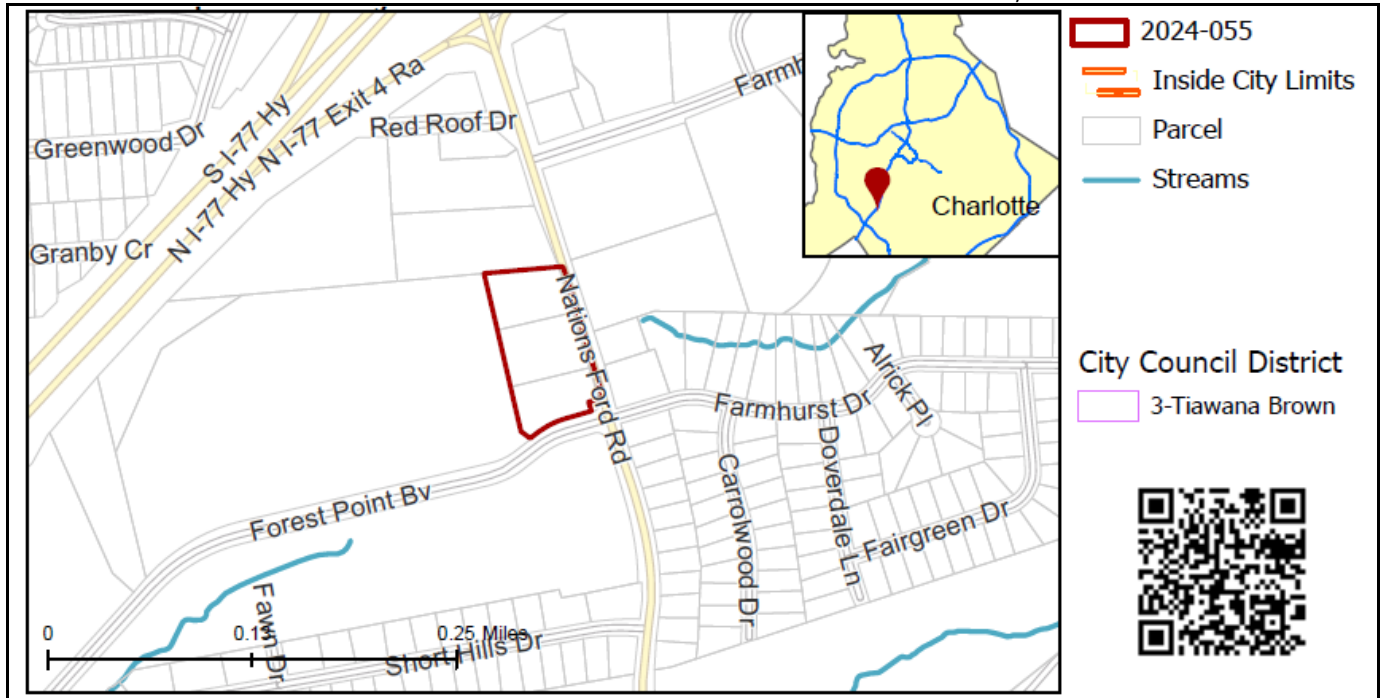


**REQUEST**

Current Zoning: OFC (office flex campus)  
Proposed Zoning: IMU (innovation mixed-use)

**LOCATION**

Approximately 2.897 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, east of Interstate 77.



**SUMMARY OF PETITION**

The petition proposes to allow all uses by right and under prescribed conditions in the IMU zoning district on acreage owned by Samaritan’s Purse.

**PROPERTY OWNER**

Samaritan’s Purse

**PETITIONER**

Tiwana Phipps

**AGENT/REPRESENTATIVE**

Brian Rossi-EMH&T and Kristin Trivette-Samaritan’s Purse

**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 **consistent** with the *2040 Policy Map* recommendation for Innovation Mixed-Use recommended place type.

Rationale for Recommendation

- The Innovation Mixed-Use zoning district is intended to accommodate those areas that have typically developed as industrial areas but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and moderate density residential uses, within a more walkable environment.
- The rezoning site is surrounded by a mix of residential, commercial, and institutional uses and respective place types and zoning districts. The requested IMU zoning district will allow the subject property to be developed with a mix of uses that are consistent with the existing development pattern along this segment of Nations Ford Road.

