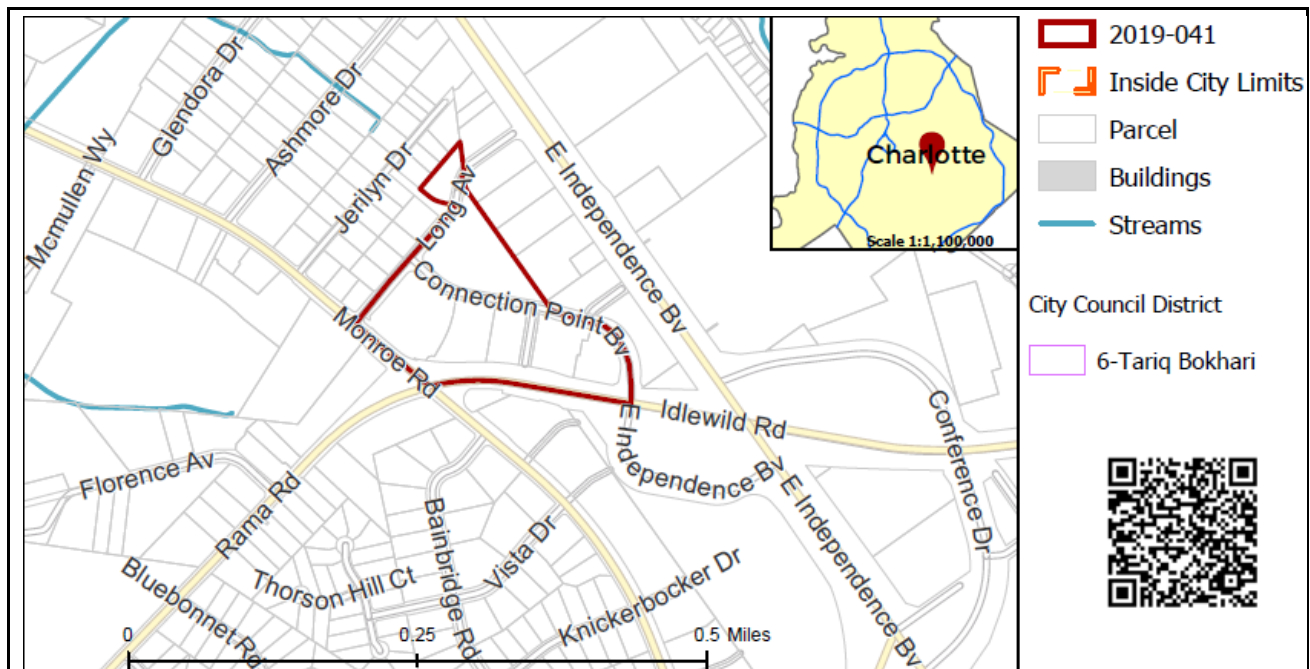


## REQUEST

Current Zoning: MUDD-O (mixed use development, optional) and NS (neighborhood services)  
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

## LOCATION

Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue.  
(Council District 6 - Bokhari)



## SUMMARY OF PETITION

The petition proposes a minor adjustment to the allowed building square footage from the previously approved site plan for a development east of Uptown.

## PROPERTY OWNER

Eastside Connections JV, LLC

## PETITIONER

Eastside Connections JV, LLC

## AGENT/REPRESENTATIVE

Bridget Grant, Jeff Brown, Dujuana Keys (Moore & Van Allen)

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 14.

## STAFF

## RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is consistent with the *Independence Boulevard Area Plan* recommendation for mixed non-residential development.

### Rationale for Recommendation

- The subject property is commercial development approved in 2017 a portion of which is complete and part is under construction.
- The petition seeks a 15,000 square foot increase, from 68,000 square feet to 83,000 square feet, in the allowed building square footage for the MUDD-O areas.

- The proposal will allow the petitioner flexibility to accommodate tenants and possible future building expansions.
- The proposal maintains/ carries over development standards and commitments from the previously approved petition.

