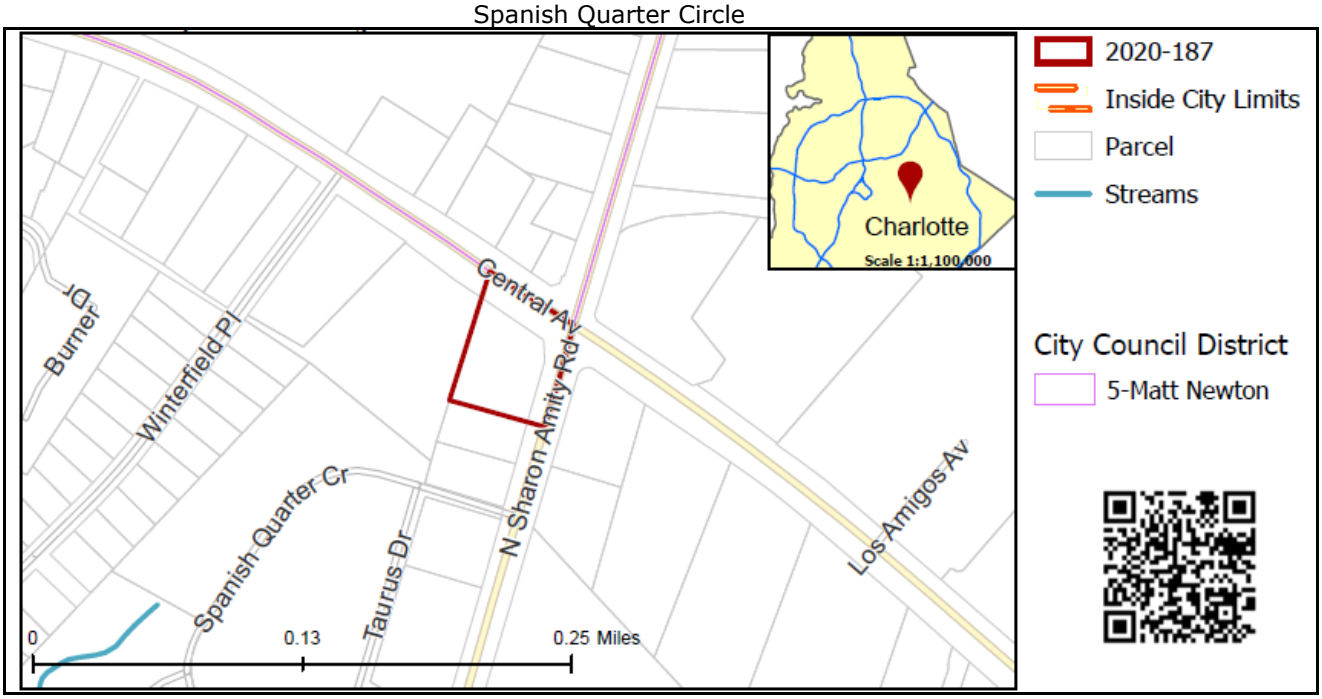
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-187
Final Staff Analysis
April 19, 2021

REQUEST	Current Zoning: B-1 (neighborhood business) Proposed Zoning: B-2 (general business)
LOCATION	Approximately 1.098 acres located along the south side of Central Avenue, on the west side of North Sharon Amity Road, and north of Spanish Quarter Circle



