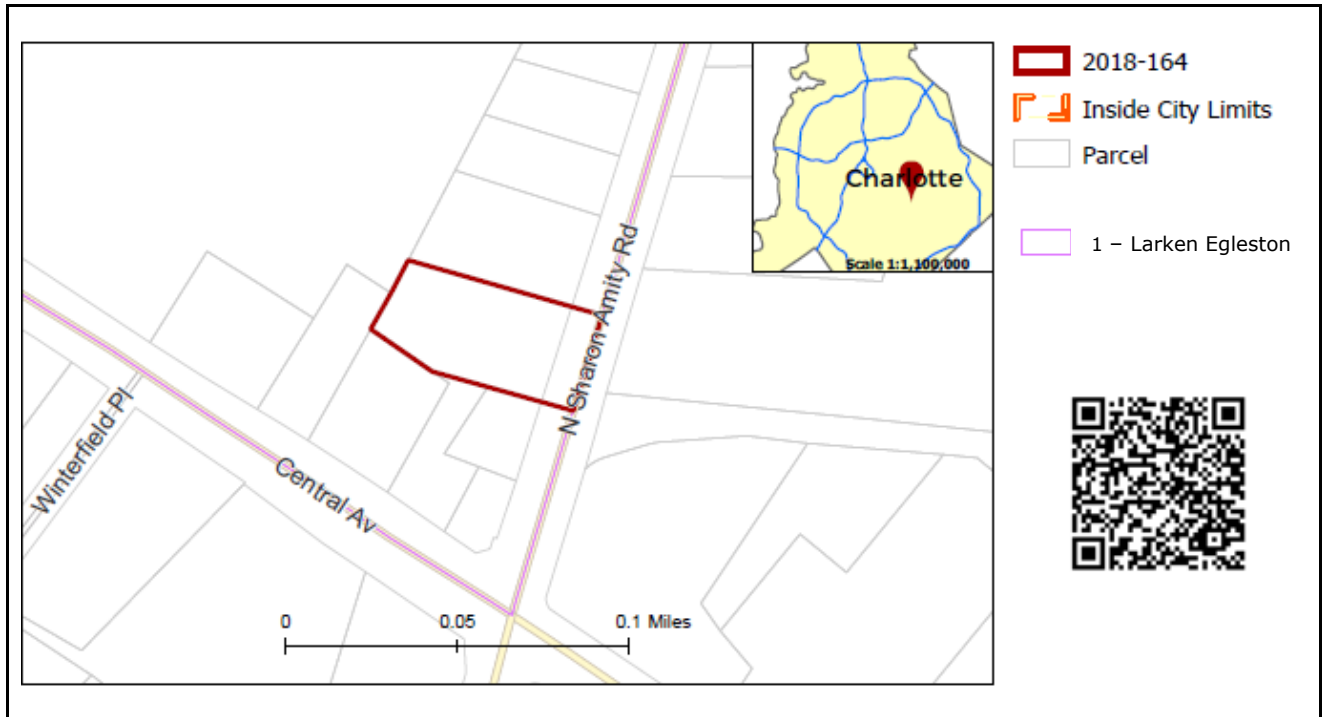


**REQUEST**

Current Zoning: O-2 (office)  
Proposed Zoning: B-1(CD) (neighborhood business, conditional)

**LOCATION**

Approximately 0.92 acres located on the west side of N. Sharon Amity Road, north of Central Avenue.  
(Council District 1 - Egleston)



**SUMMARY OF PETITION**

The petition proposes redevelopment of the site to allow retail uses permitted in the B-1 (neighborhood business) district.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Adulis LLC  
Tzeggai Yohannes  
Ran Shapira, Summit Properties International, LLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *Eastland Area Plan's* recommendation for office uses.

Rationale for Recommendation

- The adopted policy is intended to concentrate retail and commercial development near the intersection of Central Avenue and Sharon Amity Road. The subject property is located directly behind retail uses fronting Central Avenue, with one remaining lot zoned O-2 (office) located between the site and the abutting single family residential zoning and land uses, which will serve as a transition to the abutting residential uses.

- No building expansions are proposed and the required tree save area is located abutting the multi-family residential zoning and land use at the rear of the site.
- A new planting strip and sidewalk along N. Sharon Amity Road will be added.
- A 25-foot "Class B" buffer is required abutting the residential zoning land use to the rear of the site, which may be reduced by 25% with the installation of a fence, wall or berm.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from office uses to retail uses for the site.