- The rezoning site abuts acreage recommended for the Innovation Mixed-Use Place Type. Typical uses in this Place Type include office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential.
- The site is located abutting Nations Ford Road, a City-maintained minor arterial, and Forest Point Boulevard, a City-maintained collector. Innovation Mixed-Use places are accessible by higher capacity facilities such as arterials and may also include access from interstates and freight rail. Streets serve all travel modes while still accommodating large trucks along primary arterial streets. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Truck traffic will use routes that do not impact neighborhoods or open spaces. Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate employees without access to a vehicle. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.

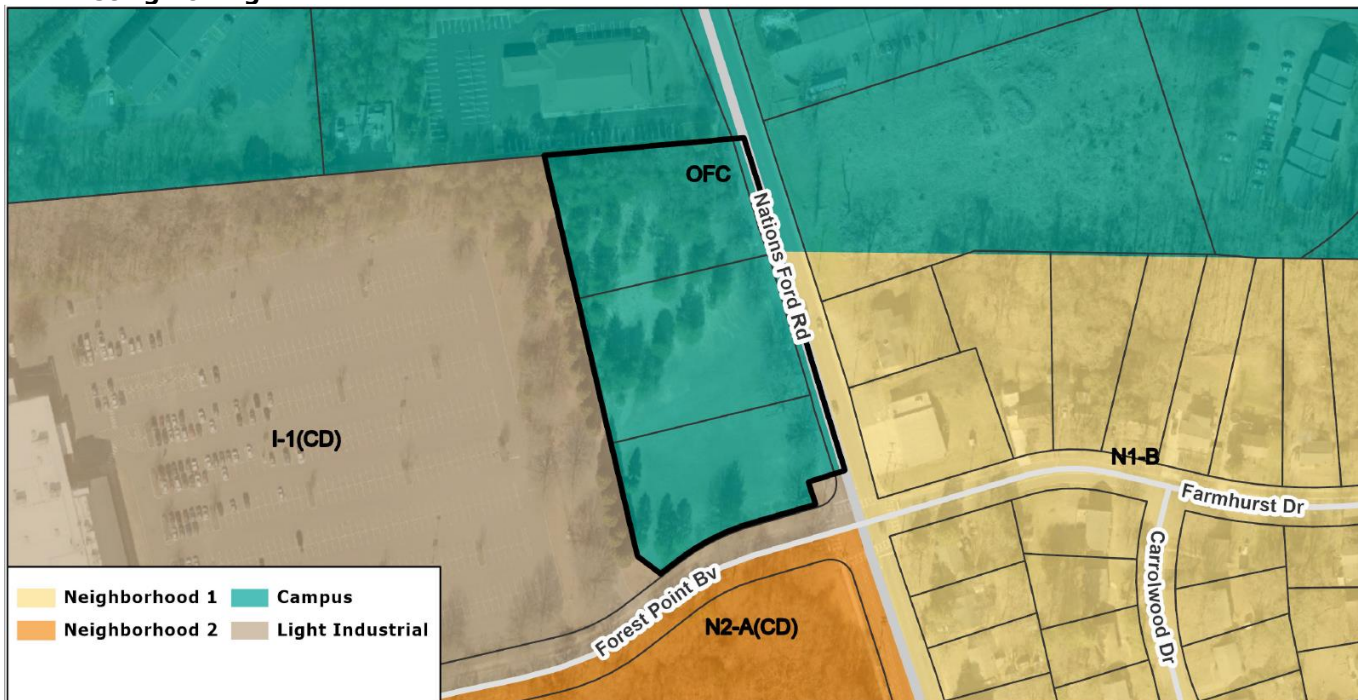
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

