

REQUEST	Current Zoning: B-1SCD, business shopping center district, conditional Proposed Zoning: B-D(CD), distributive business, conditional
LOCATION	Approximately 3.74 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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Central District Plan</i> , which recommends retail land uses. However, the proposed land use adheres to the district plan's intent of maintaining active existing retail centers. In addition, such adaptive reuse of a vacant big box retail building will help prevent further deterioration and assist in revitalization of the shopping center.
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.

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) and B-1SCD to allow a maximum of 293,847 square feet of retail uses on a total of 30.5 acres. The current petition seeks to reuse the rear, westernmost portion (52,488 square feet) of the existing building vacated by Walmart, of which the portion fronting Eastway Drive (36,371 square feet) has been repurposed and is being reused by U.S. Foods. The remaining middle portion of the building (35,075 square feet) is currently vacant and allows uses permitted under the existing B-1SCD zoning.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Reuse of 52,488-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.
 - A 4,380-square foot portion of the existing building will be removed and replaced with parking spaces.
 - 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 43-foot Class B buffer will be provided along the site's western boundary line.
 - Remainder of existing building (71,446 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.
- **Existing Zoning and Land Use**
The subject property is part of an existing shopping center that consists of retail, office and restaurant uses. Properties to the west and south are zoned R-4 and R-17MF 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, R-22MF, B-1SCD and O-2 zoning.

- **Rezoning History in Area**

Pending petition 2012-102 proposes a B-1SCD site plan amendment to a 10.4-acre portion of the overall 30-acre site to allow an existing 20,830-square foot retail building to be removed and replaced with a 15,000-square foot building for a drug store and a new 3,300-square foot restaurant. This petition is currently scheduled for public hearing in October 2013.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recognizes the existing retail land use on the site.
 - The proposed petition 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.
 - **Vehicle Trip Generation:**
Current Zoning: 4,500 trips per day.
Proposed Zoning: 125 trips per day.
 - **Connectivity:** 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.

OUTSTANDING ISSUES

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

- Application
- 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

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