

REQUEST	Current Zoning: B-1SCD (business shopping center district) Proposed Zoning: B-1SCD SPA (business shopping center district, site plan amendment)
LOCATION	Approximately 21.5 acres located on the southwest corner at the intersection of Eastway Drive and Central Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow redevelopment of a limited portion of an existing shopping center. The part of the center that is included in the rezoning is currently developed with 212,654 square feet of retail uses including one freestanding parcel. Proposed changes include up to 225,753 square feet of building area through demolition and reallocation of a limited amount of existing building square footage, in addition to 17,500 square feet of new retail uses, and two accessory drive-through service windows.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Eastway I Holdings, LLC Eastway Holdings, John Turner Kevin Ammons, ColeJenest and Stone
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Eastside Strategy Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan identifies this area for redevelopment and revitalization. <p>Therefore, this petition is found to be and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because;</p> <ul style="list-style-type: none"> • The proposed site plan allows the redevelopment of a portion of the existing shopping center; and • The proposed site plan does not exceed the maximum square footage allowed by the previous petition; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Walker).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Amended Proposed Development Summary to reflect total square footage for the B-1SCD SPA (business shopping center district, site plan amendment) as 225,753 square feet, which aligns with Note 3 under Development Limitations. 2. Addressed CATS comment by adding a note committing to provide a bus shelter pad, at a location to be determined with CATS along the site's frontage on Central Avenue. 3. Addressed CDOT comments as follows: <ol style="list-style-type: none"> (a) Added a note that prior to the issuance of a certificate of occupancy for the new building, petitioner shall dedicate and convey to the City of Charlotte right-of-way in the northwest quadrant of the intersection of Central Avenue and Eastway Drive as follows: <ol style="list-style-type: none"> (i) an area in size of 12 feet by 115 feet on Central Avenue; and (ii) an area in size of 19 feet by 125 feet on Eastway Drive. (b) Added a note that before the proposed Building A certificate of occupancy is issued, only one driveway will be permitted
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between Central Avenue and existing Building F. The location of Driveway #5 will be determined in the construction permitting phase and approved by CDOT and NCDOT.

4. Amended Proposed Development Area Summary to reduce the portion of existing building demolition from 4,501 square feet to 3,401 square feet.
5. Amended Proposed Development Area Summary to reduce the proposed building addition from 17,500 square feet to 16,500 square feet.
6. Amended Note 3 under Development Limitations to reflect a new maximum of 16,500 square feet for the freestanding building.
7. Added the following notes under the heading of Lighting:
 - (a) All direct lighting will be designed in a manner that minimizes glare toward adjacent streets and properties.
 - (b) All site lighting installed on the site after the approval of the site plan amendment shall be "full-cut off" type fixtures. Light trespass shields shall be used on site lighting installed after the approval of this site plan amendment to avoid light spill across property lines. No new floodlights or unshielded wall-pak lighting may be installed on the site after the approval of this site plan amendment.
8. Added note under heading of Signs that no more than two project identification signs may be erected on the site.

VOTE	Motion/Second:	Nelson/Walker
	Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker
	Nays:	None
	Absent:	None
	Recused:	None

ZONING COMMITTEE DISCUSSION Staff provided an update of the petition, noting that there are no outstanding issues. Staff noted the petition is consistent with the *Eastside Strategy Plan*. There was no further discussion.

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 property was included in the overall 30.5-acre Eastway Crossing Shopping Center rezoned under Petition 1989-096 to R-9(CD) (single family residential, conditional) and B-1SCD (business shopping center district), to allow a maximum of 293,847 square feet of retail uses.
- **Proposed Request Details**
 The site plan amendment contains the following changes:
 - Allows the demolition of a minimum 3,401 square feet of the existing buildings located along the north side of the property.
 - Adds a new 16,500-square foot building located on the north side of the property.
 - Allows two uses with accessory drive-through service windows.
 - Removes the note limiting building height above finished floor elevation to not exceed 30 feet.
 - Eliminates the three existing driveways and access points, in the event that the new building is constructed.
- **Public Plans and Policies**
 - The *Eastside Strategy Plan* (2001) recommends retail for the subject parcel, which was originally established by the *Central District Plan* (1993).
 - The *Eastside Strategy Plan* recognizes this as an area for redevelopment and revitalization to restore economic and social vitality, which is consistent with the City's goals for business

corridors.

- The petition is consistent with the *Eastside Strategy Plan*.
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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 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 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*.
 - Minimizes impacts to the natural environment by building on an infill lot.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- 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

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