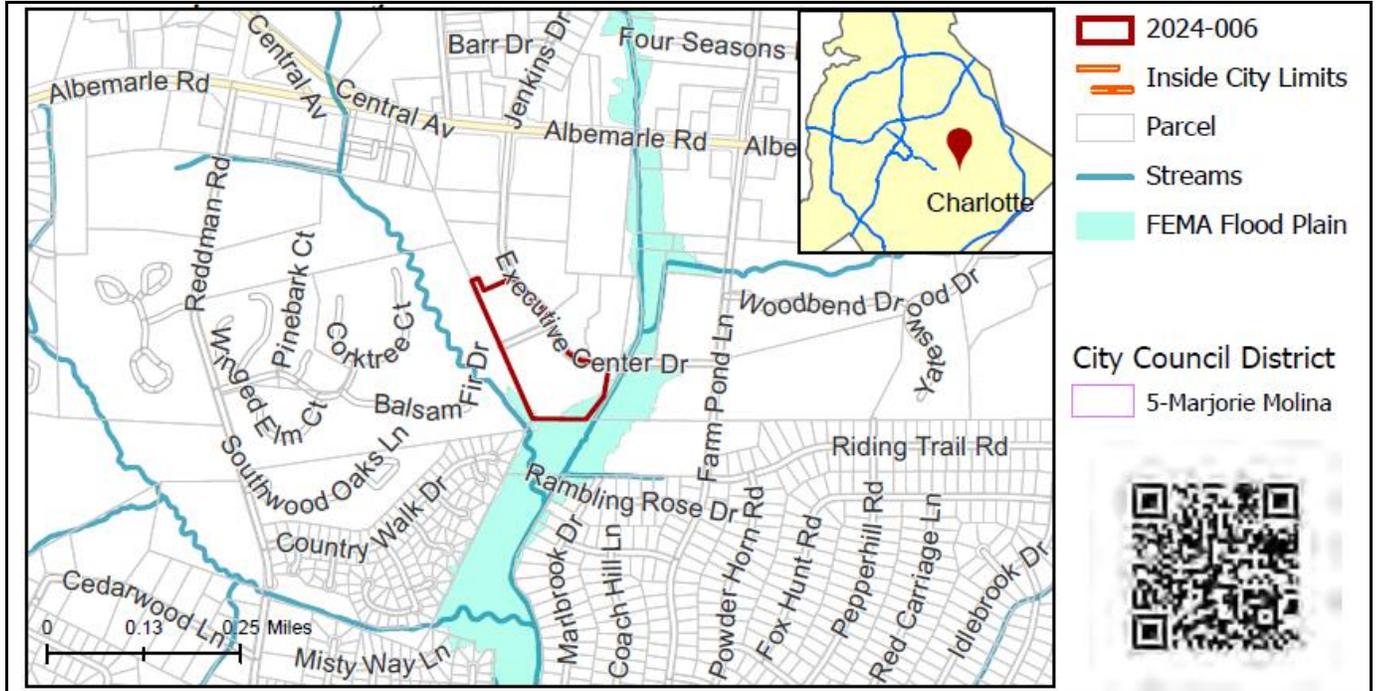


REQUEST

Current Zoning: OFC (office)
Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 8.83 acres located on the west side of Executive Center Drive, south of Albemarle Road, and west of Farm Pond Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses by right and under prescribed conditions in the N2-B zoning district.

PROPERTY OWNER

CE Office LLC

PETITIONER

Oak Hill Management

AGENT/REPRESENTATIVE

Bridget E. Grant – Moore and Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: Meeting #1 - 9;
Meeting #2 - 1

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Campus place type.

Rationale for Recommendation

- The subject property is within ½ mile of a major transportation corridor.
- The subject property is within ½ mile walkshed of a proposed major trail access point.
- The subject property is within ½ mile of an Activity Center and Campus place type.
- The subject property is within an Access to Housing Gap and the petition supports the Equitable Growth Framework (EGF).
- The subject property meets the preferred five acre minimum for a place type amendment.

- The subject property abuts acreage zoned R-12MF(CD) with a N2 place type and developed with multi-family residential units.
- The following preferred transitions are present with this petition: Parks and Preserves, and Campus.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

