

<b>REQUEST</b>	Current Zoning: B-D, distributive business Proposed Zoning: B-2, general business
<b>LOCATION</b>	Approximately 3.5 acres located on the east side of Red Oak Boulevard near the intersection of Interstate 77 and West Arrowood Road.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 3.5 acres to B-2 to allow all uses in the B-2 district.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Partners/JR Heistand NCFLA Land Owners LLC% Parkway Properties SunCap Property Group Bryan Howell
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Southwest District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith 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: Zoutewelle/Griffith Yeas: Allen, Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition, noting the request was consistent with the <i>Southwest Area Plan</i> . There was no further discussion of this petition.
<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 *Southwest District Plan* (1991) recommends retail and office uses for the subject parcel.
- **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.
  - **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.
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**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*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

**Planner:** Solomon Fortune (704) 336-8326