

REQUEST	Current Zoning: B-D(CD), distributive business, conditional Proposed Zoning: O-1, office
LOCATION	Approximately 10.48 acres located on the east and west sides of Forest Point Circle near the intersection of West Arrowood Road and Forest Point Boulevard. (Council District 3 – Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses in the O-1 district.
PROPERTY OWNER	Richardson Properties, LLC
PETITIONER	Cardinal Real Estate Partners
AGENT/REPRESENTATIVE	John Culbertson/Cardinal Real Estate Partners
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	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 Allen seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Labovitz/Eschert
	Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker
	Nays: None
	Absent: Nealon
	Recused: None

ZONING COMMITTEE DISCUSSION Staff presented this request to the Committee, noting that there had been other properties in the immediate area had been recently rezoned to conventional zoning districts to allow all uses in the O-1 and I-1 districts. There was no 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

- **Background**
The subject properties were part of rezoning petition 1985-49, which rezoned 114 acres to allow 1.9 million square feet of B-D uses. There have been several recent conventional rezonings within this tract.
- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends office land use on this site. The *Westside Strategic Plan* (2000) does not have a site specific recommendation for this site.
 - The petition is consistent with the *Southwest District Plan*.

- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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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.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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