

<b>REQUEST</b>	Current Zoning: I-1(CD), light industrial, conditional Proposed Zoning: O-1, office
<b>LOCATION</b>	Approximately 6.078 acres located on the south side of Parkway Plaza Boulevard near Courtney Commons Lane.
<b>SUMMARY OF PETITION</b>	This is a conventional petition with no associated site plan.
<b>PROPERTY OWNER</b>	Ten Parkway Associates, LP
<b>PETITIONER</b>	Dore Academy
<b>AGENT/REPRESENTATIVE</b>	Collin W. Brown/Bailey Patrick, Jr. K&L Gates
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Westside Strategic Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Phipps).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Lipton/Dodson
	Yeas: Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh and Walker
	Nays: None
	Absent: None
	Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this petition to the Committee, identifying the proposed zoning district and noting the surrounding uses. There was no discussion of this item.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
  - The *Westside Strategic Plan* (2000) recommends office development for this area.
  - The request is consistent with the *Westside Strategic Plan*.
- **Staff Recommendation (Updated)**
  - Staff agrees with the recommendation of the Zoning Committee.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**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*.
  - There is no site plan associated with this conventional rezoning request.

**OUTSTANDING ISSUES**

- No issues.

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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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