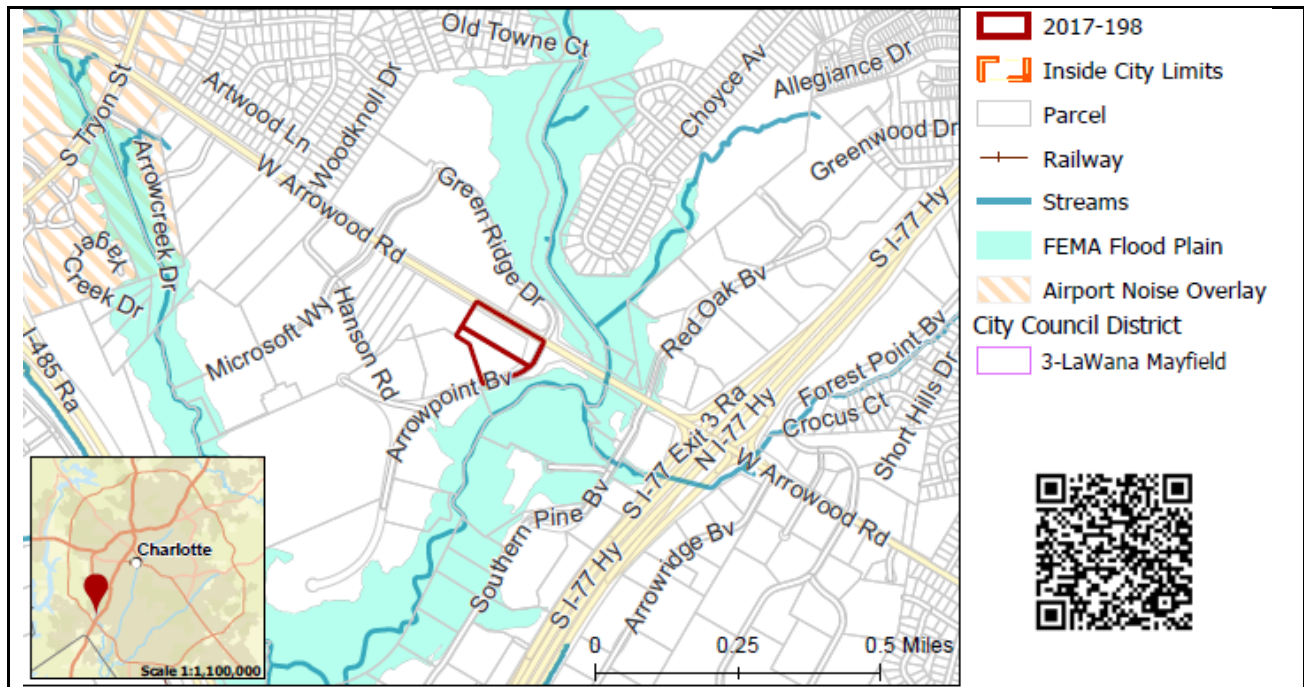


REQUEST

Current Zoning: B-D (distributive business) and I-1 (light industrial)
Proposed Zoning: O-2(CD) (office, conditional)

LOCATION

Approximately 5.75 acres located on the south side of West Arrowood Road, west of Interstate 77.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow up to 160 extended stay hotel rooms/corporate housing units on vacant land located near the entrance of Arrowpoint Business Park, and west of Sugar Creek and Interstate 77.

PROPERTY OWNER

1900 Interstate Tower Arrowpoint Associates

PETITIONER

WaterWalk Real Estate Services, LLC

AGENT/REPRESENTATIVE

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with *Southwest District Plan* recommendation for office land use.

Rationale for Recommendation

- The proposed hotel development is consistent with the office land uses recommended for the area, as hotel uses are considered compatible to office/business park environments.
- The site is located less than 2,000 feet from the Arrowood Road and Interstate-77 interchange, which provides easy access for the traveling public.
- The proposal also commits to a new public street, internal sidewalks and a 12-foot multi-use trail that advances the City's goals for additional street and pedestrian connectivity.

