

REQUEST Current Zoning: B-1SCD (business shopping center, conditional), O-15(CD) (office, conditional), and MUDD-O (mixed use development, optional)
Proposed Zoning: R-4 (single family residential)

LOCATION Approximately 12.5 acres located on the east side of Wilora Lake Road between Justin Forest Drive and Hollyfield Drive.
(Council District 5 - Autry)

SUMMARY OF PETITION This conventional petition seeks to allow all uses permitted in the R-4 (single family residential) district. The site is a portion of the former Eastland Mall property.

PROPERTY OWNER City of Charlotte
PETITIONER City of Charlotte
AGENT/REPRESENTATIVE N/A

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY The Zoning Committee found this petition to be consistent with the *Eastland Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Eastland Area Plan* recommends residential, office, and retail uses within a Town Center environment.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The proposal is to rezone a portion of the former Eastland Mall property to a residential zoning district, which is one of the land uses identified as appropriate for this site; and
- In addition to single family homes, the R-4 (single family residential) district also allows uses such as religious institutions, schools of various types, and government buildings. These uses are also consistent with the plan recommendation; and
- The site is adjacent to single family, multi-family, and office uses along Wilora Lake Road, as well as the vacant Eastland Mall site. The uses allowed in the R-4 district are compatible with the surrounding development;

By a 6-0 vote of the Zoning Committee (motion by Eschert seconded by Majeed).

ZONING COMMITTEE ACTION The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

VOTE Motion/Second: Eschert / Sullivan
Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins
Nays: None
Absent: Labovitz
Recused: None

ZONING COMMITTEE DISCUSSION Staff presented this item to the Zoning Committee, noting that there are not outstanding issues associated with the conventional district request. There was no further discussion of the petition.

Staff noted that this petition is consistent with the *Eastland Area Plan*.

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**

This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- *Eastland Area Plan (2003)* recommends residential, office, and retail uses within a town center environment for this site.

- **TRANSPORTATION CONSIDERATIONS**

- CDOT has no concerns about this petition since the trip generation potential of the site would be reduced under the proposed zoning. CDOT will ensure safe access during site plan review as part of the permitting process.
- **Vehicle Trip Generation:**
Current Zoning: 7,850 trips per day (based on 125,000 square feet of retail entitlements).
Proposed Zoning: 560 trips per day (based on 50 single family residential units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce 34 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 34 students. The proposed development is not projected to increase the school utilization (without mobile classrooms) for Eastway Middle (113%). The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Windsor Park Elementary from 149% to 151%
 - Garinger High from 129% to 130%
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** 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.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte-Mecklenburg Schools
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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