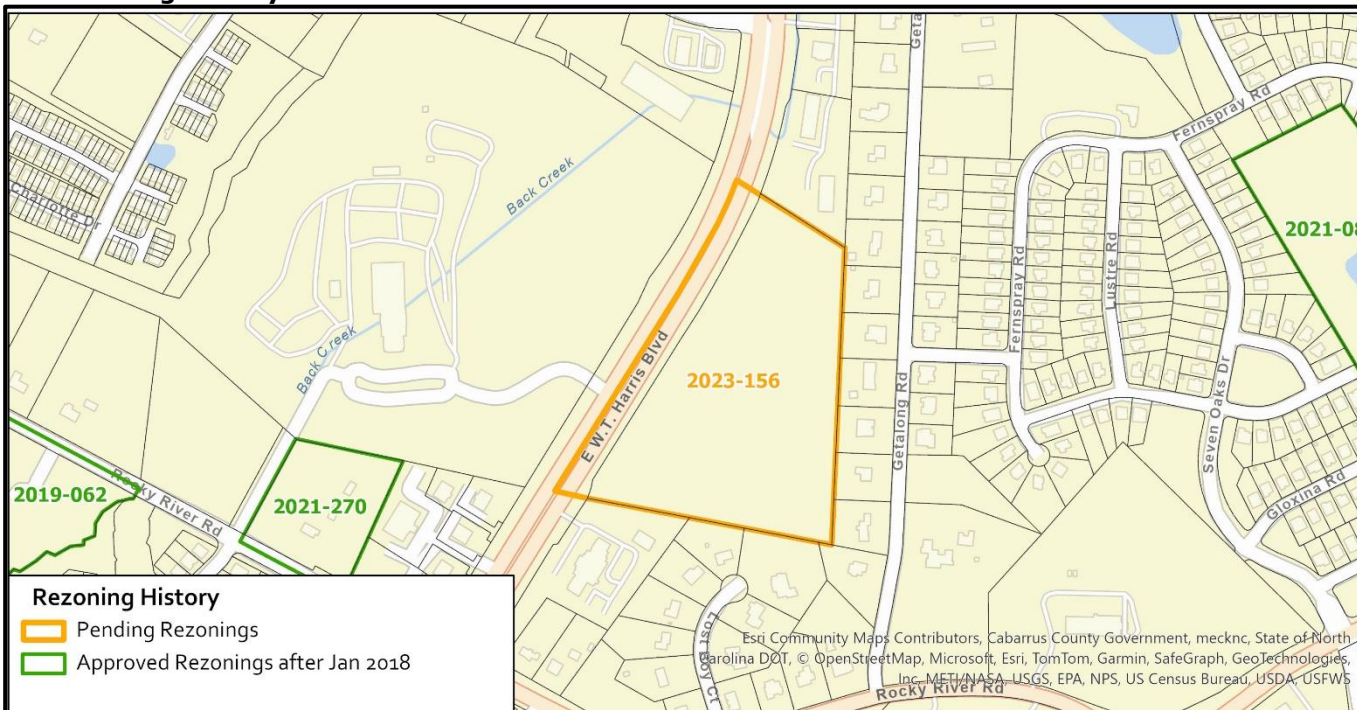


The property to the west along East WT Harris Boulevard is the Duke Energy Newell Plant Operations.



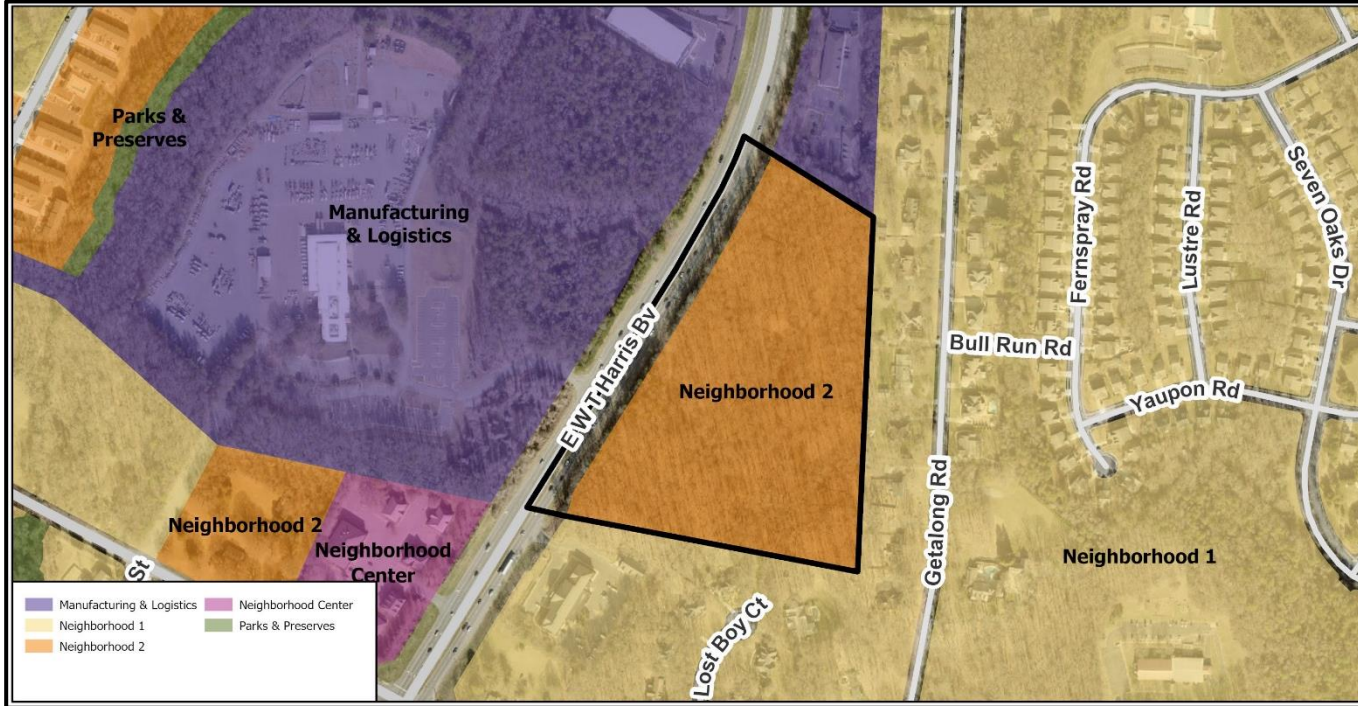
The property to the east along Getalong Road is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-062	Rezoned 13.0 acres from B-1(CD) and O-1(CD) to UR-2(CD) to allow up to 126 duplex units.	Approved
2021-089	Rezoned 21.3 acres from R-3 to R-8MF(CD) to allow 75 townhome units.	Approved
2021-270	Rezoned 4 acres from R-3 to UR-2(CD) to allow up to 48 townhome units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to WT Harris Boulevard, a State-maintained expressway, north Rocky River Road, a State-maintained minor 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:**

- TIP - E. W.T. Harris Boulevard (NC 24)
 - Project Limits: University City Blvd. (NC 49) to The Plaza
 - TIP Number: Not applicable.
 - Advanced Project Description: Widen from 4 lanes to 6 lanes, with median and multi-use path.
 - ROW Year: Undetermined
 - Construction year: Undetermined

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:
 Existing Use: 0 trips per day (based on vacant land).
 Entitlement: 515 trips per day (based on 48 single family dwelling units).
 Proposed Zoning: Not provided for conventional rezonings.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 350 feet north of the rezoning boundary along E WT Harris Blvd. A developer donated project will be required in cases there is not direct service. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 10503515. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225