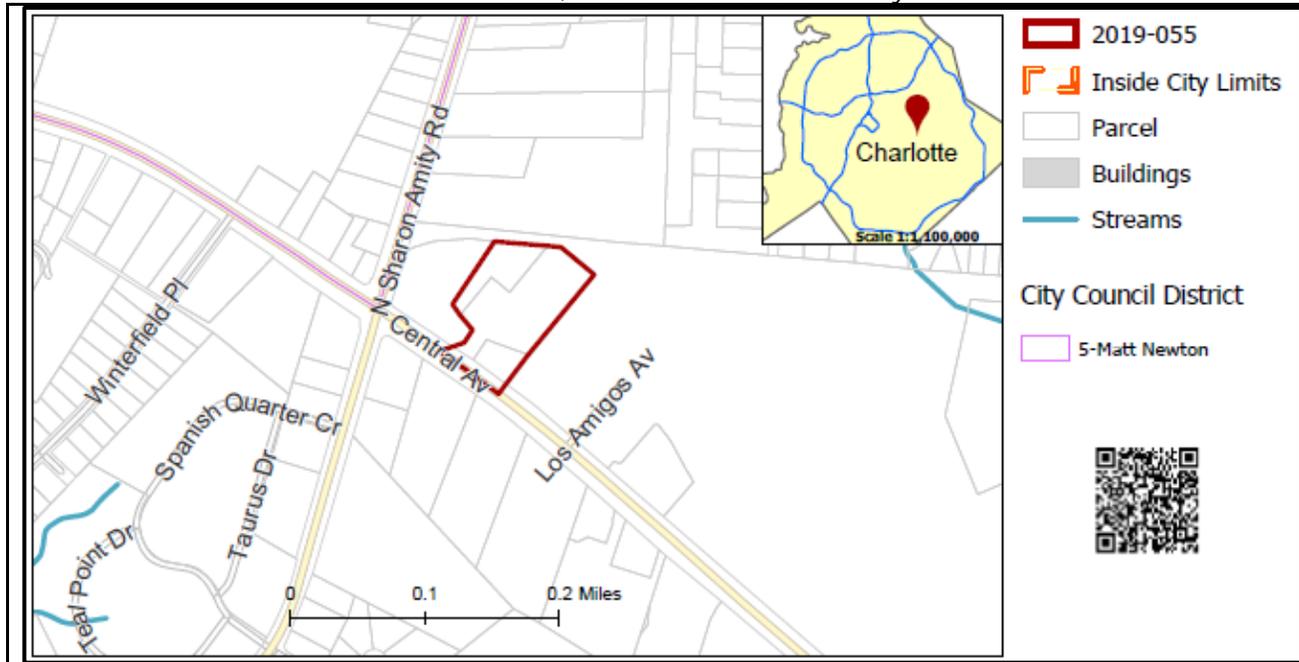


**REQUEST**

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 upon resolution of outstanding issues related to transportation and technical revisions.

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.

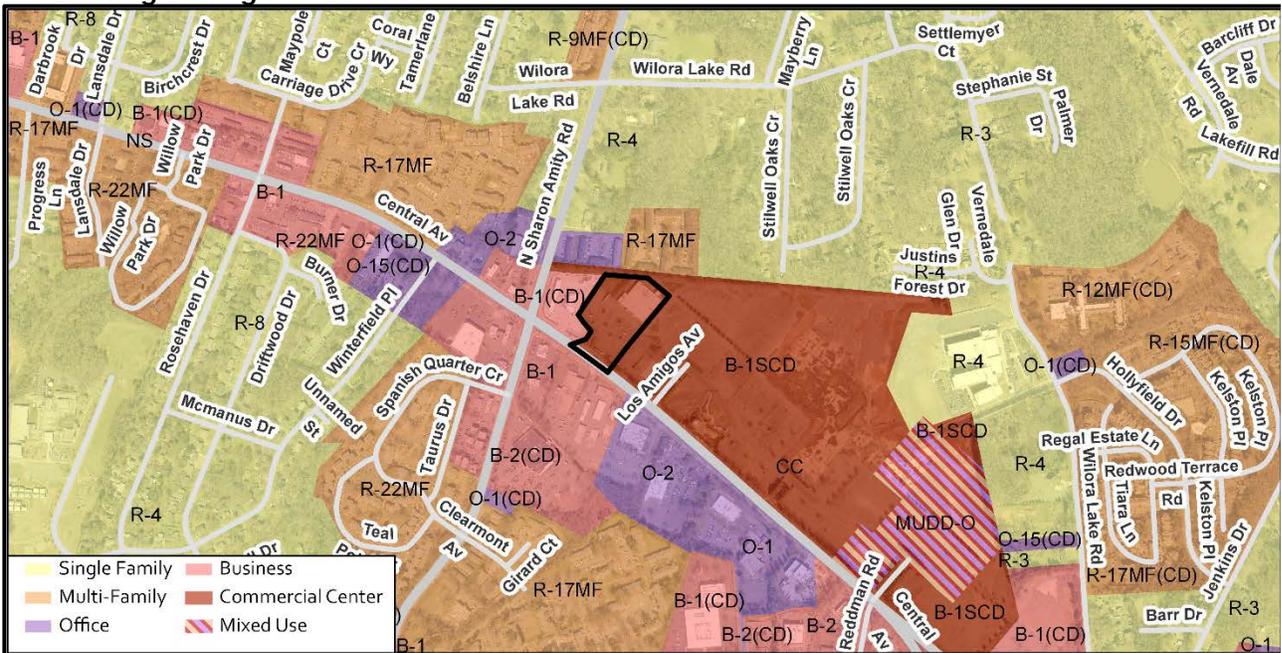
**PLANNING STAFF REVIEW**

• **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.

