

<b>REQUEST</b>	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)
<b>LOCATION</b>	Approximately 12.5 acres located on the east side of Wilora Lake Road between Justin Forest Drive and Hollyfield Drive. (Council District 5 - Autry)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER</b>	City of Charlotte
<b>PETITIONER</b>	City of Charlotte
<b>AGENT/REPRESENTATIVE</b>	NA

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with <i>Eastland Area Plan</i> recommendation for residential, office, and retail uses within a Town Center environment.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan. The R-4 (single family residential) district is designed to protect and promote the development of single family housing and a limited number of public and institutional uses including: religious institutions, schools of various types, and government buildings.
- **Existing Zoning and Land Use**
  - Petition 1985-038 allowed a 1.16 million square foot shopping mall, in B-1SCD (business shopping center, conditional), and a portion of the subject site was included in that rezoning. The O-15(CD) (office, conditional) portion of the subject property was rezoned as part of Petition 1991-046, which allowed 700 parking spaces on 7.89 acres. The MUDD-O (mixed use development, optional) portion was part of a larger rezoning (petition 2003-038) that allowed up to 400,000 square feet of retail, office, civic/institutional, theater and amphitheater uses, in addition to allowing the existing nonconforming automobile facility to remain.
  - The surrounding properties on the south side of Central Avenue are zoned O-1 and O-2 (office), B-1(CD) (neighborhood business, conditional) and B-2 (general business) and developed with office and commercial/retail uses. The former Eastland Mall site fronting on the north side of Central Avenue is currently vacant and zoned B-1SCD (business shopping center, conditional), CC (commercial center) and MUDD-O (mixed use development, optional). Properties on either side of Wilora Lake Road are zoned R-3 and R-4 (single family residential), R-15MF(CD) and R-17MF(CD) (multi-family residential, conditional), O-1 and O-15(CD) (office, conditional) and B-1(CD) (neighborhood business, conditional) and are developed with single family and

multi-family residential dwellings, an office use, and a charter school.

- **Rezoning History in Area**

- Petition 2014-054 rezoned 2.40 acres located on the northeast corner at the intersection of North Sharon Amity Road and Central Avenue to B-1(CD) (neighborhood business, conditional) to allow the development of a 9,000-square foot building for a gasoline service station and convenience store with accessory pumps, retail and restaurant uses.
- See "Rezoning Map" for existing zoning in the area.

- **Public Plans and Policies**

- The *Eastland Area Plan* (2003) recommends residential, retail, entertainment, office, and civic uses within a Town Center environment.
- The petition supports the *General Development Policies- Environment* by developing an infill site, thereby minimizing further environmental impacts while accommodating growth.

- **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:
  - Windson 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:** See Advisory Comments, Note 1.

**ADVISORY COMMENTS**

1. Park and Recreation requests the petitioner provide safe, accessible, pedestrian connectivity to the proposed 12-foot wide multi-use trail on the north side of Hollyfield Drive, which will provide access to Future Campbell Creek Greenway as indicated on the 2008 Greenway Master Plan.

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

- Application
- Locator Map
- 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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