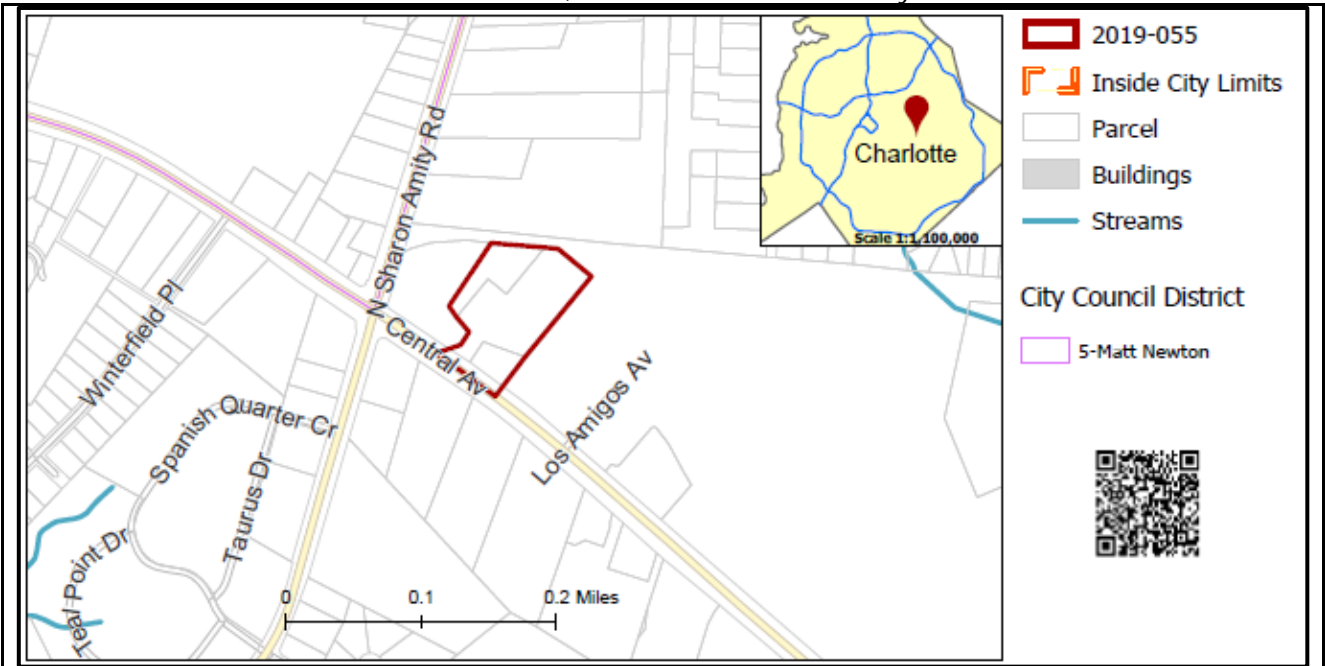


**REQUEST**

Current Zoning: B-1SCD (business shopping center)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road.



**SUMMARY OF PETITION**

The petition proposes redevelopment of the site to accommodate an elementary and secondary school, a religious institution, and an eating, drinking, and entertainment establishment Type 1.

**PROPERTY OWNER**

Movement Resources and The Movement Foundation Inc.

**PETITIONER**

Movement Resources, Garrett McNeill

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 11

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Eastland Area Plan* recommendation for residential, civic, office, and retail uses within a Town Center environment.

Rationale for Recommendation

- The proposal is to rezone a portion of a site adjacent to the former Eastland Mall property to an urban mixed-use zoning district, but limit the permitted land uses to schools, religious institutions, and eating, drinking, and entertainment establishments.
- The requested urban mixed-use zoning will allow the reuse of an existing building and accommodate site constraints.
- The proposed land uses are consistent with the area plan's recommendation for a mix of uses, including entertainment and civic uses, in a compact, pedestrian-oriented town center.

- The project will provide internal sidewalks and pedestrian connections to the site to enhance pedestrian safety.