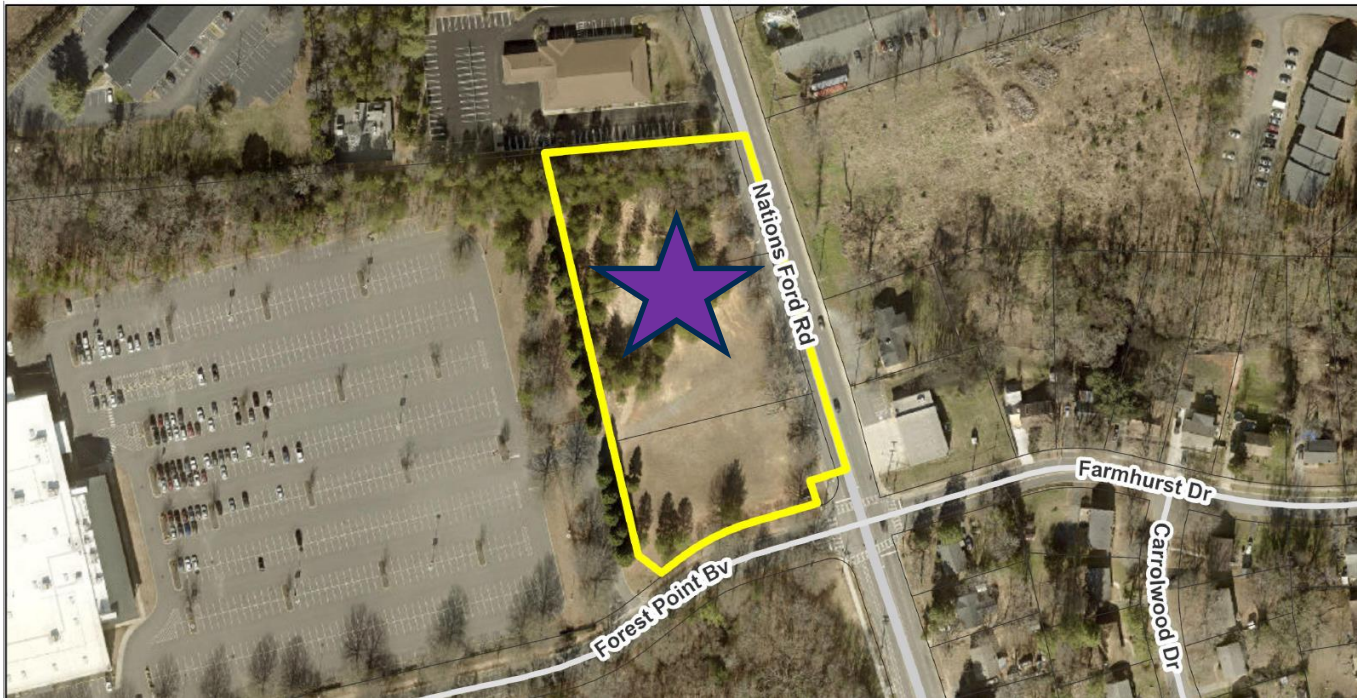
This is a conventional rezoning petition with no associated site plan.

- Allow all uses by right and under prescribed conditions in the IMU zoning district.

• **Existing Zoning**



- The rezoning site is vacant, and part of larger acreage owned by Samaritan’s Purse. The site is surrounded by residential, retail, institutional uses and vacant land zoned N1-B, N2-A(CD), OFC, and I-1(CD).
- The site was rezoned from B-1SCD (shopping center) to O-1 (office) via approval of rezoning petition 2021-208.



The rezoning site (denoted by purple star) is surrounded by a mix of residential, hotel, office/warehouse, institutional uses and vacant land.

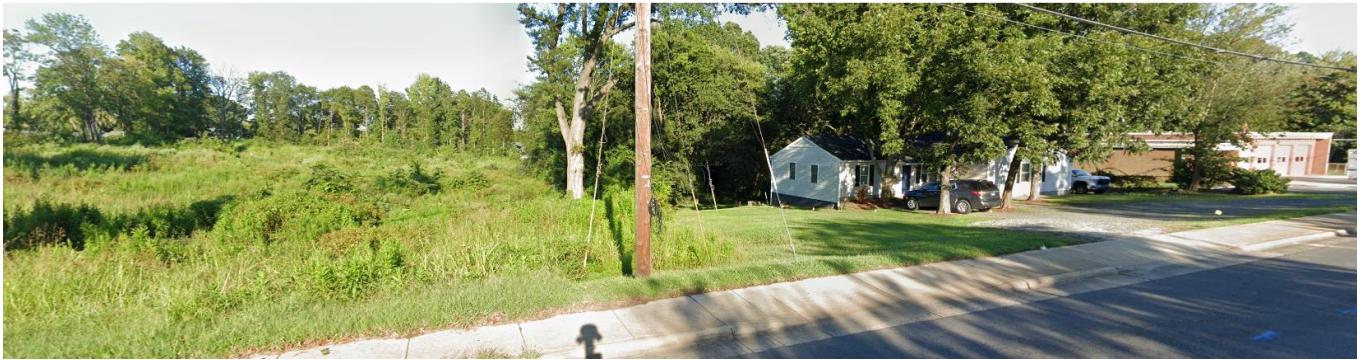


The rezoning site (above) is part of larger acreage owned by Samaritan's Purse (below).





