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<b>REQUEST</b>	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)
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	The petition proposes reuse of a portion of an existing building to allow expansion of a self-storage facility.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. Most of the area covered by the petition is consistent with the <i>Central District Plan</i> , as amended by a previous rezoning on the site. The remaining portion is inconsistent with the adopted plan, which recommends retail land uses. However, the proposed rezoning will expand the area available for a self-storage facility that is adaptively reusing a formerly vacant big box.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Eastway II Holdings, LLC Eastway II Holdings, LLC Kevin Ammons
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

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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.
  - 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.
- **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**

- 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.
- **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.
  - **Vehicle Trip Generation:**  
Current Zoning: 125 trips per day.  
Proposed Zoning: 140 trips per day.
  - **Connectivity:** 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**

- The petitioner should:
  1. Amend proposed zoning to reflect B-D(CD) and B-D(CD) SPA.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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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