

STAFF RECOMMENDATION

Rationale for Recommendation

- While the petition is inconsistent with the recommended *2040 Policy Map* Place Type of Manufacturing & Logistics, the site and surrounding properties are developed as office and campus uses. The proposed OFC (Office Flex Campus) zoning district is compatible with many of the existing uses in the business park.
- In accordance with the Unified Development Ordinance (UDO), the conventional Business Park (BP) zoning district was translated to the Office Flex Campus (OFC) district. However, this property is currently zoned BP(CD), a conditional district, and therefore did not automatically translate under the UDO.
- The OFC zoning district permits a variety of uses that are in line with keeping the character of the area, which is primarily developed with office, medical clinics and supportive uses.
- The petition proposes changing the site to the Campus Place Type, which is generally considered a more appropriate transition to adjacent Neighborhood Place Types than Manufacturing & Logistics which is often incompatible with residential uses. Additionally, policy encourages reducing the condition of Manufacturing & Logistics uses adjacent to residential sites.
- The site is in the adopted UNC Charlotte micro transit zone.
- The site is served by CATS bus route 29.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Campus Place Type for the site.

PLANNING STAFF REVIEW

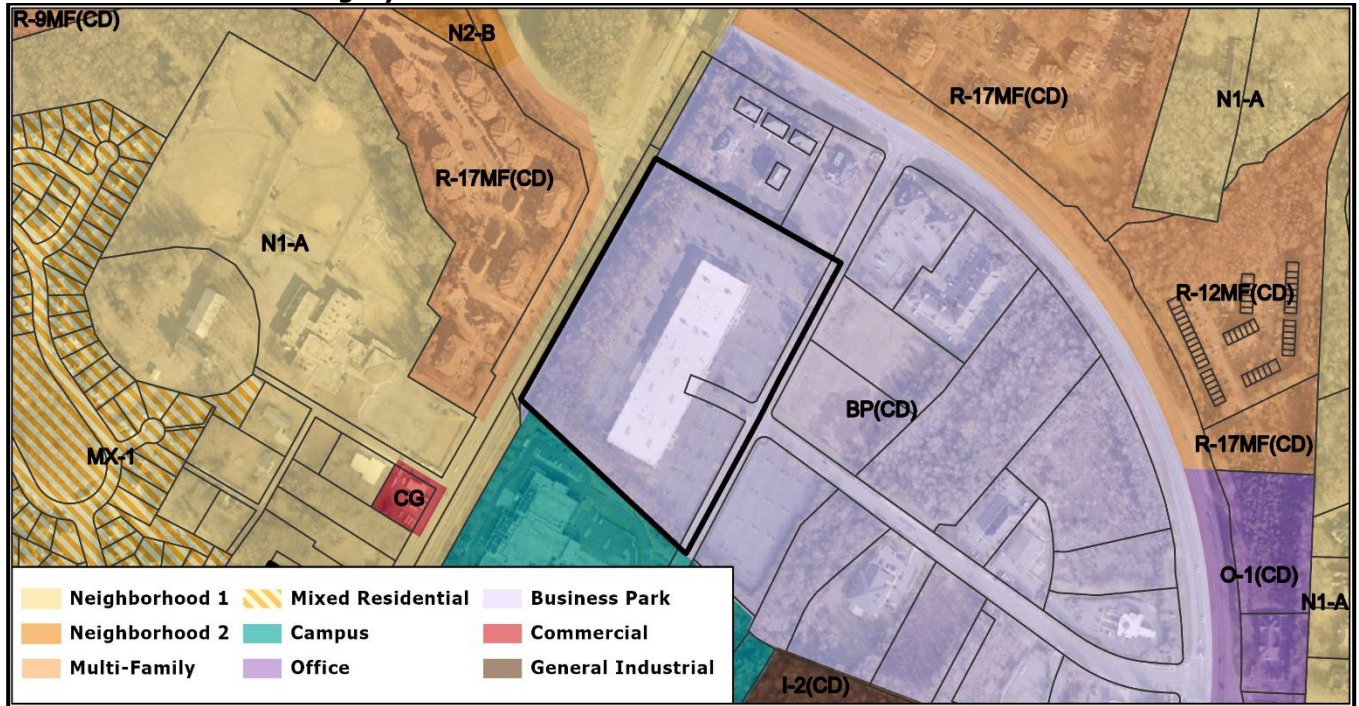
- **Background and Zoning District Summary**

- Existing Zoning:
 - BP(CD): This legacy district is intended to provide for a mixture of employment uses of varying types in a single coordinated development. The conditional rezoning (1996-012(C)) allowed all uses permitted within the BP district with total building area not to exceed 1,031,000 square feet.
- Proposed Zoning:
 - OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network.