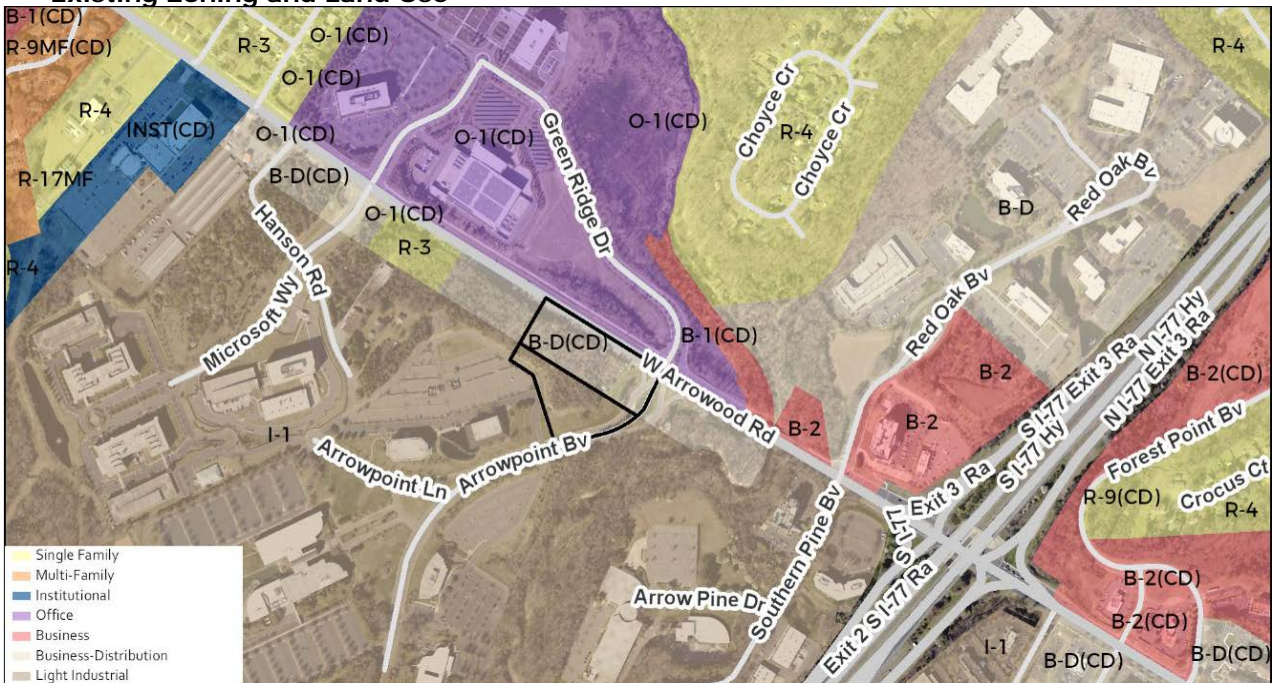
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes up to 160 extended stay hotel rooms/corporate housing units (defined as rooms that may be fully or partially furnished, may include kitchens, and may be leased for terms longer than 90 days), together with accessory uses as allowed in the O-2 (office) zoning district.
- Maximum building height not to exceed four stories and 60 feet.
- Identifies 50-foot building and parking setback along West Arrowood Road.
- Provides access to site from an existing private street located along the southern property line and from Arrowood Road via new a public street.
- Constructs a public street from West Arrowood Road to the existing private drive located along southern property boundary. Access from West Arrowood Road will be limited to right-in/right-out and left-in. Petitioner may construct a left turn lane on West Arrowood Road to provide access into the site if allowed by NCDOT. The left-turn lane if allowed and constructed will meet NCDOT standards.
- Depicts left-in/right-in/right-out access from West Arrowood Road onto new public street.
- Commits to the construction of a bus stop along the site's frontage on West Arrowood Road, with its location to be determined during the land development permitting process.
- Improves the site's frontage along Arrowpoint Boulevard with a six-foot sidewalk and an eight-foot planting strip.
- Installs a 12-foot multi-use trail and **eight-foot wide planting strip** along West Arrowood Road.
- Provides a sidewalk and cross-walk network linking to the building and to the sidewalks along West Arrowood Road and Arrowpoint Boulevard.
- Proposes building materials used on principal buildings constructed on site to be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may be used on windows, soffits and on handrails/railings.
- Commits to general design standards regarding building placement, façade treatment, pedestrian connections, blank walls, and articulation.
- Shows possible tree save areas.

• **Existing Zoning and Land Use**



- The rezoning site is currently vacant and located within the Arrowpoint Business Park. The portion zoned B-D(CD) (distributive business, conditional) was rezoned via petition 1984-28(c), to develop the subject property in conjunction with larger acreage to the south zoned I-1 (light industrial) to accommodate approximately 600,000 square feet of distributive business and light industrial uses.
- The site is surrounded by single family homes, offices, office/distribution uses, commercial uses, institutional uses, and vacant land.



The subject site is wooded and vacant along West Arrowood Road.



North of the site, across West Arrowood Road is the offices and server farm at Spectrum's campus.



West of the subject site, with access from Hanson Road, are several single family homes.



East and west of the site, along West Arrowood Road are vacant, wooded parcels.



