

REQUEST	Current Zoning: B-1SCD, business shopping center district, conditional Proposed Zoning: B-D(CD), distributive business, conditional
LOCATION	Approximately 2.95 acres located on the west side of Eastway Drive at the intersection of Eastway Drive and Biscayne Drive. (Council District 1- Maddalon)
SUMMARY OF PETITION	The petition proposes to reuse the rear portion of an existing building to allow a self-storage facility and associated rental and management offices.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Eastway II Holdings, LLC Eastway II Holdings, LLC Kevin Ammons, Cole Jenest and Stone
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Central District Plan</i> , however, to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. The acreage was reduced from 3.74 to 2.95 acres. 2. The building size was reduced from 52,488 to 46,892 square feet.
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VOTE	Motion/Second: Zoutewelle/Allen Yeas: Allen, Dodson, Labovitz, Low, Ryan and Zoutewelle Nays: None Absent: Firestone and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and noted that there are no outstanding issues. Staff pointed out that the acreage of the rezoning area was decreased after the public hearing from 3.74 acres to 2.95 acres and the resultant existing building square footage has been reduced from 52,488 to 46,892 square feet. Some commissioners discussed the merits of the proposal, in that it is a use that is needed, it reuses an existing building, is located at the rear of a building and has interior access only, and reduces the number of daily vehicle trips from the currently allowed use. One commissioner stated that the proposed use may hinder future development in the Central Avenue corridor.
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

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Reuse of 46,892 square feet (westernmost portion at rear of building by loading dock) of an overall 128,314-square foot building for a self-storage facility, rental management offices and accessory uses.

- An existing 100-foot undisturbed buffer will be retained along the site's southern boundary and will be supplemented to meet the standards of a Class B buffer.
 - A 38-foot Class B buffer will be provided along the site's western boundary line.
 - Remainder of existing building (81,422 square feet) to remain and retain the B-1SCD zoning.
 - The storage of hazardous materials is prohibited.
 - Vehicular access provided via existing driveways to the shopping center along Eastway Drive and Central Avenue.
 - Detached lighting will be limited to 25 feet in height. Any new detached lighting will be decorative, capped and downwardly directed.
- **Public Plans and Policies**
- The *Central District Plan* (1993) recognizes the existing retail land use on the site.
 - The proposed use is inconsistent with the recommendation of the *Central District Plan*. However, adaptive reuse of a partially vacant big box building will help to maintain an active retail center.
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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 comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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.
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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 reusing the existing building.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sonja Sanders (704) 336-8327