## PLANNING STAFF REVIEW

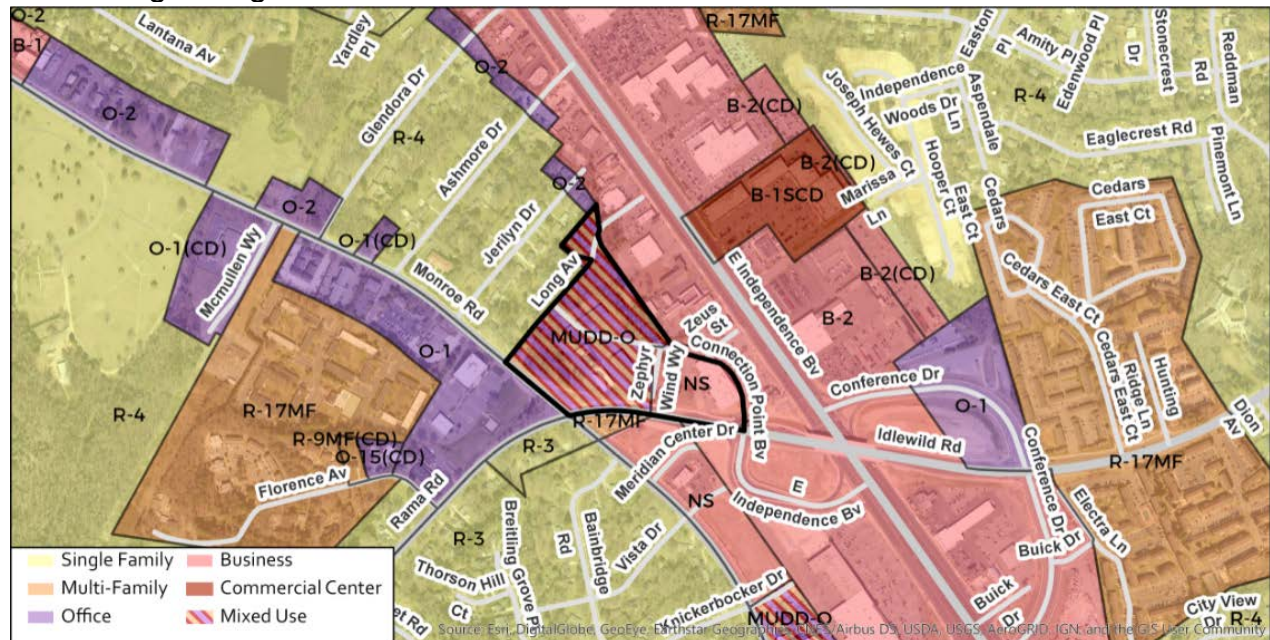
- **Proposed Request Details**

The site plan amendment contains the following changes:

- Increases the maximum building square footage in the MUDD-O areas from 68,000 square feet to 83,000 square feet to accommodate proposed tenants and possible future building additions.
- Amends the petitioner from Selwyn Property Group to Eastside Connections JV, LLC.
- Updates the existing uses to remove vacant and residential, because redevelopment of the site is underway per the previous rezoning.
- Updates parcel numbers listed on the site plan to reflect the numbers assigned during the site's parcel recombination. The area proposed for rezoning matches the area previously rezoned.

Maintains all other development standards from the previous rezoning approved in 2017 which allowed a commercial development in four development areas. The site plan notes that transportation commitments and improvements conceptually depicted on the site plan have been satisfied as part of development under the previous petition.

- **Existing Zoning and Land Use**



The site was previously rezoned by petition 2017-016 from R-4 (single family residential), O-1 and O-2 (office), B-1(CD) (neighborhood business, conditional) and B-2(CD) (general business, conditional) to MUDD-O (mixed use development, optional) and NS (neighborhood services) to allow a nonresidential development which could include a mixture of commercial uses such as retail and eating/drinking/entertainment establishments and office uses. The site is surrounded by a mixture of single family, multi-family, office, and commercial development.



The site is currently being developed with a commercial development as approved through the previous rezoning. The Aldi, pictured above, is now open and transportation commitments have been completed.



Property west of the site along Long Avenue and Jerilyn Drive are developed with single family homes.



Property south of the site, across Monroe Road, is developed with office uses.



Property east of the site, across Idlewild Road, is being developed with retail, office and apartment uses. Further east is a recently constructed fast food restaurant.