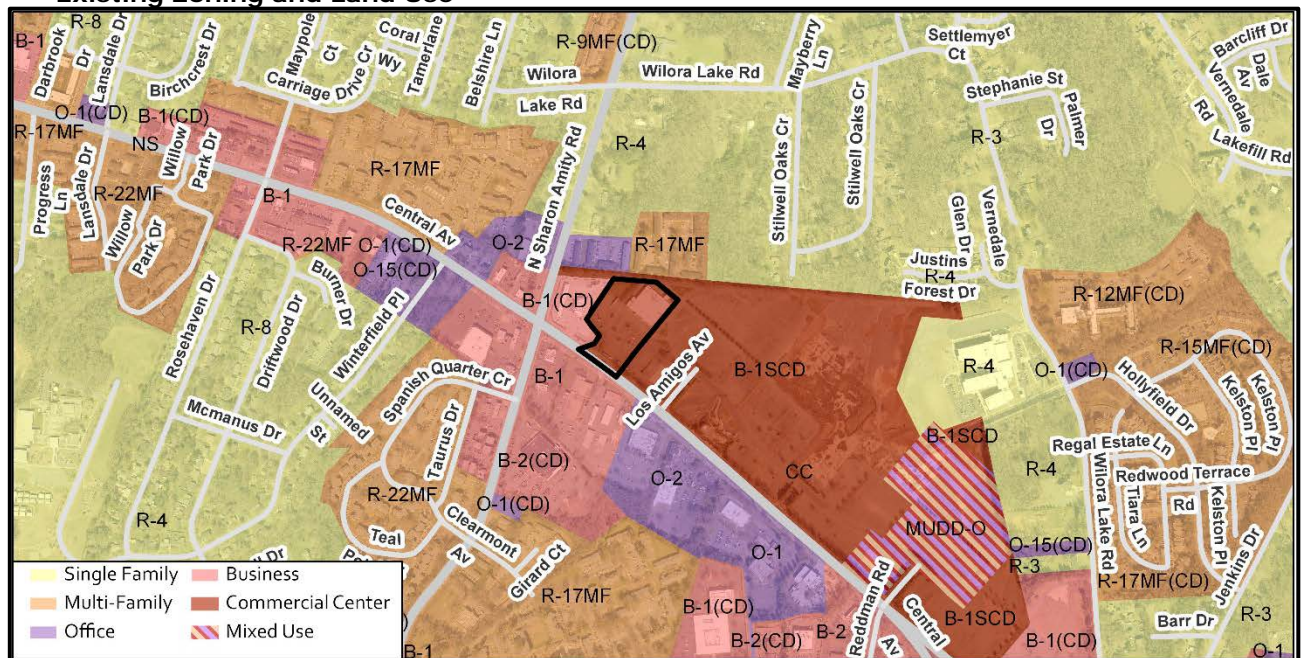
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Permits the following uses: an elementary and secondary school, a religious institution, and an eating drinking and entertainment establishment (type 1).
- Limits the maximum gross floor area of the site to 100,000 square feet and a maximum of 2 principal buildings.
- Provides driveway connections to the adjacent sites to the east and west and one driveway connection to Central Ave.
- Maintains the existing planting strip and sidewalk located along Central Ave.
- Provides a minimum 8-foot wide planting strip and minimum 6-foot wide sidewalk along the site's frontage on the unnamed shared access road located along the north property line.
- Dedicates and conveys a portion of the site located within 53 feet of the centerline of Central Avenue prior to the first certificate of occupancy.
- Limits the maximum building height to 4 stories and 55 feet and provides architectural standards and lighting standards.

- **Existing Zoning and Land Use**



The site was rezoned in the 1970s and then amended in 1985 as a separately owned retail property adjacent to the Eastland Mall Shopping Center. Surrounding zoning is primarily retail, multi-family residential, and office.





The subject property is developed with a vacant commercial building.



The property to the west is a gas station.



