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<b>REQUEST</b>	Current Zoning: B-1SCD (business shopping center district) Proposed Zoning: B-1SCD SPA (business shopping center district, site plan amendment)
<b>LOCATION</b>	Approximately 21.5 acres located on the southwest corner at the intersection of Eastway Drive and Central Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval upon resolution of outstanding issues. The petition is consistent with the <i>Eastside Strategy Plan</i> , which recommends retail uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Eastway I Holdings, LLC Eastway Holdings, John Turner Kevin Ammons, ColeJenest and Stone
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

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#### **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 4,500 square feet of the existing buildings located along the north side of the property.
  - Adds a new 17,500-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.
- **Existing Zoning and Land Use**
  - The subject property is part of an existing shopping center that consists of retail, office, distributive business and restaurant uses. Properties to the west and south are zoned R-4 (single family residential) and R-17MF (multi-family residential) and developed with single family dwellings. Properties across Eastway Drive are developed with single family and multi-family dwelling units, a strip shopping center containing retail and restaurant uses, and office uses in R-4 (single family residential), R-22MF (multi-family residential), B-1SCD (business shopping center district) and O-2 (office) zoning.
- **Rezoning History in Area**

- Petition 2014-94 rezoned 3.05 acres located on the west side of Eastway Drive at the intersection of Eastway Drive and Biscayne Drive to B-D(CD) (distributive business, conditional) and B-D(CD) SPA (distributive business, conditional, site plan amendment) to allow reuse of a portion of an existing building for expansion of a self-storage facility.
  - Petition 2013-073 rezoned 3.74 acres of an existing building vacated by Walmart from B-1SCD (business shopping center district) to B-D(CD) (distributive business, conditional) to allow reuse of the former Walmart building for a self-storage facility, rental management offices and accessory uses.
  - **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:** Provide a shelter pad for bus service along Central Avenue, which would replace the existing bus stop currently located near utility access panels.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** CDOT has the following requests:
    - Dedicate in fee simple additional right-of-way in the northwest quadrant of Central Avenue, in the amount of 12 feet x 115 feet on Central Avenue, and 19 feet x 125 feet on Eastway Drive.
    - Amend Note 5 as follows: Before the proposed Building A certificate of occupancy is issued, only one driveway will be permitted 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.
    - **Vehicle Trip Generation:**  
Current Zoning: 11,240 trips per day.  
Proposed Zoning: 11,000 trips per day.
    - **Connectivity:** No issue.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** Amend Note 6 as follows: The petitioner shall comply with the approved and adopted Post Construction Controls Ordinance.
  - **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*.
  1. Minimizes impacts to the natural environment by building on an infill lot.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Amend Note 3 under Development Limitations to state that the minimum existing square footage of existing buildings E and D2 to be demolished will be 4,500. Specify the maximum amount of square footage from both buildings that may be demolished.
    2. Amend 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.
    3. Address CATS comment.
    4. Address CDOT comments.
    5. Address Charlotte Storm Water Services comment.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

1. Application
2. Site Plan
3. Community Meeting Report
4. Charlotte Area Transit System Review
5. Charlotte Department of Neighborhood & Business Services Review
6. Transportation Review
7. Charlotte-Mecklenburg Storm Water Services Review
8. Engineering and Property Management Review
9. Mecklenburg County Land Use and Environmental Services Agency Review
10. Mecklenburg County Parks and Recreation Review

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