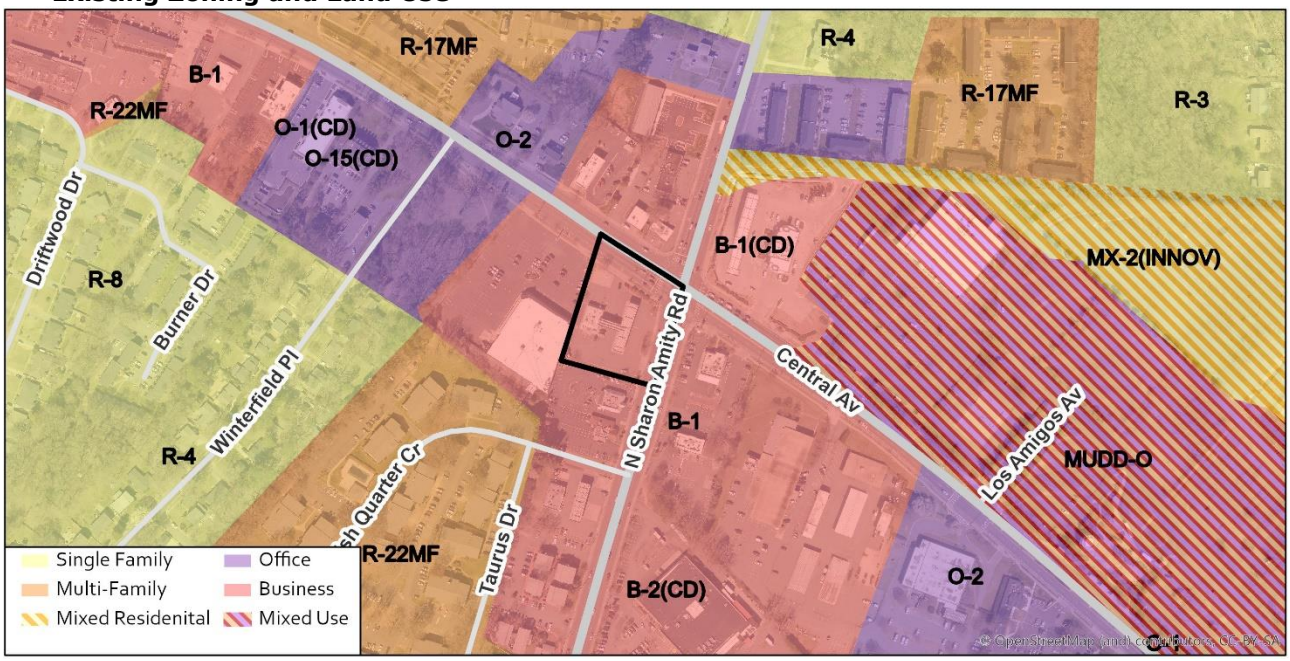
SUMMARY OF PETITION	The petition proposes a conventional rezoning to B-2 (general business) to allow all uses permitted in the B-2 district on a corner parcel on the east side of Charlotte.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Sam's Investment VIII Sam's Mart Anthony Fox
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the *Eastland Area Plan* recommendation for retail use. <u>Rationale for Recommendation</u> • The parcel was previously developed with an automobile service station with fuel sales. • The site is located at the intersection of two major thoroughfares (Central Avenue and Sharon Amity Road). • There are retail and other commercial uses in B-1 and B-2 zoning in the immediate area. • Uses allowed in B-2 are compatible with other commercial uses located near this intersection.

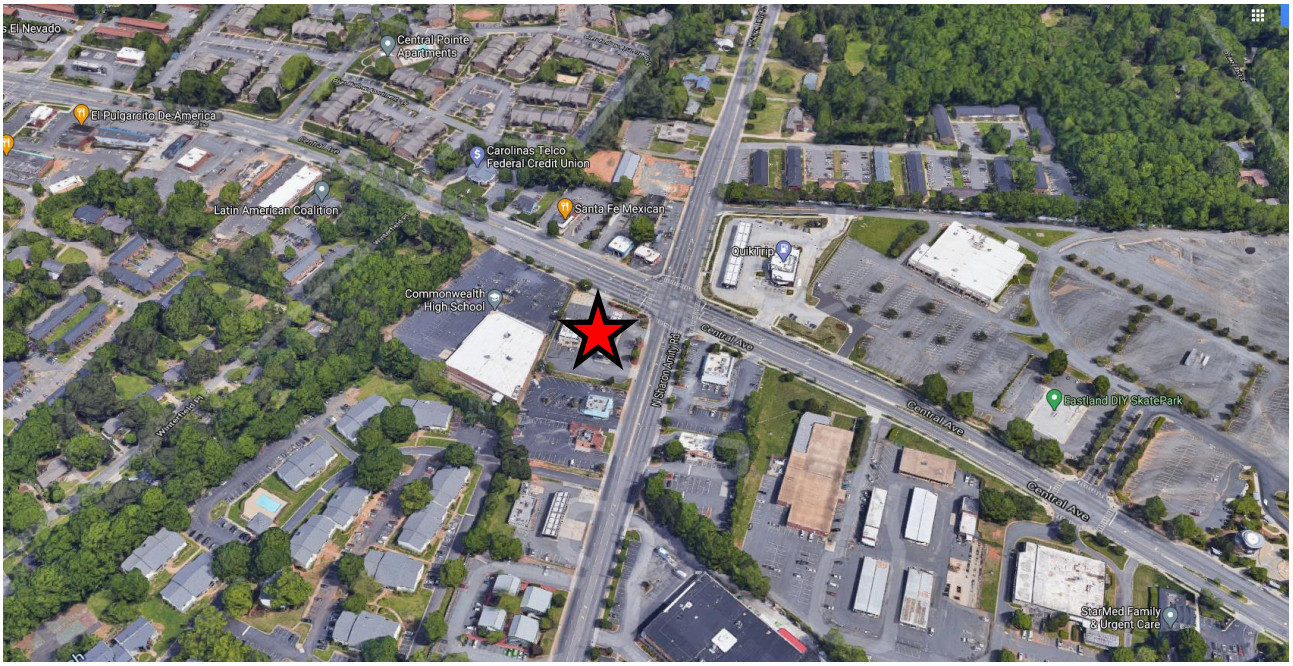
PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
  - The proposal would allow all uses permitted in the B-2 zoning district.

