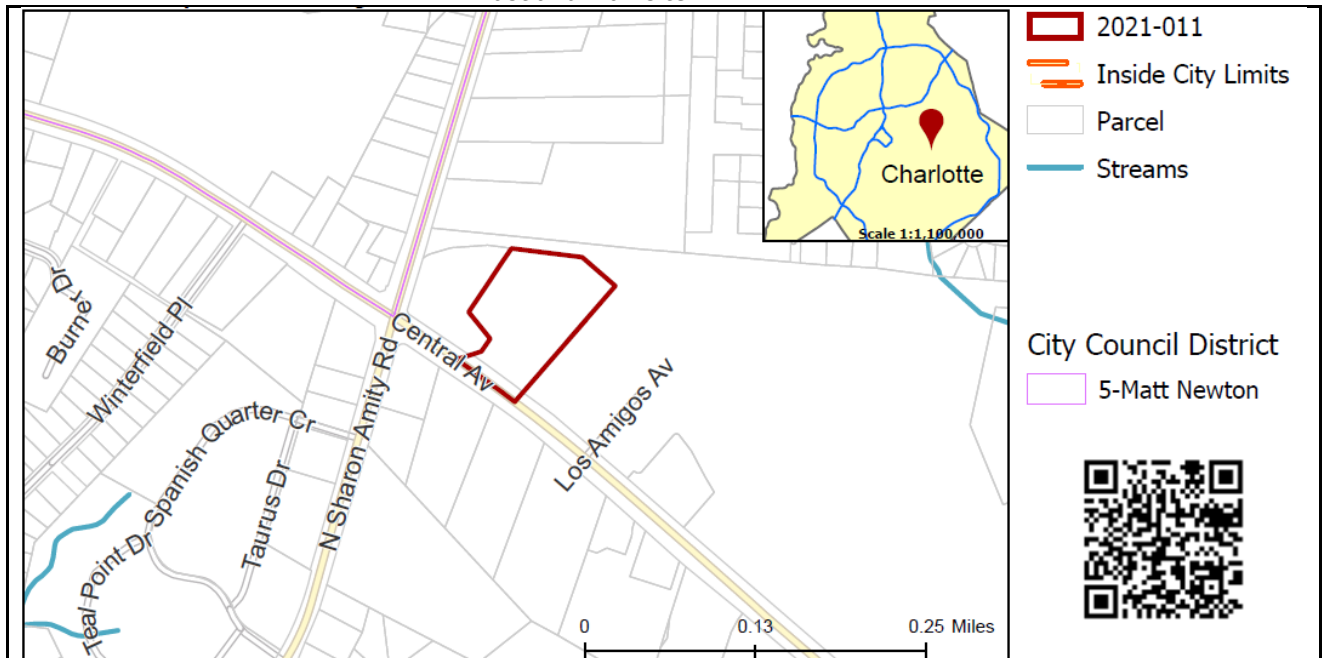


**REQUEST**

Current Zoning: MUDD-O (mixed-use development)  
Proposed Zoning: MUDD-O SPA (mixed-use development, site plan amendment)

**LOCATION**

Approximately 4.14 acres located at the eastern intersection of Central Avenue and Sharon Amity Road, west of the former Eastland Mall site.



**SUMMARY OF PETITION**

The petition proposes to amend a previously approved rezoning (2019-055) to permit a 6,000 square foot expansion by way of a proposed outparcel building located toward the project's frontage with Central Avenue.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Movement Resources  
Movement Resources  
John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Virtual Community Meeting: 6

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues and technical revisions related to site and building design.

Plan Consistency

The petition is **consistent** with the *Eastland Area Plan's* (2003) recommendation for residential, civic, office, and retail uses within a Town Center environment.

Rationale for Recommendation

- The site plan amendment only moderately expands existing entitlements by adding 6,000 SF within an outparcel building that would accommodate retail and/or restaurant uses.

