
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is consistent with the <i>Southwest District Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Partners/JR Heistand NCFLA Land Owners LLC% Parkway Properties SunCap Property Group Bryan Howell
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject parcel is vacant and zoned B-D. The surrounding properties are zoned B-2 and B-D and developed with commercial uses.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends retail and office uses for the subject parcel.
 - This petition is consistent with the *Southwest District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1200 trips per day.
Proposed Zoning: 700 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.

- **Mecklenburg County Parks and Recreation Department:** No comments received.
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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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

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

- Application
- 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