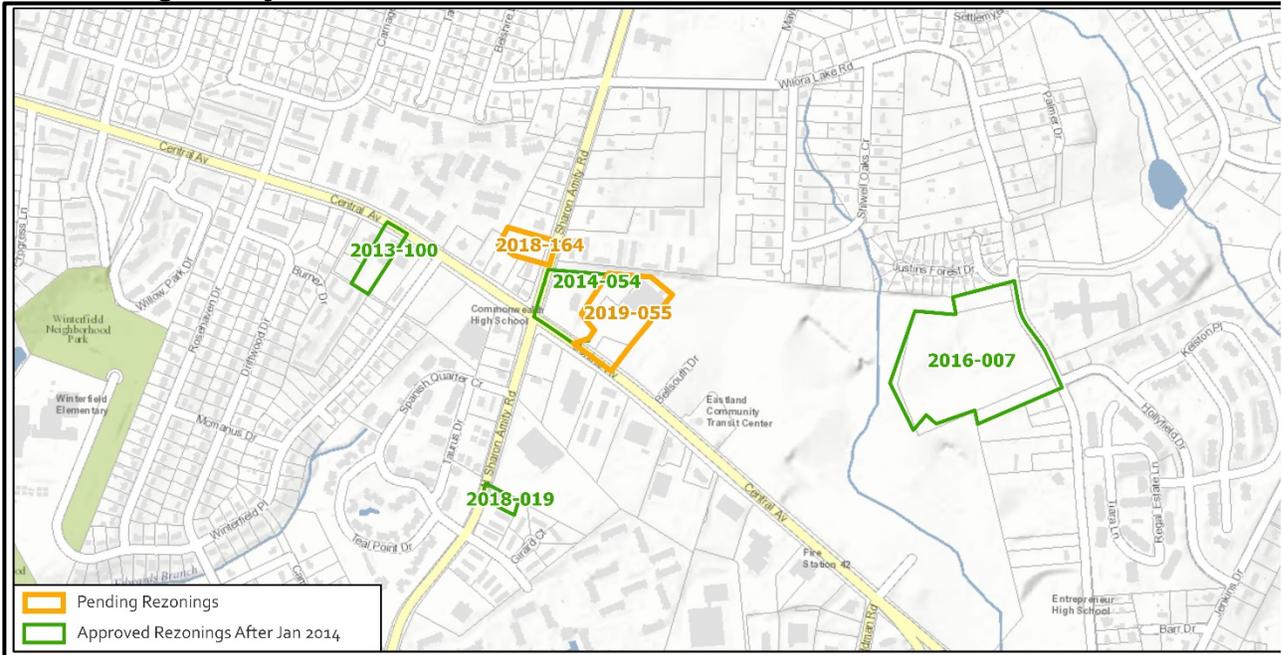


The property to the east is a vacant parking lot for the former Eastland Mall. The subject property is marked with a red star.



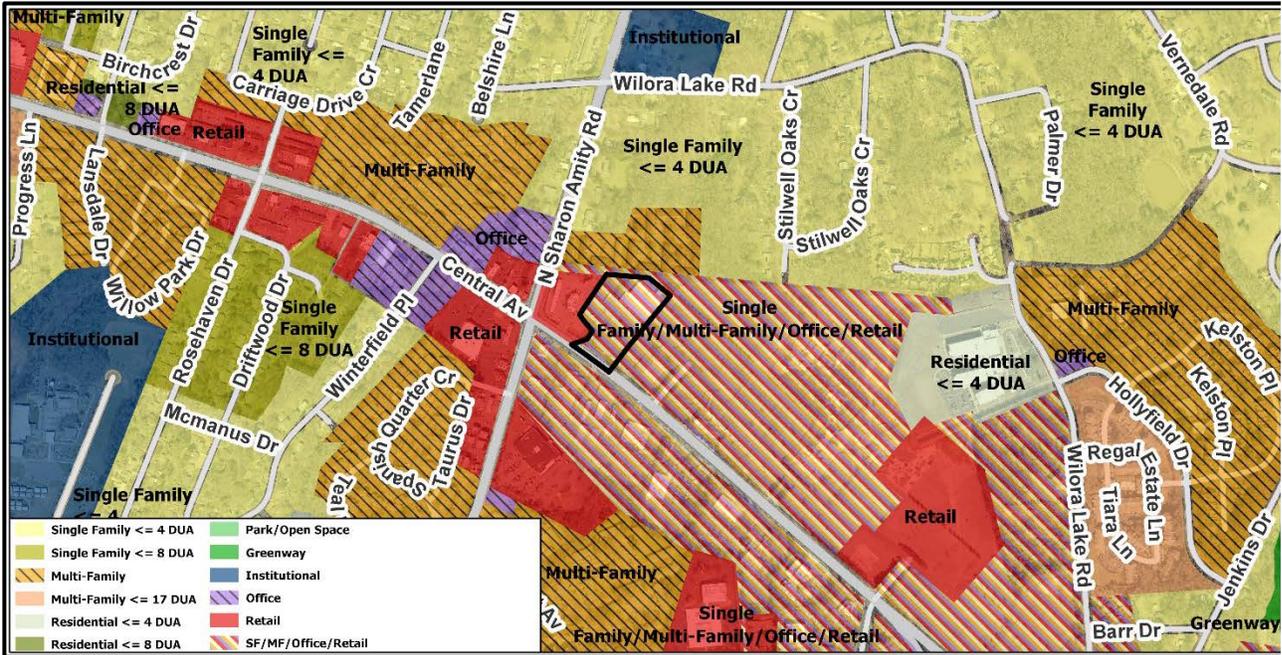
The property to the south across Central Avenue is an office building.

• **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.
- **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.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

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

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

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