



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-004

August 30, 2022

REQUEST

Current Zoning: B-1SCD (shopping center), B-1 (neighborhood business)

Proposed Zoning: TOD-TR(CD) (transit oriented development-transit transition, conditional)

LOCATION

Approximately 25.25 acres located on the north side of The Plaza and east side of Eastway Drive, south of Eastway Park Drive.

(Council District 1 - Egleston)

PETITIONER

White Point Partners

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *Charlotte 2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Place Type Neighborhood Center for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #4 Trail & Transit Oriented Development (2-TOD), #5: Safe & Equitable Mobility, and #6: Healthy, Safe & Active Communities.
- As written, TOD-TR is applicable to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop. The site is within a mile walk of the Old Concord Road Station.
- The petition fulfills goals to support walkable, mixed use environments with access to a variety of amenities and services.

Motion/Second: Harvey / Welton

Yeas:	Gaston, Gussman, Harvey, Russell, Samuel, and Welton
Nays:	None
Absent:	Rhodes
Recused:	None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the request, noting development standards restricting the site to one principal use with an accessory drive thru; ADA compliant bus amenities; and, pedestrian/bike connection to an existing trail. Staff noted the request is consistent with the adopted policy map. Commissioner Russell inquired why TOD is allowing a drive thru use and staff responded that TOD-TR permits accessory drive thrus. Staff further clarified that the TOD-TR is a TOD district that provides for a transition between the higher intensity TOD districts to adjacent existing neighborhoods and areas with less intense development patterns.

Commissioner Welton asked if the proposed TOD-TR(CD) applies to the entire site, and staff responded yes.

Commissioner Gussman commented that he was glad the petitioner showed restraint in restricting the site to one drive thru.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782