REQUEST
Current Zoning: B-D, distributive business
Proposed Zoning: B-2, general business

LOCATION
Approximately 3.5 acres located on the east side of Red Oak Boulevard near the intersection of Interstate 77 and West Arrowood Road.

SUMMARY OF PETITION
The petition proposes to rezone 3.5 acres to B-2 to allow all uses in the B-2 district.

PROPERTY OWNER
Partners/JR Heistand NCFLA Land Owners LLC% Parkway Properties

PETITIONER
SunCap Property Group

AGENT/REPRESENTATIVE
Bryan Howell

COMMUNITY MEETING
Meeting is not required.

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 Griffith seconded by Commissioner Phipps).

ZONING COMMITTEE ACTION
The Zoning Committee voted unanimously to recommend APPROVAL of this petition.

VOTE
Motion/Second: Zoutewelle/Griffith
Yeas: Allen, Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION
Staff reviewed the petition, noting the request was consistent with the Southwest Area Plan. There was no further discussion of this petition.

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 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.

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.

OUTSTANDING ISSUES

- No issues.

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