

---

---

<b>REQUEST</b>	Current Zoning: B-D(CD), distributive business, conditional Proposed Zoning: O-1, office district
<b>LOCATION</b>	Approximately 15.6 acres at the intersection of Forest Point Boulevard and Forest Point Circle near Arrowood Road
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the O-1 district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Southwest District Plan</i> .
<b>Property Owner</b>	Forest Park V, LLC and Forest Park X, LLC
<b>Petitioner</b>	John Culbertson, Cardinal Real Estate Partners
<b>Agent/Representative</b>	John Culbertson, Cardinal Real Estate Partners
<b>COMMUNITY MEETING</b>	Meeting is not required.

---

#### **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.
  - **Existing Zoning and Land Use**

Properties to the north and west are zoned I-1 or B-D(CD) and are developed as an office/business park. Single family residential dwellings, zoned R-4, are located to the east, and undeveloped land, also zoned R-4, is located to the south.
  - **Rezoning History in Area**

In 2010, a nearby parcel was rezoned from B-D(CD) to I-1 by petition 2010-038.
  - **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*.
- 

#### **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.
  - **Vehicle Trip Generation:** Trip generation cannot be calculated with the variety uses permitted in conventional zoning districts.
  - **Connectivity:** There are no connectivity issues with this petition.
- **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:** Air quality permits may be required for demolition or asbestos.
- **Mecklenburg County Parks and Recreation:** 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*.
    - There is no site plan associated with this conventional rezoning request.
- 

**OUTSTANDING ISSUES**

- There is no site plan associated with this conventional petition.
- 

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

- Application
- 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

**Planner:** Tom Drake (704) 336-8312