

REQUEST	Current Zoning: R-17MF (multi-family residential), B-1 (neighborhood business), and I-1 (light industrial) Proposed Zoning: INST(CD) (institutional, conditional)
LOCATION	Approximately 90.45 acres along Eastway Drive between North Tryon Street and The Plaza. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to develop vacant property, and a portion of Eastway Park located in the Hampshire Hills neighborhood in East Charlotte, to allow a recreation center and associated uses, totaling up to 150,000 square feet in area.
PROPERTY OWNER	Mecklenburg County
PETITIONER	Mecklenburg County Park and Recreation
AGENT/REPRESENTATIVE	Alicia Rocco, Mecklenburg County
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 173

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Blue Line Extension Transit Station Area Plan</i> recommendation for park/open space/greenway uses for the site.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • This proposal provides a regional civic/institutional/recreation center, including outdoor recreation facilities which will serve the East region of Mecklenburg County, consistent with the adopted plan recommendation for park and open space for the site. • The petition supports nearby neighborhoods providing a major recreational facility with multiple pedestrian access points, thus allowing nearby residents to walk to the facility, as recommended in the adopted area plan. • A multi-use trail is proposed through the site from Eastway Drive to the Old Concord transit station, supporting connectivity and transit access plan goals. • The petition provides for an extension of General Industrial Drive to the existing driveway on Eastway Drive, in support of the adopted area plan's street connectivity recommendation.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum building area of 150,000 square feet consisting of proposed uses including clinics/offices medical, dental and optical, civic social service and fraternal facilities, cultural facilities, recreation center and government buildings, indoor recreation, child care centers, parks/greenways/arboretums, health institutions, open space recreational uses, outdoor recreation, retail establishments, offices, and Type 1 eating/drinking/entertainment establishments.
 - Building height may exceed 40 feet provided the minimum side yard is increased one foot for every two feet in building height in excess of 40 feet. Where buildings abut residential use or zoning the side and/or rear yard which abuts the residential use or zoning will be increased one foot for each foot in building height in excess of 40 feet.
 - The main vehicular access to the site will be provided off Eastway Drive via proposed "Public Road A", and will extend from Eastway Drive to the main entrance to the building.

- Southbound “Public Road A” will consist of three travel lanes, and is intended to be full movement.
- If justified by CDOT and NCDOT, petitioner may elect to enter into a signal agreement with the City to provide a traffic signal, with pedestrian signalization and cable interconnect as needed, at the intersection of Eastway Drive and Public Road A.
- A southbound left-turn lane will be provided off Eastway Drive that will maximize the taper length of the turn lane to the extent that the existing Eastway Drive bridge will not have to be widened as part of this project.
- Three pedestrian connections a minimum of eight feet in width will be provided to the adjoining residential neighborhood.
- Potential CATS bus access will be coordinated during the permitting process.
- Petitioner agrees to enter into negotiations for two connectivity study areas that may lead to conveyance of future right-of-way. Study Area A will coordinate the location of future reserved right-of-way for the extension of General Industrial Drive, a potential pedestrian and/or vehicular bridge to Old Concord Station, and the proposed Cross Charlotte Trail. Study Area B will provide future vehicular and/or pedestrian right-of-way connections through to the neighborhood and The Plaza.
- Mecklenburg County and the City of Charlotte will cooperate on the design and building of the Cross Charlotte Trail, in a manner consistent with the 2015 Interlocal Cooperation Agreement between the city and county.
- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy.
- Petitioner will construct an eight- to 10-foot wide paved trail from the end of Public Road A to General Industrial Drive, which will be extended to Briarwood Park if the petitioner can obtain an easement or right-of-way from an adjoining parcel.
- A 13-foot planting strip, six-foot sidewalk, and two-foot maintenance buffer will be installed along the project frontage on Eastway Drive.
- A 13-foot wide planting strip will be located along both sides of Public Road A, with an eight- to 10-foot wide pedestrian path along one side and a six-foot wide sidewalk along the other.
- **Existing Zoning and Land Use**
 - The subject property is zoned B-1 (neighborhood business), R-17MF (multi-family residential), and I-1 (light industrial). The majority of the property is undeveloped. A portion of the site is used as Eastway Community Park, containing cleared land and playground equipment.
 - Surrounding property, located on the east side of Eastway Drive between North Tryon Street and The Plaza, is developed with single family detached, duplex, triplex, and multi-family residential dwellings, a public and private school, Briarwood Community Park, office, retail, eating/drinking and entertainment establishments, and warehouse uses, in R-4 (single family residential), R-22MF (multi-family residential), R-9MF(CD) (multi-family residential, conditional), B-1 (neighborhood business), B-2 (general business), B-1SCD (business shopping center), TOD-M (transit oriented development - mixed-use), I-1 (light industrial) and I-2(CD) (general industrial, conditional) zoning.
 - Properties on the east side of Eastway Drive and south of The Plaza are zoned R-4 (single family residential), R-22MF (multi-family residential), R-17MF(CD) (multi-family residential, conditional), MX-2 (mixed use), and B-1(CD) (neighborhood business, conditional) and contain single family detached, attached, duplex, and triplex dwellings, apartments and a shopping center use.
 - Properties located on the west side of Eastway Drive are zoned R-5 (single family residential), R-22MF (multi-family residential), O-2 (office), UR-2(CD) (urban residential, conditional), and I-2 (general industrial) and are developed with single family and multi-family residential dwellings, office uses, retail and industrial uses.
 - Lots north of the site across North Tryon Street are zoned R-12MF and R-17MF (multi-family residential), B-2 (general business) and B-2(CD) (general business, conditional), and developed with retail and residential uses.
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2017-024 approved a UR-2(CD) SPA (urban residential, conditional, site plan amendment) with five-year vested rights for 3.68 acres located on the west side of Bingham Drive between North Tryon Street and Curtiswood Drive to amend the existing site plan to allow up to 60 age-restricted multi-family dwelling units in a single building, and five townhome units, at a density of 17.66 units per acre.
 - Petition 2013-025 rezoned 20.69 acres located on the south side of Old Concord Road at the intersection of North Tryon Street and Old Concord Road from B-2 (general business) and I-2 (general industrial) to TOD-M (transit oriented development - mixed-use) to allow all uses