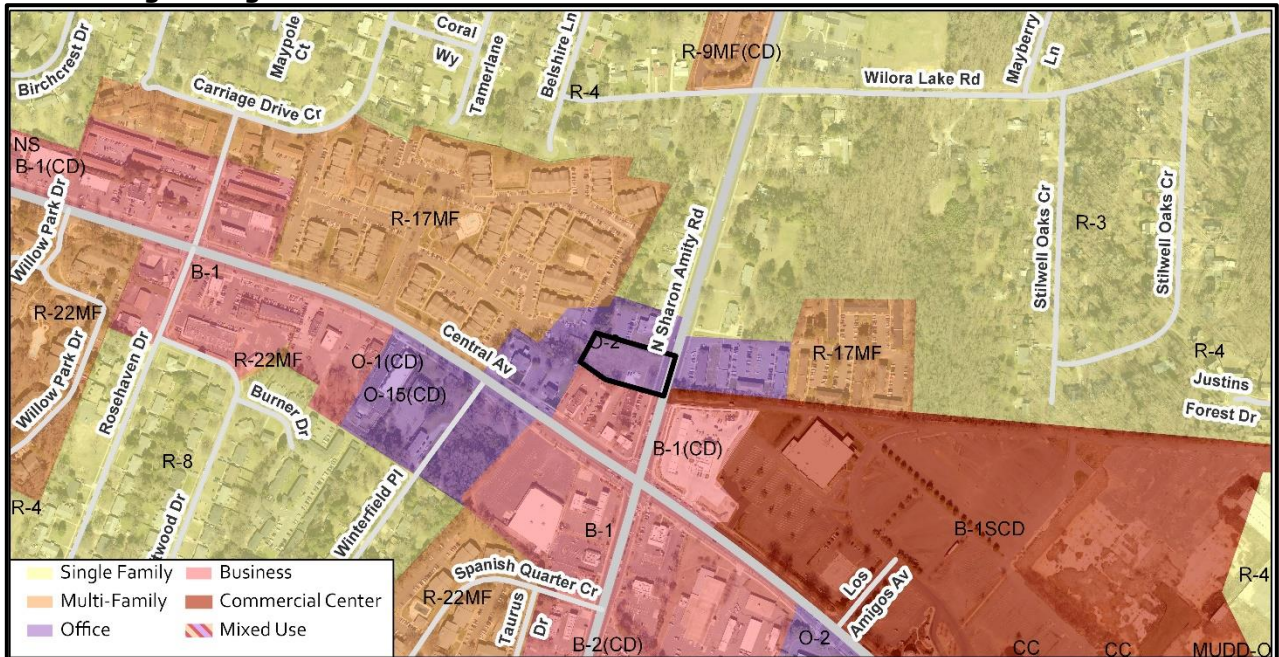
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Reuse of an existing 5,000 square-foot structure to allow retail uses permitted in the B-1 (neighborhood business) district.
- Max building height of 40 feet.
- Tree save area located to the rear of the site abutting multi-family residential and office uses.
- A 25-foot Class B buffer is required abutting multi-family residential zoning and land use to the rear of the site.

• **Existing Zoning and Land Use**



The subject property currently contains an existing 5,000 SF building. Surrounding uses include commercial and multi-family residential uses.



The subject property is developed with a nonresidential use.



Subject property is located approximately where the star is. The surrounding properties are developed with single family and multi-family dwellings, a high school, a mix of office and retail/commercial uses, in addition to the former Eastland Mall site fronting Central Avenue.



