

REQUEST	Current Zoning: B-1(CD) (neighborhood business, conditional) and O-1(CD) (office, conditional) Proposed Zoning: O-1(CD) (office, conditional) and O-1(CD) SPA (office, conditional, site plan amendment)
LOCATION	Approximately 85.3 acres located on the north side of West Arrowood Road between Woodknoll Drive and Red Oak Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow an increase in the gross square footage of an existing office campus from 928,000 to 1,188,881 square feet of total building area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Columbus Circle Indemnity, Inc. Time Warner Cable Jason Dolan, Cole Jenest & Stone
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Southwest District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The area plan acknowledges the existing land use as amended by rezoning petition 1993-009, and recommends continued suburban employment land uses. <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because :</p> <ul style="list-style-type: none"> • The proposal confines expansion of the existing facility within the southern portion of the site and closer to West Arrowood Road; and • The proposal maintains previously approved substantial buffers along property lines abutting acreage that is zoned and/or in use for residential purposes; and • The proposal supports environmental policies and recreational opportunities through development notes committing to air quality initiatives; establishment of a proposed satellite dish farm within a proposed parking structure; and provision of an access easement for the future Sugar Creek Greenway; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Sullivan).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Added language in Environmental Features Note e that acknowledges the proposed development must comply with tree save requirements. 2. Labeled the width of the sidewalk and planting strip along West Arrowood Road to show 9 feet and 18 feet (east of Crescent Executive Drive, and 5 feet and 4 feet (existing conditions west of Crescent Executive Drive). 3. All buffers (including widths) are properly labeled (and as previously approved) on the site plan. 4. Amended Site Summary on Sheet RZ1.0 to note site area is 85.3 acres. 5. Removed Signage Note 8c regarding moving, rotating, or flashing signs from the site plan. 6. Amended Architectural Standards Note 4a to specify building
--------------------------------	--

materials will include but not be limited to the following: aluminum panels and soffits; painted aluminum fins and mullions; low E-Vision glass with ceramic frit; spandrel glass in various colors; and, stone panels in aluminum sub-frame.

7. Addressed CDOT and LUESA comments with the following:

CDOT

- a. Language describing proposed transportation improvements have been added to Sheet RZ-3.0 in lieu of a Transportation Plan.
- b. Petitioner will provide a 10-foot multi-use shared path and an 18-foot planting strip from Crescent Executive Drive to the westernmost property line.
- c. Re-worded conditional note i under the Access and Transportation section of the Development Standards to specifically include the proposed infrastructure phasing referenced in the last sentence of note i.
- d. Extended westbound dual left-turn lane storage on Arrowood Road at the intersection of Arrowood Road and South Tryon Street from 220 feet to approximately 345 feet each (within existing median).
- e. As per CDOT’s request the petitioner will not restripe the existing through lanes on the northern and southern approaches of the Arrowood/Crescent Drive signalized intersection to through-right lanes. Current pavement markings will remain in place.
- f. As per CDOT’s request, the petitioner will not restripe the northernmost outside lane from gore striping to a dedicated right turn-lane on Arrowood Road at Altacrest Place along with the proposed restriping of the adjacent lane from a through-right lane to a through lane. The current pavement markings will remain in place.
- g. The petitioner will extend the existing dual right-turn lanes to a combined 1,500 feet or construct a third right-turn lane on southbound I-77 off-ramp onto Arrowood Road with a combined total storage of approximately 1,500 feet, whichever option is agreed to by both NCDOT and CDOT.
- h. The petitioner will extend the eastbound dual left-turn lane storage on Arrowood Road at the intersection of Arrowood Road and Crescent Executive Drive to 310 feet and 430 feet (within the existing median).

LUESA

- a. A note has been added under Environmental Features stating that the project will comply with Mecklenburg County Air Quality Requirements. In addition, a note has been added under Architectural Standards that states: “New parking decks constructed as part of the project will be designed to complement the owner’s existing parking initiatives including preferred parking for “clean commuters” (carpool and vanpool spaces) as well as potential consideration for hybrid and electrical vehicle spaces.

VOTE

Motion/Second:	Ryan/Sullivan
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan
Nays:	None
Absent:	Walker
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff presented this item to the Committee, noting all outstanding issues had been addressed and that the petitioner had worked with CDOT to resolve all transportation related items. Staff also read the language the petitioner added on the site plan in response to LUESA’s comments pertaining to air quality. A Commissioner noted that this

request was a benefit in particular due to the potential in increased employment opportunities. It was also noted that the Committee should not consider employment in making land use decisions. Another Committee member commented on the project providing a good site plan. There was no further discussion of this petition.

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**• Background**

- A portion of the subject property was part of Petition 1987-009, which rezoned approximately nine acres from R-12 (single family residential) to B-1(CD) (neighborhood business, conditional) in order to allow an eight-story office/hotel complex or a six-story office building containing a maximum of 120,000 square feet.
- The majority of the subject property was rezoned via Petition 1988-095, which rezoned a 75-acre portion from R-12 (single family residential) to O-15(CD) (office, conditional) and R-12(CD) (single family residential, conditional) in order to allow up to 700,000 square feet of office uses and a maximum of 10 single family lots.
- Petition 1993-009 rezoned the 75 acres from R-12(CD) (single family residential, conditional) and O-15(CD) (office, conditional) to O-1(CD) SPA (office, conditional, site plan amendment) in order to remove the approved 10 single family lots and increase the office uses to a maximum of 808,000 square feet.
- Subsequent administrative approvals have accommodated new layout of buildings, modifications to development notes for phasing of roadway construction, and building elevations.

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Accommodates expansion of an existing 660,881-square foot office campus on the southern portion of the site, closer to Arrowood Road.
- Increases the total building area approved under previous rezonings from 928,000 square feet to 1,188,881 square feet.
- Allows all uses permitted by right or under prescribed conditions in the O-1 (office) district.
- Reflects three new office buildings (A, B, and C) and two new parking decks (A and B).
- Total number of principal buildings to be developed on site will not exceed 12, including existing and proposed buildings and parking decks.
- Development note reserving the right to locate a satellite dish farm within the proposed parking deck along West Arrowood Road, with equipment located in a sunken well within the deck to screen it from the public right-of-way.
- Maximum building height of 78 feet (limited to six stories).
- Maintaining 50-foot setback along Arrowood Road.
- Continuation of internal interconnected pedestrian walkway system between existing facility and new buildings and parking areas.
- Retaining 75-foot Class "B" buffer and 100-foot undisturbed buffer where site abuts single family homes.
- Renderings and elevations of existing facility to identify architectural style and materials to be utilized with construction of new buildings.
- A 60-foot wide access easement to be dedicated to Mecklenburg County Park and Recreation Department for future Sugar Creek Greenway access.
- Up to three vehicular access points to the site on Arrowood Road.
- Detached lighting limited to 15 feet in height.
- New parking decks constructed as part of the project to be designed to complement the owner's existing parking initiatives including preferred parking for "clean commuters" (carpool and vanpool spaces) as well as potential consideration for hybrid and electrical vehicle spaces.

• Public Plans and Policies

- The *Southwest District Plan* (1991) recognizes office and greenway for this acreage, as amended by rezoning petition 1993-009. The Plan recommends the continuation of existing

suburban employment land uses, and stipulates that future employment uses should not encroach on existing residential land uses.

- The petition is consistent with the *Southwest District Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Protects/restores environmentally sensitive areas by dedicating land and providing a 60-foot wide access easement for the future Sugar Creek Greenway.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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