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<b>REQUEST</b>	Current Zoning: B-D(CD), distributive business, conditional Proposed Zoning: O-1, office
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses in the O-1 district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Southwest District Plan</i> .
<b>PROPERTY OWNER</b>	Richardson Properties, LLC
<b>PETITIONER</b>	Cardinal Real Estate Partners
<b>AGENT/REPRESENTATIVE</b>	John Culbertson/Cardinal Real Estate Partners
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### 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.
- **Existing Zoning and Land Use**  
The rezoning site consists of two parcels: one parcel is developed with a 44,162 square-foot building constructed in 1997; and the other parcel contains a 40,000 square-foot building constructed in 1996. The rezoning site is surrounded by a mix of office, office/distribution/warehouse, hotels, commercial, institutional, and single family residential neighborhoods on properties zoned B-D(CD), B-2(CD), O-1, Institutional, and R-4.
- **Rezoning History in Area**
  - Approval of rezoning petition 2010-058 rezoned approximately 15.59 acres located at the intersection of Forest Point Boulevard and Forest Point Circle near West Arrowood Road—and within the same development as the rezoning site—from B-D(CD) to O-1 to allow all uses permitted in the O-1 district.
  - Approval of rezoning petition 2010-038 rezoned approximately 10.4 acres located on Forest Point Boulevard near West Arrowood Road—and within the same development as the rezoning site—from B-D(CD) to I-1 to allow all uses permitted in the I-1 district.
- **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*.

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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: 1100 trips per day.  
Proposed Zoning: 1100 trips per day.
    - **Connectivity:** 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.

#### **OUTSTANDING ISSUES**

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

- Application
- 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

**Planner:** Claire Lyte-Graham (704) 336-3782