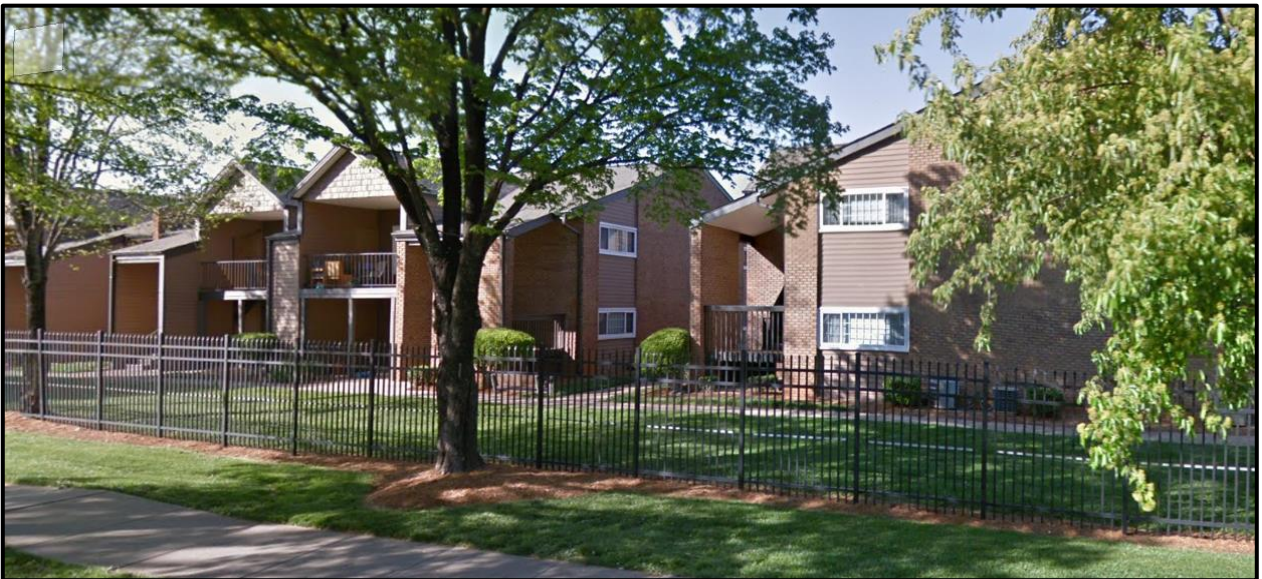
The property to the south along North Sharon Amity Road is developed with retail uses.



The property to the north along North Sharon Amity Road is developed with a personal service use.

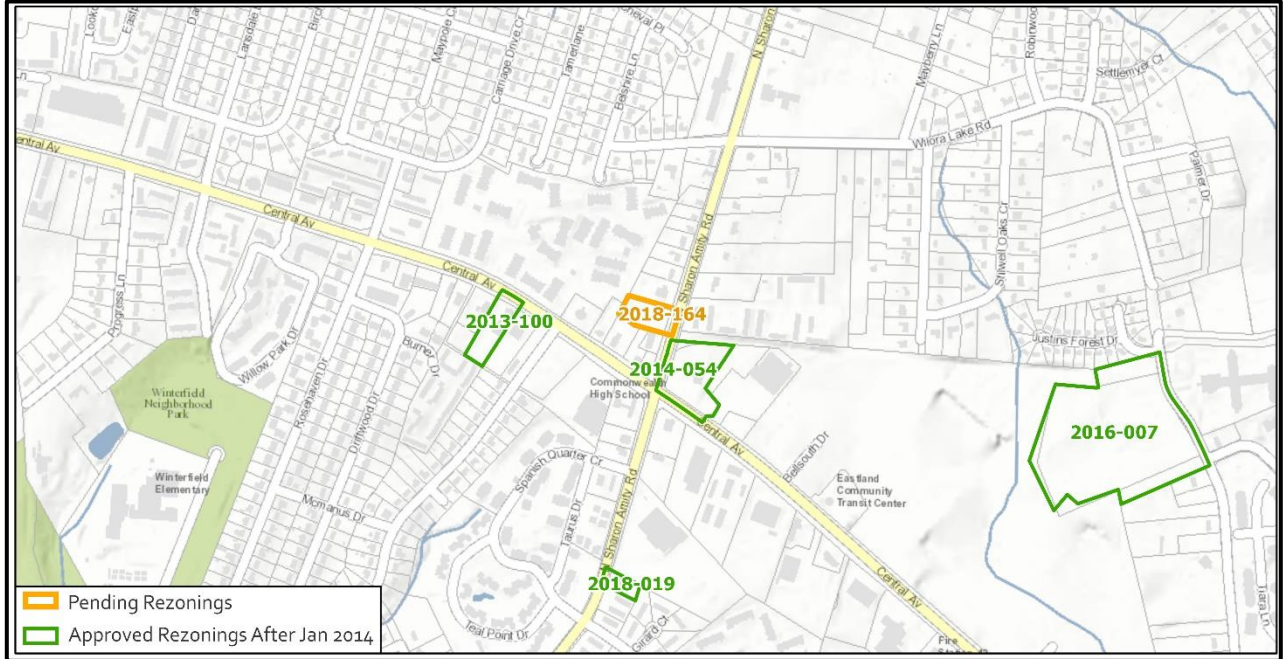


The property to the east along North Sharon Amity Road is developed with apartments.