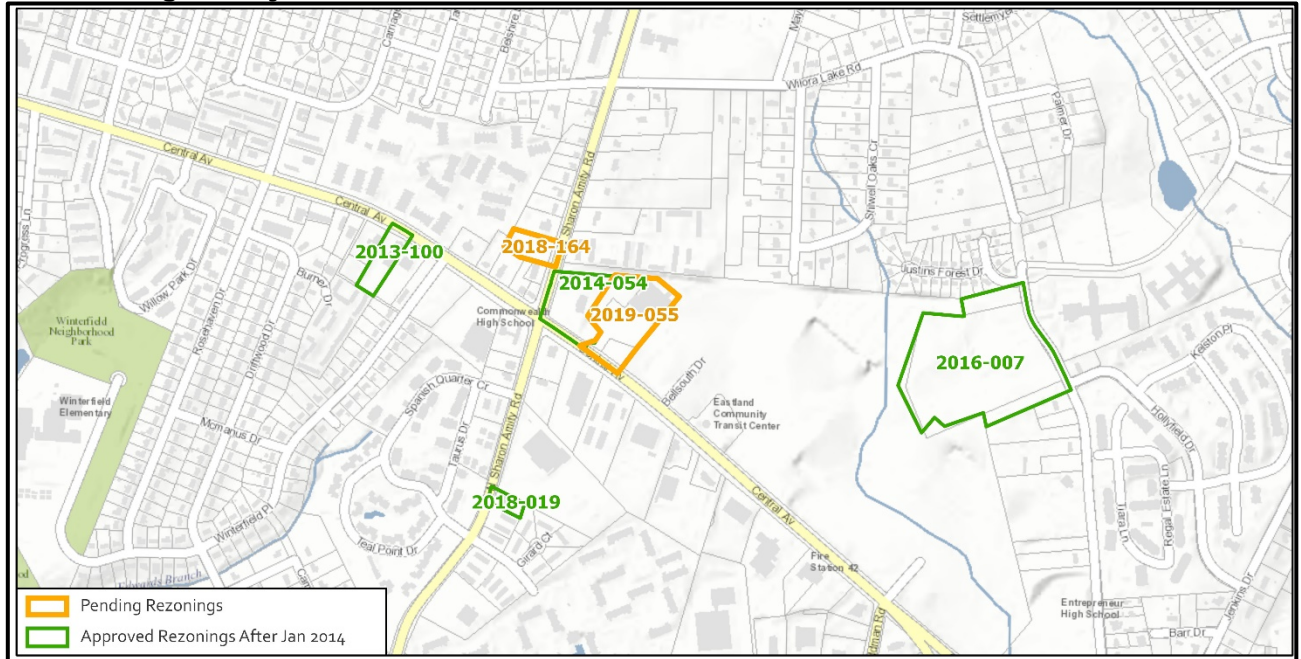


The property to the east is a vacant parking lot for the former Eastland Mall. The subject property is marked with a red star.



The property to the south across Central Avenue is an office building.