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

PLANNING STAFF REVIEW

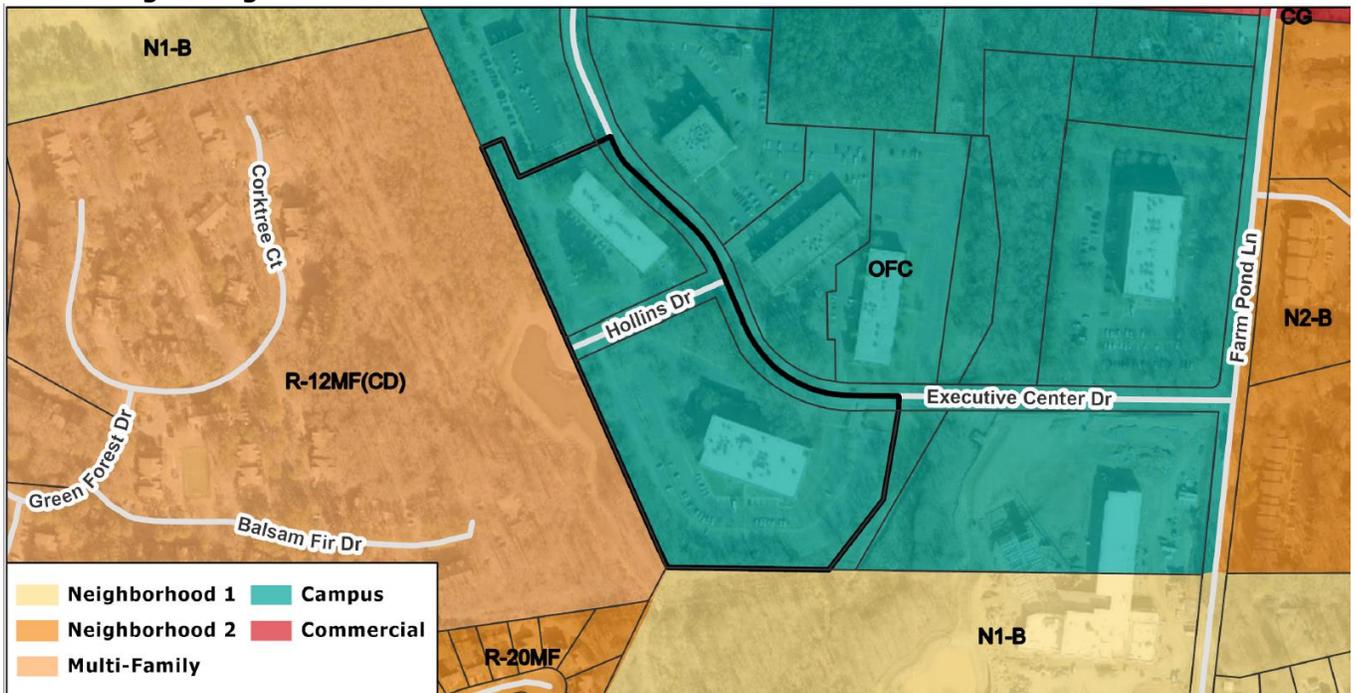
• **Background**

The request was originally to rezone approximately 25.7 acres to CAC-1(CD) (community activity center-1, conditional) to allow up to 390 multi-family residential uses and potential redevelopment with a mix of uses. After discussions between the petitioner and staff, the request was subsequently reduced to 13.58 acres, proposing up to 450 multi-family residential units. To better align place type and zoning district with the intended use of the property, the rezoning site was further reduced to the current 8.83 acres and the petition converted to a N2-B conventional rezoning request. Due to the proposed conversion of the request to a conditional rezoning, the petitioner conducted a second community meeting.

• **Proposed Request Details**

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

• **Existing Zoning**



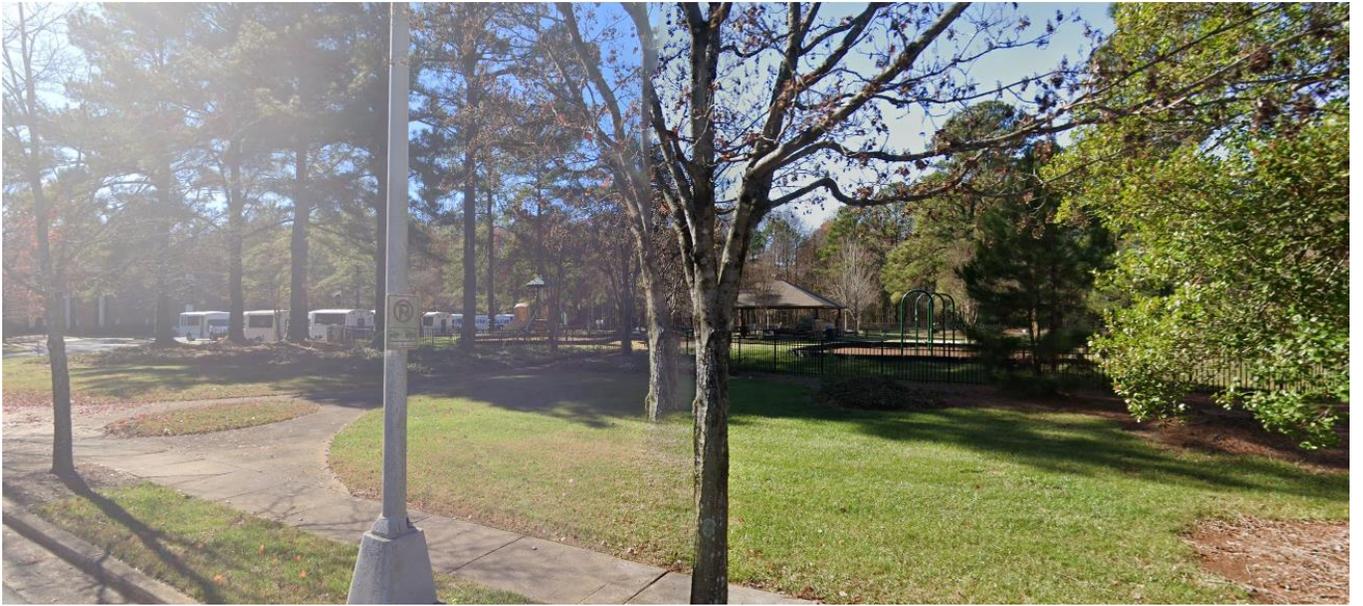
- The subject site is developed with office buildings and surrounded by a mix of institutional, office, retail, single family neighborhoods, and multi-family communities on acreage in various zoning districts. A portion of the site abuts Campbell Creek.



