

REQUEST	Current Zoning: B-D(CD), distributive business, conditional Proposed Zoning: O-1, office district
LOCATION	Approximately 15.6 acres at the intersection of Forest Point Boulevard and Forest Point Circle near Arrowood Road
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the O-1 district.
Property Owner	Forest Park V, LLC and Forest Park X, LLC
Petitioner	John Culbertson, Cardinal Real Estate Partners
Agent/Representative	John Culbertson, Cardinal Real Estate Partners
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Firestone /Dodson
	Yeas: Dodson, Fallon, Firestone, Lipton and Rosenburgh
	Nays: None
	Absent: Phipps and Walker
	Recused: None

ZONING COMMITTEE DISCUSSION Staff noted that this is a conventional petition, consistent with the adopted plans and recommended for approval by staff. There was no further discussion.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *Southwest District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Firestone seconded by Commissioner Fallon).

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

- **Proposed Request Details**
 - This is a conventional petition with no site plan. The rezoning would allow all uses in the O-1 district, built to minimum ordinance standards.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends office uses for this site and the remainder of the business park.
 - This petition is consistent with the *Southwest District Plan*.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** CATS requests a concrete bus pad.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** No issues.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Application
- Community Meeting Report
- Pre-Hearing Staff Analysis
- Site Plan

Planner: Tom Drake (704) 336-8312