- The request is complimentary of both existing surrounding land uses and nearby entitlements such as the proposed Eastland Mall redevelopment.
- The proposal is 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 area plan states "the Town Center will not be successful without careful attention to design elements" such as vehicular and pedestrian connections, preservation of existing structures, and providing a mixture of uses. This proposal provides an even greater mixture of uses by providing up to 6,000 SF of commercial/retail uses in proximity to a charter school.

### PLANNING STAFF REVIEW

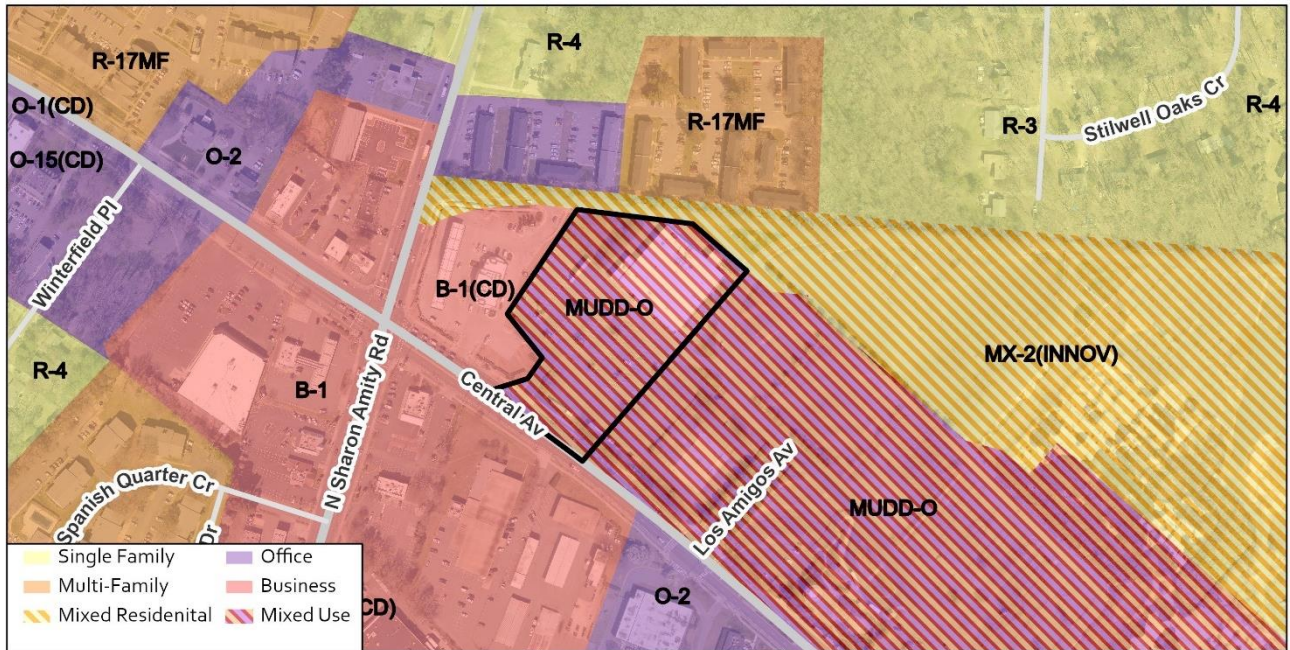
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

