

Note: The petitioner has requested and City Council has agreed to a decision the night of the public hearing.

REQUEST	Current Zoning: B-D(CD), distributive business, conditional Proposed Zoning: I-1, light industrial
LOCATION	Approximately 10.4 acres located on Forest Point Boulevard near West Arrowood Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to allow all uses permitted in the I-1 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Southwest District Plan</i> ; however, it will allow uses similar in nature to the surrounding office and industrial land uses.
Property Owner	Faison-Arrowood Properties Limited Partnership
Petitioner	Henry J. Faison
Agent/Representative	None
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
The subject property was a portion of Petition 1985-49, which rezoned approximately 114 acres to allow 1.9 million square feet of B-D uses.
- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
The subject property is currently vacant. The surrounding properties are zoned a combination of B-D(CD), and I-1. Uses in the immediate area include vacant land, office, and industrial development.
- **Rezoning History in Area**
Recent rezonings in the area include:
 - A site plan amendment for B-2 (CD) approved for the property at the intersection of W. Arrowood Road and Forest Point Boulevard by Petition 2006-135. The petition reduced the amount of development that was approved in the original 1996 rezoning. Permitted uses included but were not limited to office, retail, service, and institutional uses.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends office use for this site.
 - The *Westside Strategic Plan* (2000) does not have a site specific land use recommendation for this site; however it is mentioned that the high quality business development along Arrowood Road and I-77 are part of the emerging revitalization of the "Westside".
 - This petition is inconsistent with *Southwest District Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
With the array of uses allowed in I-1 and the conditional B-D categories from the 1985 petition, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site and its proximity to the good street network in the area, there should only be minor impacts to the transportation system resulting from this rezoning.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - 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
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

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