- **Existing Zoning and Land Use**



The area around the site is developed with a mix of retail, service and office uses along both the Central Avenue and North Sharon Amity Road corridors. Northeast of the site across Central Avenue is the old Eastland Mall site. Nearest residential uses are to the southwest off Spanish Quarter Circle and Winterfield Place.



The site indicated by the red star above and shown in the street view (below) was previously developed with automobile service station with fuel sales.

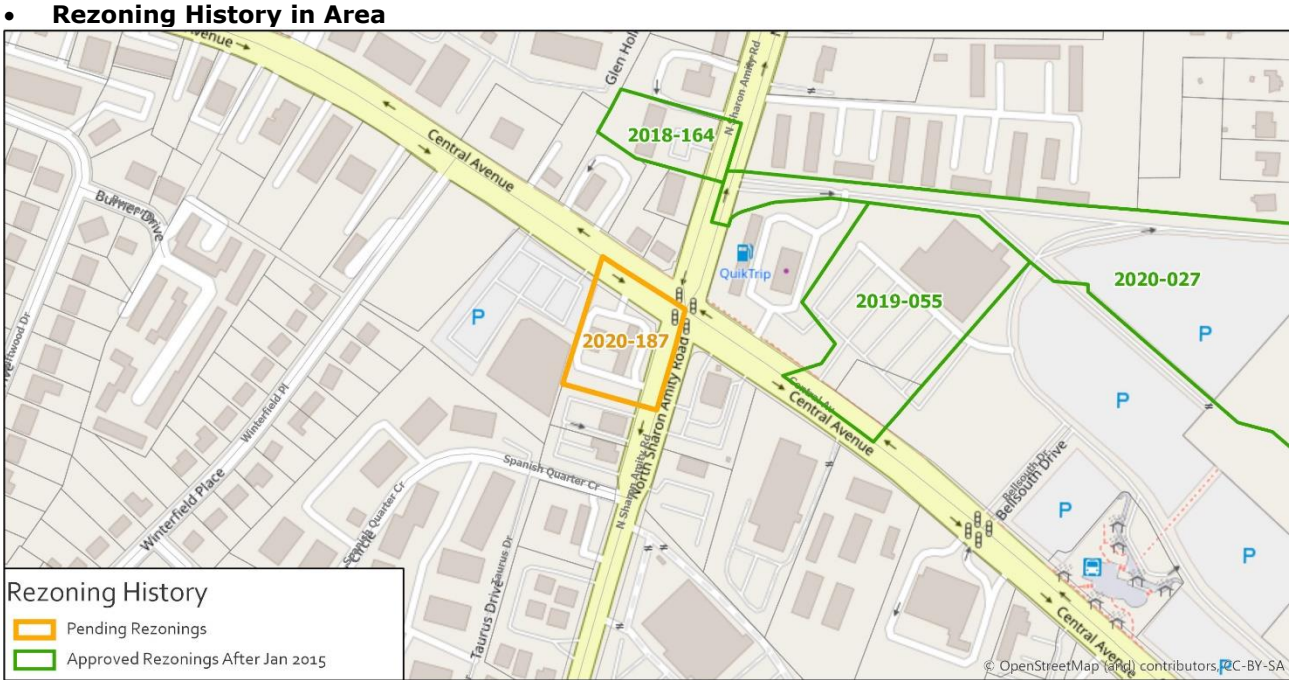
North of the site are retail uses

East of the site is an EDEE with accessory drive-thru.

South of the site are EDEE's with accessory drive-thru windows.