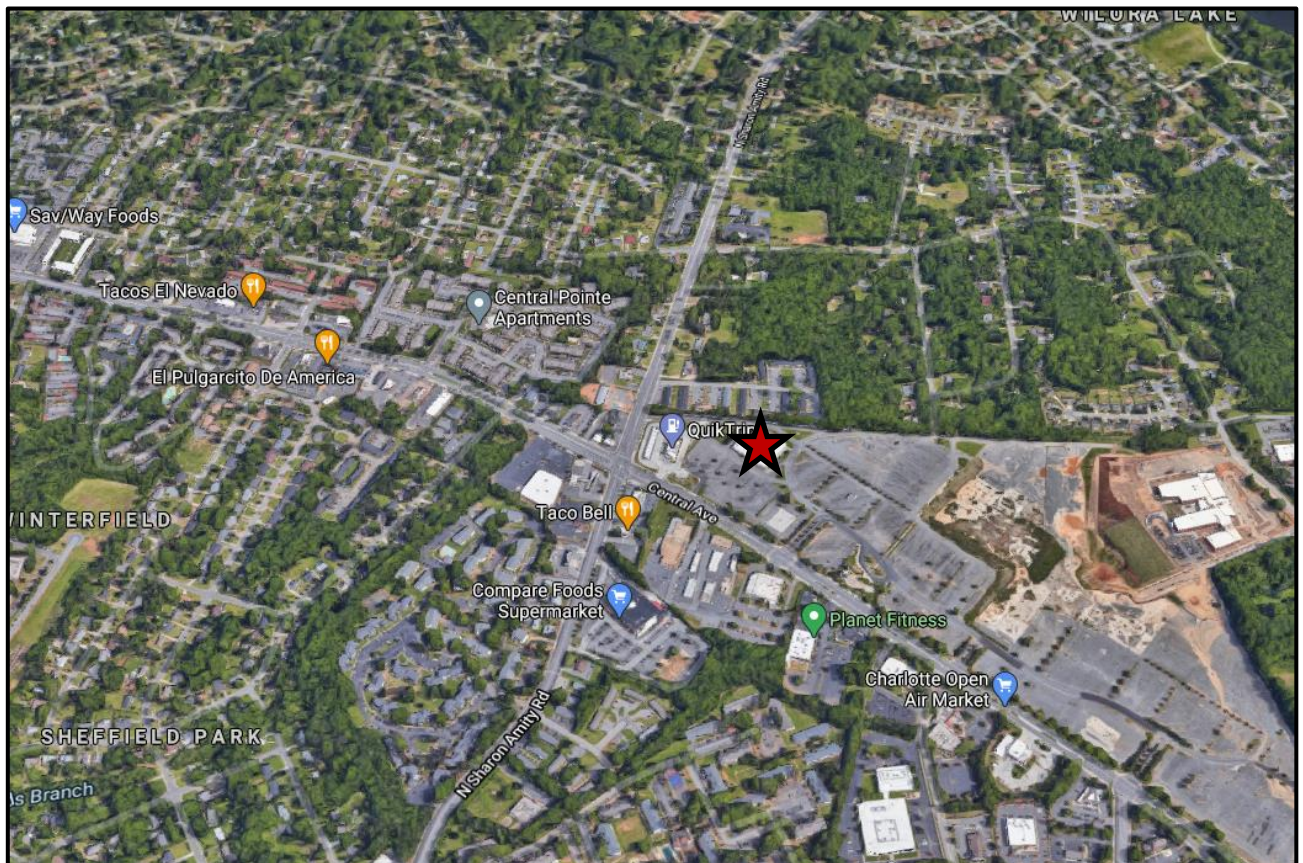
- All previous entitlements and conditional notes carry over from approved petition no. 2019-055.
- Adds an optional provision that notes "the existing sidewalk and planting strip located along the site's frontage on Central Avenue may remain in place."
- The total square footage dedicated to EDEE, retail and/or service uses increases from 2,000 square foot to 8,000 square foot, a 6,000 square foot increase.
- Expands permitted uses to include EDEEs (Type 1 and/or Type 2), professional businesses and general office uses such as banks, clinics, medical/dental offices, etc., and retail sales limited to uses permitted in the B-1 district. Drive-in/drive-thru service lanes/windows are prohibited on site.
- Increases the maximum principal buildings on site from two (2) to three (3).
- Proposes the following architectural standards for the additional proposed principal structure:
  - Building shall be sited so as to present a front or side façade to all streets.
  - Facades fronting streets shall include a combination of windows and/or doors to provide a minimum 60 percent transparent glass between two and 10 feet on the first floor.
  - Facades of first/ground floor of building along streets shall incorporate a min. 30 percent masonry materials.
  - Limitations on blank wall expanses greater than 20 feet.
  - Minimum height of 22 feet.
  - Minimum 20 percent transparency on all upper floors.



