

REQUEST	Current Zoning: B-1SCD (business shopping center district) and B-D(CD) (distributive business, conditional) Proposed Zoning: B-D(CD) (distributive business, conditional) and B-D(CD) SPA (distributive business, conditional, site plan amendment)
LOCATION	Approximately 3.05 acres located on the west side of Eastway Drive at the intersection of Eastway Drive and Biscayne Drive. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes reuse of a portion of an existing building to allow expansion of a self-storage facility.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Eastway II Holdings, LLC Eastway II Holdings, LLC Kevin Ammons
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0
STATEMENT OF CONSISTENCY	A portion of this petition is found to be consistent with the <i>Central District Plan</i> and a portion of this petition to be inconsistent with the <i>Central District Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • A portion of the property was previously rezoned; and. • The remaining portion of the property is recommended for retail land uses. <p>However, this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The use will help maintain an active retail center. <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Ryan).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modification: <ol style="list-style-type: none"> 1. Amended proposed zoning to reflect B-D(CD) and B-D(CD) SPA.
VOTE	Motion/Second: Sullivan/Nelson Yeas: Dodson, Eschert, Nelson, Ryan and Sullivan Nays: None Absent: Labovitz and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided an update of the petition and noted that the outstanding issue had been resolved. It was noted that the portion of the petition proposing B-D(CD) SPA is consistent with the adopted area plan as amended by a previous rezoning on the site, while the remaining portion is inconsistent with the adopted area plan, which recommends retail land use, but adheres to the plan's intent of maintaining active existing retail centers and is an adaptive reuse of a vacant big box retail building. A commissioner stated that the previous rezoning was successful and has not changed the look of the property.
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.
- 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 46,892 square feet of the overall 128,314-square foot building for a self-storage facility, rental management offices and accessory uses.
- Current petition proposes to add 2,850 square feet of building area for the self-storage facility and related accessory uses.

• Proposed Request Details

The site plan amendment contains the following changes:

- Allows a maximum of 49,742 square feet of the existing building for use as a self-storage facility. This will include the 46,892 square feet approved by petition 2013-073 and an additional 2,850 square feet.

The proposed petition contains the following provisions for the entire site:

- Reuse of an additional 2,850 square feet of an overall 128,314-square foot building to allow expansion of an existing self-storage facility.

• Public Plans and Policies

- The *Central District Plan* (1993) recognizes the existing retail land use on the site.
 - The existing B-D(CD) (distributive business, conditional) zoned portion of the site is consistent with the *Central District Plan*, as amended by a previous petition. The remaining portion 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 issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **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 comments received.
 - **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 reusing the existing building.

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-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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