North are hotel, institutional, and retail uses.



East are vacant land, a residence, and an institutional use.



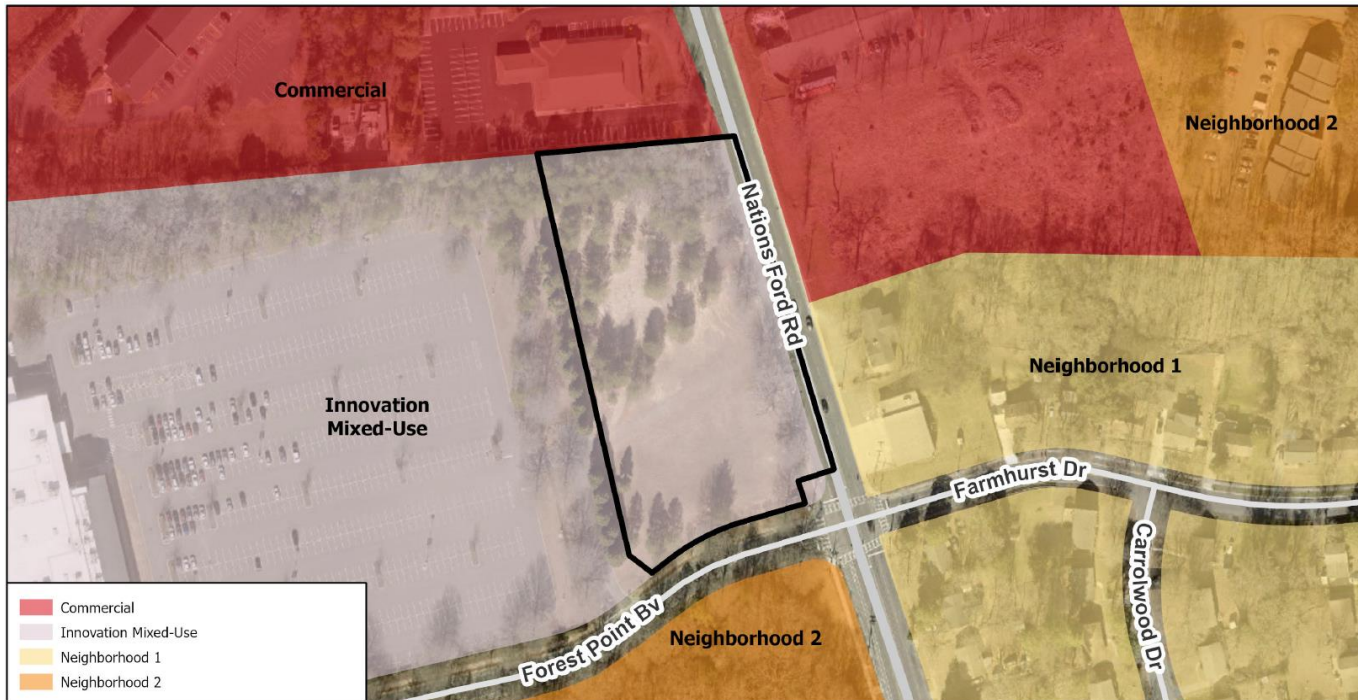
South are single family homes and vacant land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-055	Rezoning 2.897 acres from OFC to IMU.	Pending
2023-080	Rezoned 19.16 acres from R-9(CD) to N2-A(CD) to allow up to 72 single family attached residential units (for sale).	Approved
2021-208	Rezoned 2.94 acres from B-1SCD to O-1.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the IMU (innovation mixed-use) place type.

---

- **TRANSPORTATION SUMMARY**

The petition is located at the intersection of Nations Ford Road, a City-maintained minor arterial, and Forest Point Boulevard, a City-maintained collector. 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:**

- There are no active projects in the immediate vicinity.

- **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: 0 trips per day (based on vacant land).

Entitlement: 395 trips per day (based on 29,000 sq. ft. office).

Proposed Zoning: Trip generation not provided for this zoning district 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 has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Nations Ford Rd and an existing 12-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 inside the zoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782