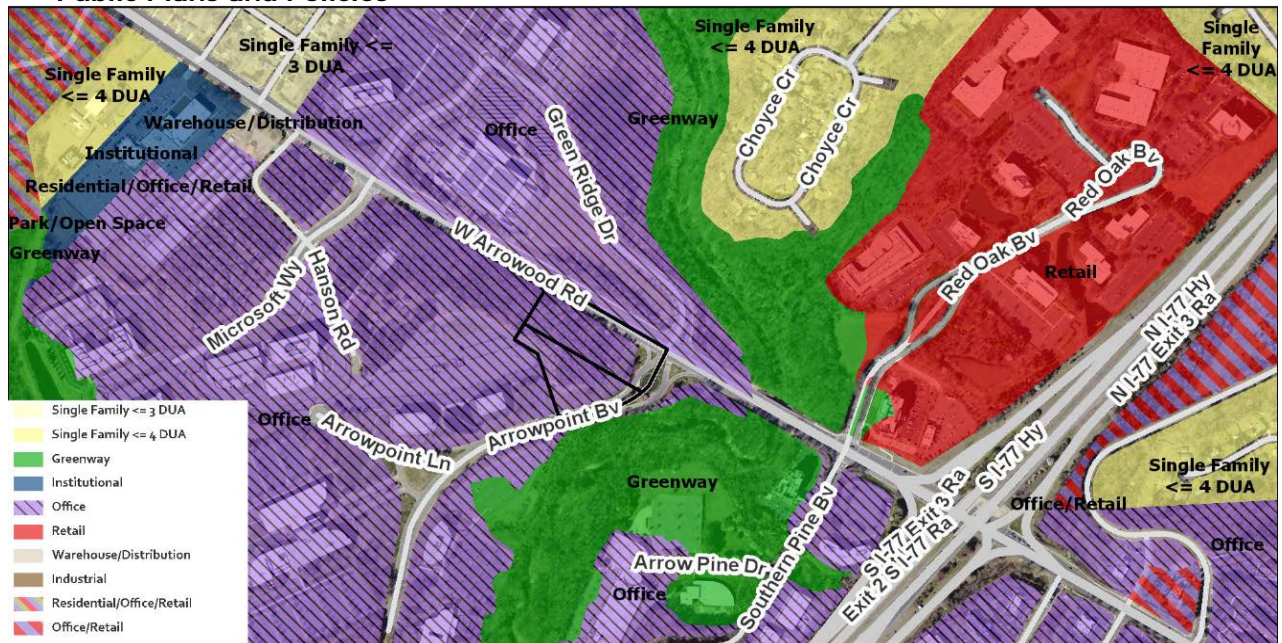
South of the site along Arrowpoint Boulevard are parcels developed with industrial and office uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-091	Approximately 85.3 acres from B-1(CD) (neighborhood business, conditional) and O-1(CD) (office, conditional) to O-1(CD) (office, conditional) and O-1(CD) SPA (office, conditional, site plan amendment) 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.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* recommends office land use for this site, and surrounding interchange area along Arrowwood Road and Interstate-77.

- **TRANSPORTATION CONSIDERATIONS**

- The petition is located at the signalized intersection of a major thoroughfare and a local street. The current site plan commits to construction of a new public street and improvements to pedestrian facilities along all public and private street frontages.
- See Outstanding Issues, Notes 1.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 590 trips per day (based on 165,000 square feet of warehouse use).
 - Proposed Zoning: 1,310 trips per day (based on 160 room hotel).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** This site is along an existing bus route. The petitioner is requested to provide and construct a new waiting pad for a relocated stop on Arrowood Road along this site's frontage, where not conflicting with a right-turn lane, and connecting to the new proposed sidewalk along Arrowood Road.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Arrowpoint Boulevard. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 220 feet southwest of the rezoning boundary on Arrowpoint Boulevard. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the public right-of-way of any existing (Arrowpoint Boulevard) or newly created city maintained street without explicit authorization from the City Arborist or his designee. The location of structures, driveways, and other items illustrated on the site plan are conceptual in nature; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. Trees cannot be planted in the right-of-way of all City of Charlotte maintained streets (Arrowpoint Boulevard) without explicit authorization from the City Arborist or his designee. Contact the City Arborist's office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting. Trees cannot be removed from nor planted in the right-of-way of any state maintained streets (Arrowood Road) without permission of NC Department of Transportation and the City Arborist's office.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~The petitioner should revise the site plan to show the note on the site plan matches conditional note "d" under "Access, New Public Street, City Agreement and Transportation" section.~~
Addressed.

Site and Building Design

2. ~~Show the proposed 12-foot multi-use path along Arrowood on the site plan.~~ **Addressed.**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map

- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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