

<b>REQUEST</b>	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)
<b>LOCATION</b>	Approximately 85.3 acres located on the north side of West Arrowood Road between Woodknoll Drive and Red Oak Boulevard. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff does not recommend approval of this petition in its current form. The petition is consistent with the <i>Southwest District Plan</i> . However, the proposed transportation infrastructure is inadequate for the amount of development proposed. A revised site plan, which adequately addresses the needed transportation improvements, could be considered for approval.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Columbus Circle Indemnity, Inc. Time Warner Cable Jason Dolan, Cole Jenest & Stone
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

**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).

- Maintain 50-foot setback along Arrowood Road.
- Continuation of internal, interconnected pedestrian walkway system between existing facility and new buildings and parking areas.
- Retain 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 Mecklenburg County Park and Recreation Department for future Sugar Creek Greenway access.
- Up to three vehicular access points to the site on Arrowood Road.
- Deceleration lanes will be provided along Arrowood Road at access points into the site.
- Detached lighting limited to 15 feet in height.
- **Existing Zoning and Land Use**
  - A portion of the site is developed with a 660,881-square foot office campus, with the remainder undeveloped. A portion of the rezoning area lies within the Sugar Creek Greenway. The rezoning site is surrounded primarily by single family residential neighborhoods zoned R-3 (single family residential) and R-4 (single family residential) and office/industrial uses zoned I-1(light industrial) and BD(CD) (distributive business, conditional). Other nearby uses include institutional and retail property that is zoned INST(CD) (institutional, conditional) and B-2 (general business).
- **Rezoning History in Area**
  - Rezoning petitions 2010-058 and 2013-058 rezoned parcels located on the east and west sides of Forest Point Boulevard Circle near the intersection of West Arrowood Road from BD(CD) (distributive business, conditional) to O-1 (office), in order to allow all permitted uses in that zoning district.
- **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.
  - Expansion of the existing office campus is proposed within the southern portion of the rezoning site, and closer to Arrowood Road.
  - 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:** CDOT has the following comments:
  1. In a response letter from the petitioner dated September 19, 2014, the petitioner makes several references to a "Transportation Plan" and how it addresses any outstanding comments. CDOT is not in receipt of the subject "Transportation Plan".
  2. Provide a 10-foot multi-use shared path and an 18-foot planting strip from Crescent Executive Drive to the westernmost property line.
  3. Re-word 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".
  4. Extend the existing westbound dual left-turn lane storage by 125 feet on Arrowood Road at its intersection with South Tryon.
  5. CDOT does not support the proposed restriping of the existing through lanes on the northern and southern approaches of the Arrowood/Crescent Drive signalized intersection to through-right lanes. Striping the through lanes to through-right lanes will prevent providing a proper pedestrian phase/crossing on Arrowood Road.
  6. CDOT does not support the proposed restriping of 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 proposed striping needs to remain as it currently exists today.
  7. CDOT does not support the proposed southbound triple right-turn lane shown at the I-77/Arrowood Road interchange. The petitioner needs to remove the subject third right-turn lane and increase the existing dual right turn lane storage on the off ramp to the maximum

storage permitted by NCDOT. CDOT requests the extended dual right-turn lanes be shown on the site plan submittal.

8. Extend the existing eastbound dual left-turn storage at the signalized intersection of Arrowood Road at Crescent Executive Drive by 150 feet.
  - **Vehicle Trip Generation:**  
Current Zoning: 6,400 trips per day.  
Proposed Zoning: 8,600 trips per day.
  - **Connectivity:** See comments above.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** On May 27, 2014, Mecklenburg County Air Quality issued a Transportation Facility Permit to Construct for Time Warner Cable. This permit allows Time Warner Cable to construct a combination of parking lots and decks consisting of 3,513 parking spaces. Development of the site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. Because the proposed development will likely attract commuter trips, MCAQ recommends that the petitioner provide "preferred" (attractive, conveniently located, or reduced cost) parking for "Clean Commuters" (carpool, vanpool, hybrid vehicles and/or electric vehicles).
- **Mecklenburg County Parks and Recreation Department:** Mecklenburg County Park and Recreation Department requests a 60-foot wide access easement to the future Sugar Creek Greenway.
- **Urban Forestry:** No comments received.

---

#### **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**

- The petitioner should:
  1. Note the percentage of tree save area being provided on the site plan, and show possible tree save areas on the site plan.
  2. Label the width of the sidewalk and planting strip along West Arrowood Road.
  3. Ensure all buffers (including widths) are properly labeled on the site plan.
  4. Amend Site Summary on Sheet RZ1.0 to note site area is 85.3 acres.
  5. Remove Signage Note 8c from the site plan.
  6. Amend Architectural Standards Note 4a to specify building materials that are listed on the proposed elevations.
  7. Address CDOT and LUESA comments.

---

#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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

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