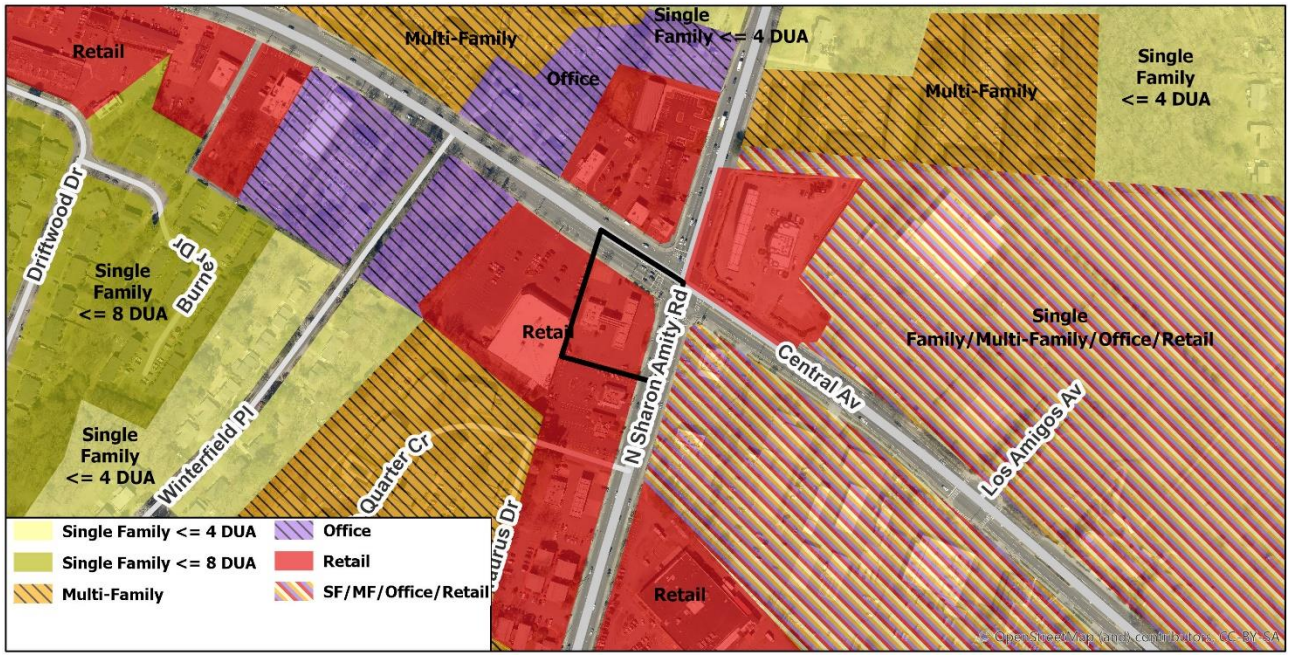
West of the site is Commonwealth High School.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-164	.92 acres north of the site on the west side of N. Sharon Amity Road to B-1(CD) (neighborhood business) to allow retail uses.	Approved
2019-055	4.19 acres northeast of the site on the north side of Central Avenue to MUDD-O (mixed use development district, optional) to allow a school and accessory uses.	Approved
2020-027	78 acres northeast of the site on the north side of Central Avenue (old Eastland Mall site) to MUDD-O to allow a mixed use center with residential, commercial, office, hotel and recreational uses.	Approved

- **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends retail use for the site.

- **TRANSPORTATION SUMMARY**
  - The site is at a signalized intersection located on Central Ave (Major Thoroughfare, City-maintained), Sharon Amity Rd (Major Thoroughfare, City-Maintained). There are currently no active projects near this site. This petition does not trigger a Traffic Impact Study (TIS) as it is a conventional rezoning. CDOT will work with the petitioner during permitting to determine infrastructure needs and improvements that will be required at that time.
- **Active Projects:**
  - There are no active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

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

  Entitlement: 1,340 trips per day (based on 11,000 square feet of retail use).

  Proposed Zoning: 1,765 trips per day (based on 16,500 square feet of retail use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses. Both existing B-1 and proposed B-2 zoning allow residential use. If residential development is built under the existing or proposed zoning it could generate 24 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Winterfield Elementary at 126%
    - Eastway Middle at 117%
    - Garinger High at 117%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along N Sharon Amity Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along N Sharon Amity Rd.
  - No outstanding issues.
- **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.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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