allowed within the TOD-M zoning district.

- **Public Plans and Policies**

- The *Blue Line Extension Transit Station Area Plans* (2013) recommends park/open space/greenway use for the site.
- The plan recommends a height of up to 40 feet for the subject property. Passive and active recreation building types are identified as typical in this area.
- The plan recommends proving connections to Eastway Park where possible.
- A multi-use trail is proposed through the site from Eastway Drive to the Old Concord transit station.
- An extension of General Industrial Drive to the existing driveway to Eastway Drive is proposed. There is not an adopted cross section for the frontage of Eastway Drive along the park site.

- **TRANSPORTATION CONSIDERATIONS**

The site is located between major thoroughfares, railroad tracks, and local streets. The current site plan commits to construction of a portion of a future street parallel to the railroad tracks and future right-of-way dedication for the remainder of the facility, a temporary trail facility to mimic the envisioned Cross Charlotte Trail (south loop), neighborhood bicycle-pedestrian connections, and future right-of-way dedication for network streets to adjacent property.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 50 trips per day (based on park land use).

Entitlement: 7,800 trips per day (based on 4.5 acres of retail uses, 31 acres of warehouse uses, and 55 acres of apartments).

Proposed Zoning: 5,070 trips per day (based on recreation community center use).

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 on-street parking on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along General Industrial Road, an existing six-inch water distribution main located along Highlake Drive, and an existing two-inch water distribution main located along Americana Avenue. Sewer system availability for the rezoning boundary is provided via existing eight-inch gravity sewer mains located within the rezoning boundary, along Americana Avenue, and Eastway Drive. There are also available eight-inch gravity sewer mains located along Highlake Drive and Lakecrest Drive.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of State maintained streets without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Trees cannot be removed from the right-of-way of all City of Charlotte maintained streets (Americana Avenue) without the permission of the City Arborist's office. Coordinate tree planting in the right-of-way of all City of Charlotte maintained streets (and any and all newly created public streets) with the City Arborist's office and Urban Forestry. The petitioner must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Park and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Amend development data to limit maximum building height to 40 feet, per the adopted area plan,

or specify the maximum building height allowed in feet and number of stories that will be allowed.

REQUESTED TECHNICAL REVISIONSSite and Building Design

2. Amend parking note under heading of "Development Data" to state the following: All designated uses will meet parking standards per Chapter 12.202, including indoor and outdoor recreation uses.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Park and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327