The subject rezoning site is developed with office buildings and outdoor amenity (above pic and below pics).



North, on both sides of Executive Center Drive, are office buildings and a park (above and below pics).



East, across Executive Center Drive, are office buildings.



South are an educational campus under construction, office, and multi-family residential units.

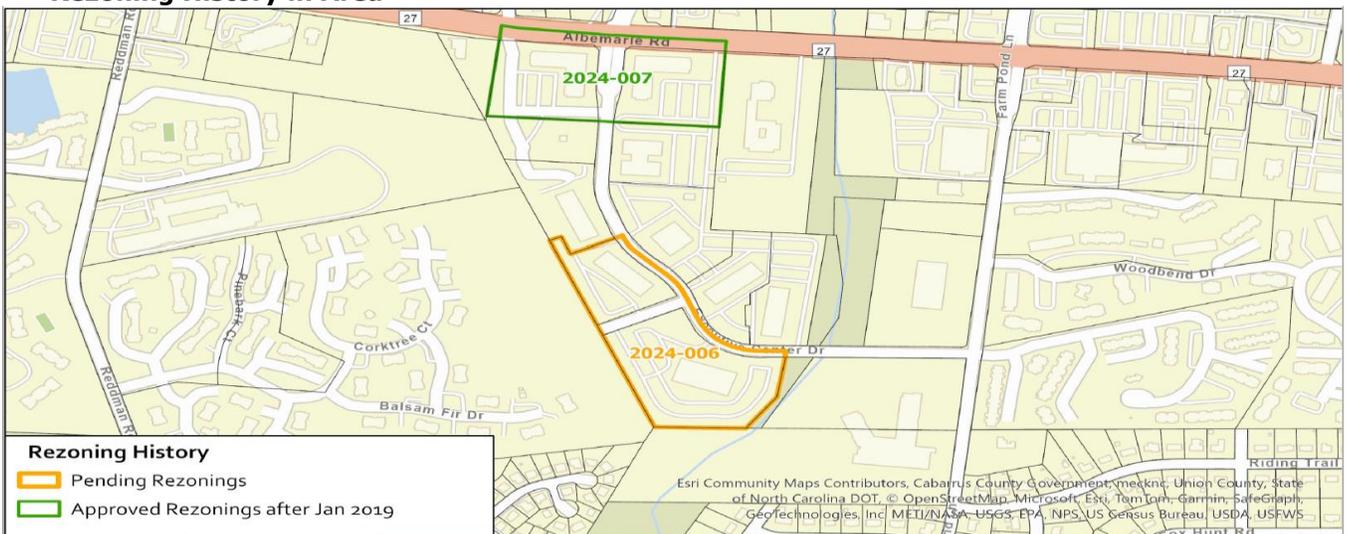


West are apartment communities and a nursing home.