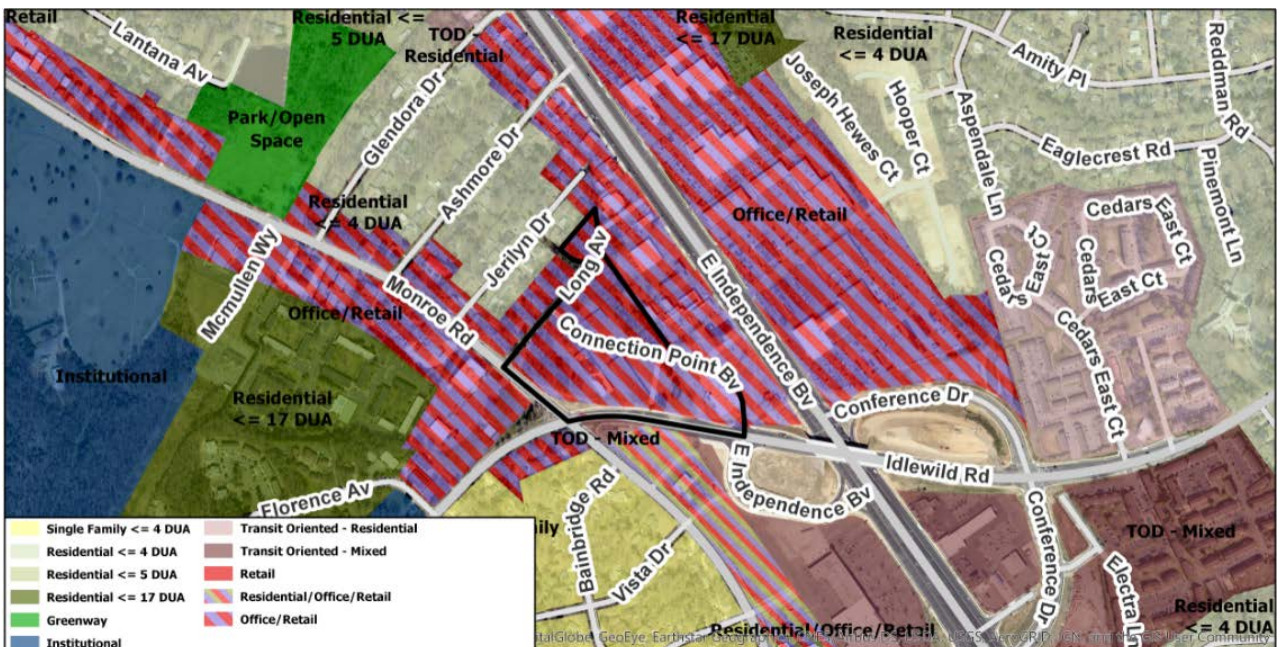
Property north of the site, along Independence Boulevard is being redeveloped with commercial uses. East and west along Independence Boulevard are commercial uses including retail and office.

- **Rezoning History in Area**



There have been no rezonings in the area in the last several years other than on the subject site.

- **Public Plans and Policies**



- The *Independence Boulevard Area Plan* (2011) recommends mixed non-residential development.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the signalized intersection of major thoroughfares and is also bordered by a local street. The transportation commitments from the previously approved rezoning have been completed.
  - No comments submitted.
  - **Vehicle Trip Generation:**
    - Current Zoning: Existing Use: A portion of the site has been developed per the entitlement and part of the site is under construction.
    - Entitlement: 5,784 trips per day (based on 80,000 square feet of retail uses).
    - Proposed Zoning: 5,806 trips per day (based on 95,000 square feet of retail uses).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire 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 Connection Point Boulevard and via an existing 12-inch water distribution main located along Idlewild Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Capacity Assurance application has been received and is currently under review. Correspondence will be maintained with the applicant.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No comments submitted.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

1. ~~Update the site plan with the rezoning petition number 2019-041.~~ Addressed.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing staff analysis
- Department Comments
  - Charlotte Water
  - Engineering and Property Management Review
    - Storm Water
  - Mecklenburg County Parks and Recreation Review

**Planner:** John Kinley (704) 336-8311