- Existing Zoning and Land Use



The site was most recently rezoned in 2019 to accommodate the construction of a charter school. The site is located near the intersection of N. Sharon Amity Road and Central Avenue and shares a property line with the proposed Eastland Mall redevelopment to the east of the site. This intersection is largely a mixture of business and office uses with residential uses of varying type and density along the intersection's periphery.



General location of site denoted by red star.





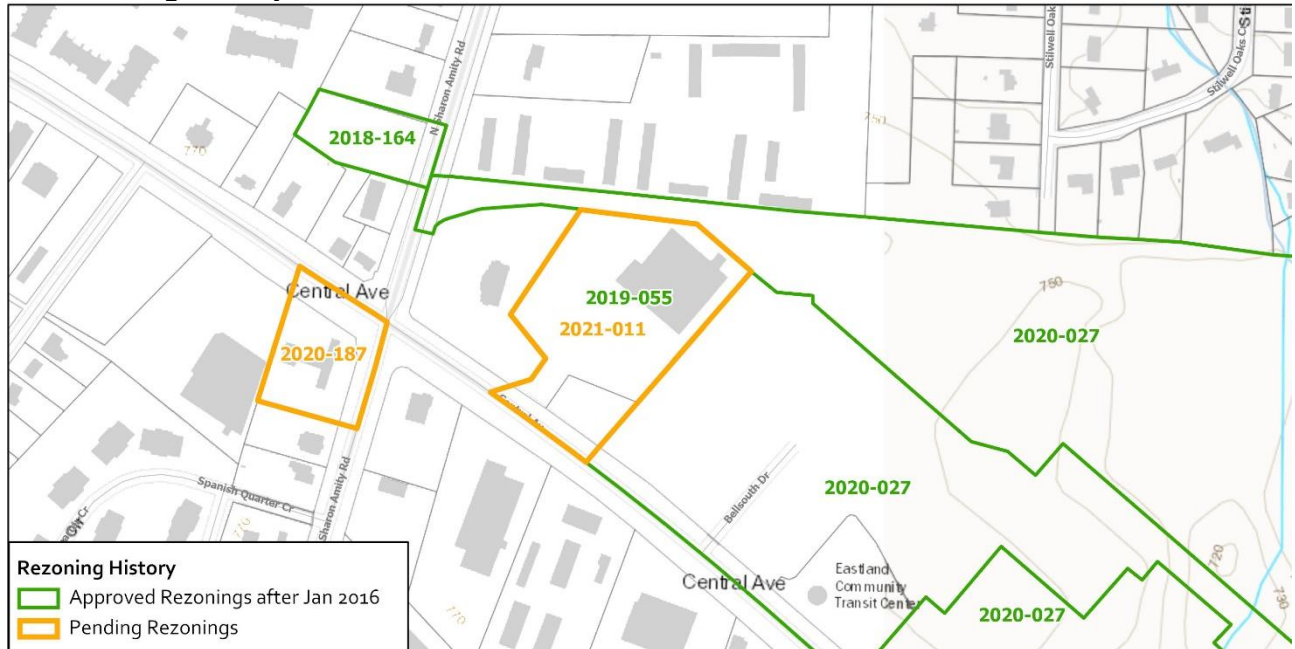
Location of Movement School as seen looking north from Central Ave. A gas station is located to the left of the site, while the former Eastland Mall site is located to the right of the picture.



Looking west toward the rear of the subject property. Granville Apartments can be seen to the right of the picture.