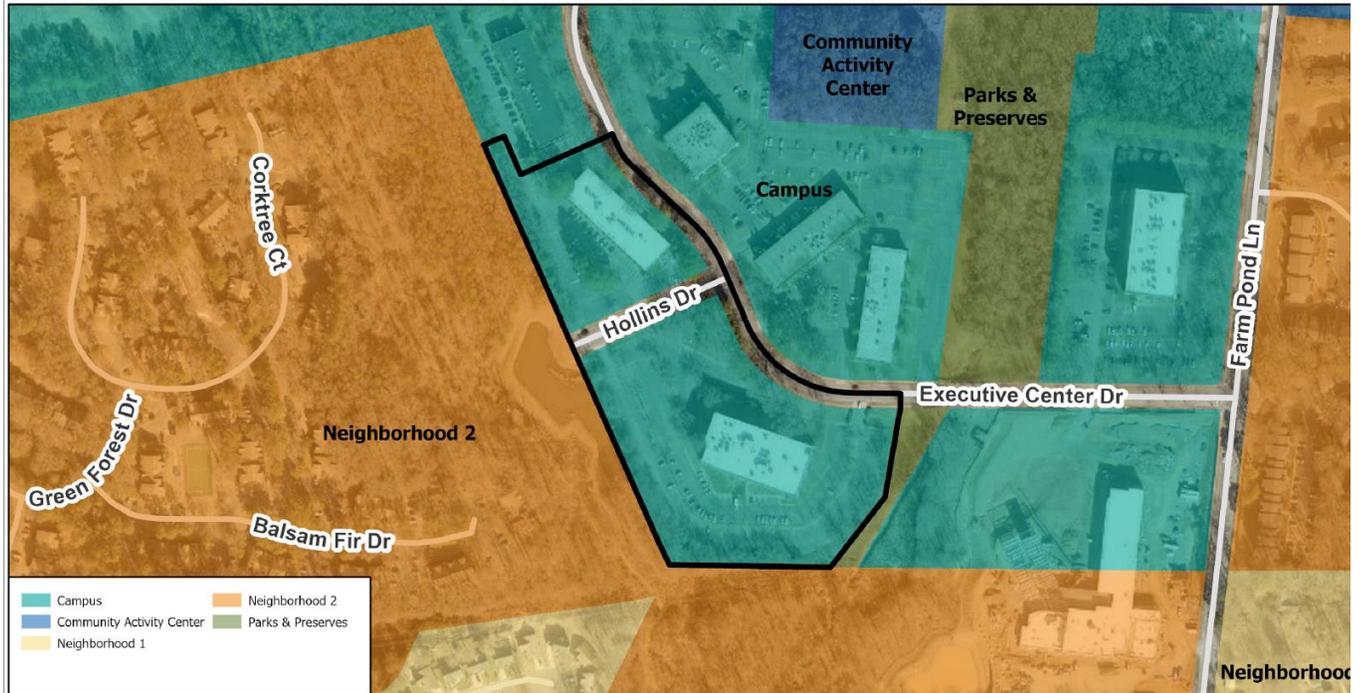
The rezoning site (denoted by the purple star) is surrounded by a mix of residential and nonresidential uses.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--------------------------------------|----------|
| 2024-007 | Rezoned 7.34 acres from CG to CAC-1. | Approved |
| 2024-006 | Rezone 8.83 acres from OFC to N2-B. | Pending |

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Campus place type for the rezoning site.

• **TRANSPORTATION SUMMARY**

The site is located on a City-maintained, collector road Executive Center Drive. 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:**

- CIP - Albemarle Corridor Cultural Trail Framework
 - Project ID: PMES241807
 - Location Description: Albemarle Rd Corridor, approximately between Central Avenue and W.T. Harris Blvd.
 - Public Project Description: east-west pathways; Identify opportunities for incorporating art, culture, and micro-commerce into infrastructure through Public Art and Public Space Master Plans; Create cohesive wayfinding to key destinations; Expand the Tree Canopy Preservation Program.
 - Project Type: Pedestrian and Bike
 - Project Phase: Planning
 - Anticipated Start Date: Late 2023
 - PM: Kristie Kennedy - kristie.kennedy@charlottenc.gov
 - Project Impact: Creates Complete Street
- CIP - Storm Drainage Improvement Project - 5624 Executive Center Drive
 - Project ID: SWDES10946
 - Project Description: Install and/or repair drainage infrastructure.
 - Project Type: Storm Water
 - Anticipated Completion: Early 2023
 - PM: Charles Meehan - charles.meehan@charlottenc.gov

• **Transportation Considerations**

- A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 3,573 trips per day (based on 359,596 sq ft general office; 1,200 sq ft warehouse).
 Entitlement: 2,638 trips per day (based on 257,000 sq ft office).

Proposed Zoning: N2-B, 8.83 acres (trip generation 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:** Due to lack of specific information at this time, CMS is unable to determine impact on school utilization. The following data is as of 20th Day of the 2023-24 school year.
 - Esperanza Global Academy currently at 57% (opened in 2023-24 and will add the 5th grade class in 2024-25)
 - Albemarle Road Middle currently at 110%
 - Independence High remains at 115%
 - See advisory comments at www.rezoning.org
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water main along Executive Center Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Executive Center Drive. 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:** See advisory comments at www.rezoning.org
- **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: Claire Lyte-Graham (704) 336-3782