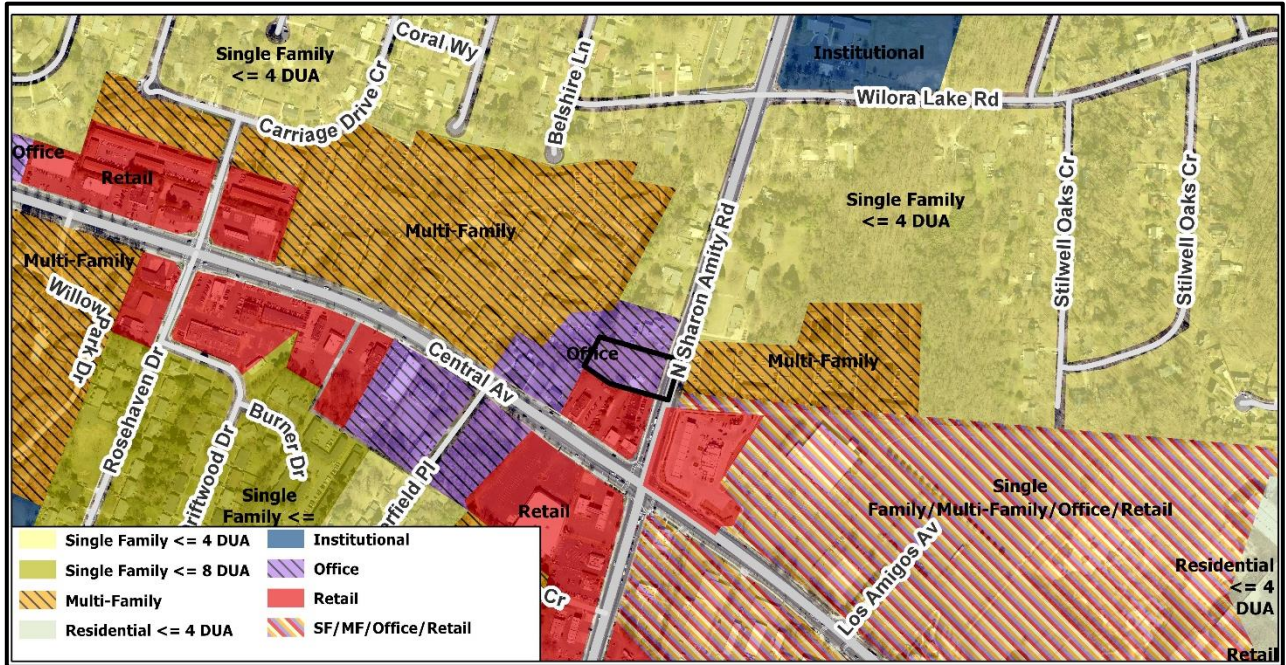
The property to the west along Central Avenue is developed with apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-019	Rezoned approximately 0.42 acres located on the east side of N. Sharon Amity Road, north of Clearmont Avenue and south of Central Avenue to O-1(CD) SPA (office, conditional site plan amendment) to increase the building square footage to 4,200 square feet to allow uses permitted in the O-1 district.	Approved
2016-007	Rezoned approximately 12.5 acres located on the west side of Wilora Lake Road, north of Hollyfield Drive on property what used to be the old Eastland Mall Site to R-4 to allow all uses permitted in the R-4 (single family residential) district.	Approved
2014-054	Rezoned approximately 2.4 acres located on the northeast corner at the intersection of North Sharon Amity Road and Central Avenue to B-1(CD) to allow a gasoline service station and convenience store with accessory pumps, retail and restaurant uses.	Approved
2013-100	Rezoned approximately 1.20 acres located on the south side of Central Avenue between Rosehaven Drive and Winterfield Place to O-1(CD) to allow medical clinics and office space.	Approved

• **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends office uses.
- **TRANSPORTATION CONSIDERATIONS**
  - The petitioner has committed to 50-foot right-of-way from centerline of North Sharon Amity Road, as well as streetscape improvements along the property’s frontage.
  - No outstanding issues.
  - **Vehicle Trip Generation:**  
 Current Zoning:  
     Existing Use: 0 trips per day (based on vacant property).  
     Entitlement: 160 trips per day (based on 13,950 square feet of office uses).  
 Proposed Zoning: 780 trips per day (based on 5,000 square feet of retail uses).

**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 outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 eight-inch water distribution main located along North Sharon Amity Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along North Sharon Amity Road.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. ~~Remove reference to sign from site plan.~~ Addressed
  2. ~~Label building and parking as "existing."~~ Addressed
  3. ~~Show and label 25-foot Class "B" buffer abutting the multi-family land use to the rear of the site on tax parcel 101-212-26, and specify if buffer width will be reduced with a fence, wall or berm.~~ Addressed
  4. ~~Show minimum five-foot area for screening of parking from view from public streets.~~ Addressed
- 

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

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

**Planner:** Sonja Strayhorn Sanders (704) 336-8327