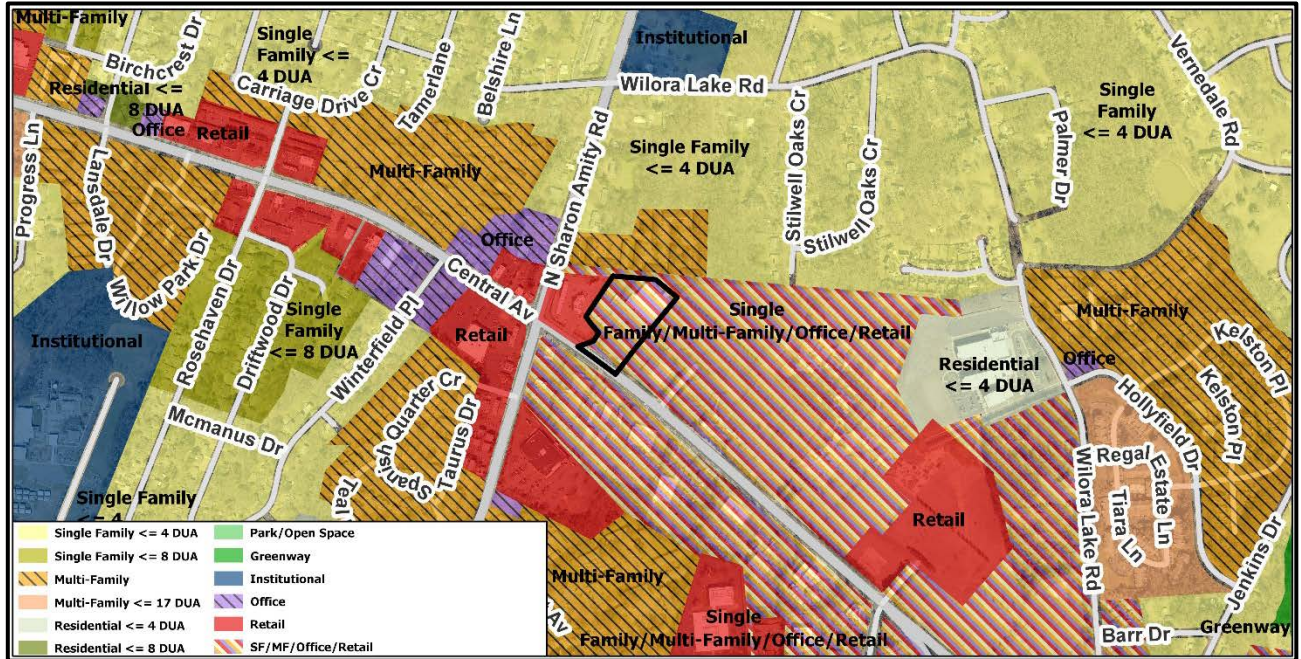
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-100	The petition rezoned site to O-1(CD) (office, conditional) to allow construction of a single story, 9,000-square foot building for clinics and offices.	Approved
2014-054	The petition rezoned site 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.	Approved
2016-007	The petition rezoned site to R-4 (single family residential) to allow all uses permitted in the R-4 district.	Approved
2018-019	The petition proposed a site plan amendment to previously approved petition (1999-032) to increase the building square footage of the existing one story building from 1,248 to 4,200 square feet, to allow uses permitted in the O-1 (office) district.	Approved
2018-164	The petition rezoned site to B-1(CD) to allow retail uses permitted in the B-1 (neighborhood business) district.	Approved



- **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends residential, retail, entertainment, office, and civic uses within a Town Center environment.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a Central Avenue (major thoroughfare) adjacent to the former Eastland Mall property. The site plan commits to dedicating additional right-of-way for a future buffered bike lane along Central Avenue. The site proposes an 8-foot planting strip and 6-foot sidewalk along the northern private drive providing improved pedestrian network, and better access to transit. To better determine school vehicular queuing, CDOT continues to request the petitioner to provide a vehicular queuing analysis to ensure queuing will not impact the road network.
- ~~See Outstanding Issues, Note 1.~~ **Addressed.**
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant building).

Entitlement: 2,940 trips per day (based on 35,000 SF retail).

Proposed Zoning: 1,747 trips per day (based on 98,000 SF charter school and 2,000 SF eating drinking, and entertainment establishment).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Central Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Central Avenue. No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

- ~~1. A Traffic Impact Study is not necessary for the complete review of this petition. However, a queuing analysis will need to be completed by the petitioner for both AM and PM drop-offs, to determine whether vehicles may overflow into the public right-of-way. Petitioner should add a conditional note for a queuing analysis to be completed before or during plan permitting.~~

Addressed

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

- ~~2. Label future back of curb, setback, and required yards on site plan.~~ Addressed
- ~~3. Label and dimension planting strips and sidewalks per CDOT memo.~~ Addressed
- ~~4. Setback needs to be measured from future back of curb.~~ Addressed
- ~~5. Remove blank page.~~ Addressed
- ~~6. Add the width of the sidewalk under note D2.~~ Addressed

---

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** Lisa Arnold (704) 336-5967