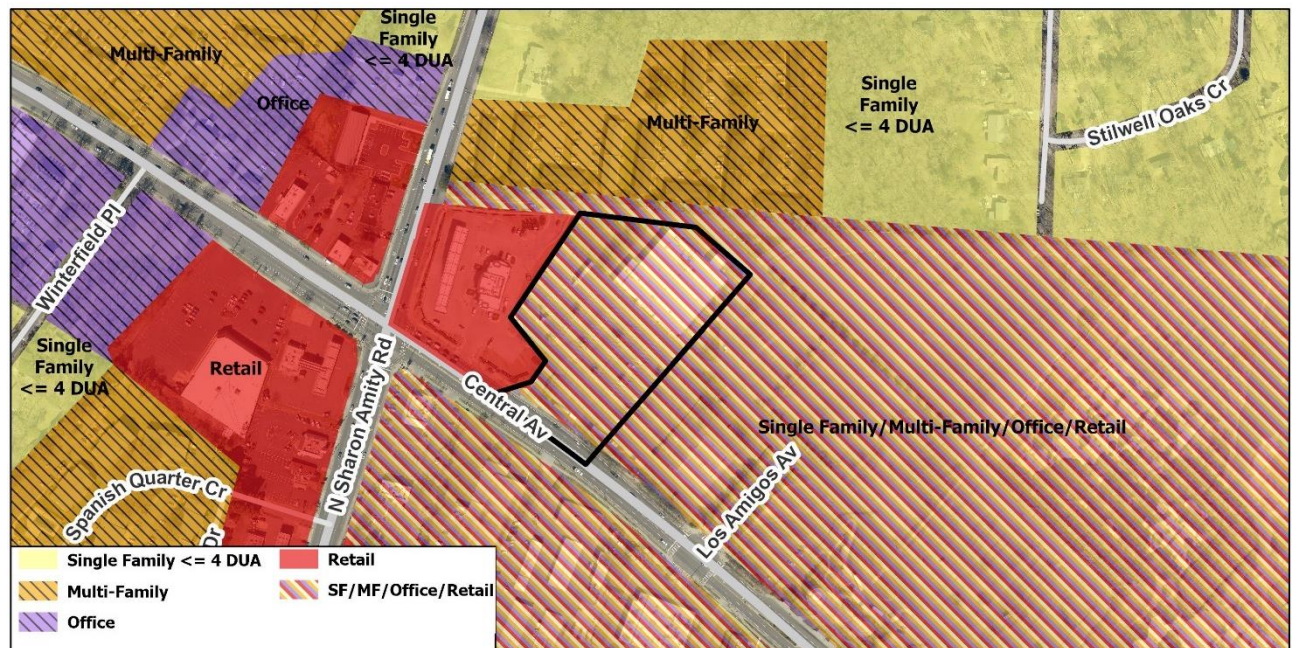


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-187	Petition to propose B-2 conventional zoning at a gasoline station.	Pending
2020-027	Rezoning of former Eastland Mall site to a mixed-use development district.	Approved
2019-055	Petition to permit school and other non-residential uses within two primary structures.	Approved
2018-164	Petition to allow retail uses permitted in the B-1 district.	Approved
2016-007	Petition to allow all uses permitted in the R-4 zoning district.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained major thoroughfare (Central Avenue), within the study limits of the Eastland Mall TIS and the CATS Streetcar Project. The CDOT-approved Eastland Mall TIS conducted capacity analysis and recommended improvements to intersections, signals and multi-modal transportation infrastructure, enhancing vehicular, bicycle and pedestrian connectivity in this area. This petitioner will need to coordinate with the Eastland Mall and the CATS Streetcar Projects to ensure continuity of pedestrian and bicycle facilities within the site's vicinity. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- None

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,750 trips per day (based on 98,000 SF charter school and 2,000 SF EDEE).

Proposed Zoning: 2,630 trips per day (based on 98,000 SF charter school, 2,000 SF EDEE, and 6,000 SF retail).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Central Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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**

Site and Building Design

1. Clarify notes for proposed retail/EDEE square footage. Plan shows 6,000 SF for restaurant but also limits EDEE Type 1 to 2,000 SF.
2. Amend development table to include Type 2 EDEE as notes on second page state Type 2 is allowed.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

3. Add rezoning petition number to site plan.

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

**Planner:** William Linville (704) 336-4090