- **Proposed Request Details**

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

• Site Context and Imagery



- The site is zoned BP(CD)(Business Park, Conditional) and located south of East W.T. Harris Boulevard, east of Old Concord Road, and west of University East Drive in the University East Business Park. The surrounding area has a variety of zoning districts including BP(CD), R-17MF(CD) (Multi-family Residential, Conditional), O-1(CD) (Office, Conditional), R-12MF(CD) (Multi-family Residential, Conditional), N1-A (Neighborhood 1-A), MX-1, (Mixed-use 1) CG (General Commercial), I-2(CD) (Industrial, Conditional), and Campus.



The site, marked by a red star, is in the University East Business Park. The site is surrounded by a mix of office complexes, residential, hotel, medical clinics, and retail uses.



The property to the north along University East Drive is developed with office and retail uses.



The property to the south along University East Drive is developed with the VA Outpatient Clinic.

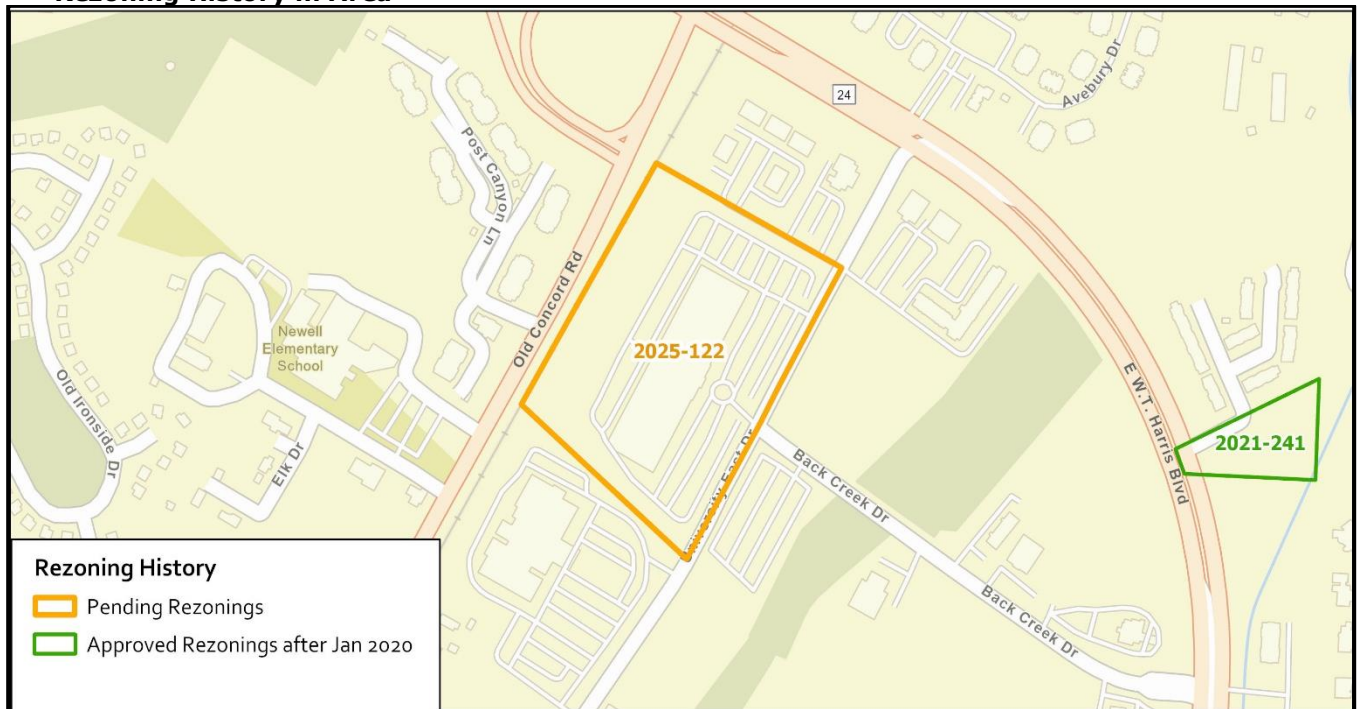


The property to the west along Old Concord Road is developed with apartments.



The property to the east along Back Creek Drive is undeveloped and has a surface parking lot.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-241	Rezoned 1.85 acres from O-1(CD) (Office, Conditional) district to R-17MF(CD) (Multi-family Residential, Conditional) district to allow for 27 multi-family units.	Rezoning approved, no permit applications submitted.

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *2040 Policy Map* recommends the Manufacturing and Logistics Place Type. The proposed rezoning is not in alignment with the adopted Manufacturing and Logistics Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Campus Place Type for the site.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

- Campuses are a relatively cohesive group of buildings and public spaces that are typically all serving one institution such as a university, hospital, or office park.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The petition is located adjacent to University East Drive, a City-maintained minor arterial, south of East WT Harris Boulevard, a State-maintained expressway. 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:**
 - No active projects near the site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 1,340 trips per day (based on 117,836 of general office).
 - Existing Zoning Entitlements: 6,752 trips per day (based on 100,000 square feet of retail uses).
 - Proposed Zoning: 2,350 trips per day (based on 225,000 square feet of office uses).

- **Storm Water Services**

- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main inside the property boundary. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Back Creek Drive.
- **Considerations:**
 - No outstanding issues.

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
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