



Zoning Committee

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**REQUEST**

Current Zoning: B-1 SCD, CC, MUDD-O, and B-1(CD)  
Proposed Zoning: MUDD-O (mixed use development, optional) and MX-2(innov) (mixed residential, innovative) with five-year vested rights.

**LOCATION**

Approximately 78 acres of the former Eastland Mall site, located near the eastern intersection of N. Sharon Amity Road and Central Avenue.

(Council District 5 - Newton)

**PETITIONER**

City of Charlotte, Crosland Southeast

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to Choose an item. this petition and adopt the consistency statement as follows:

This petition is found to **consistent** with the *Eastland Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends mixed single family, multi-family, office, and retail uses 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:

- This proposal is consistent with the area plan's recommendation for the transformation of Eastland Mall and surrounding properties into a mixed-use, pedestrian-oriented town center.
- The petition will greater enhance the area's pedestrian experience. The site plan seeks to emphasize pedestrian connections between uses within the development, while creating a strong link between the commercial core and adjacent uses.
- The site plan's commitment to a Public Park echoes the above, adding that the Public Park shall be designed as a significant pedestrian focal point and amenity for that portion of the development.
- Per the area plan, this site is envisioned as the heart of the Eastland Community. New development should be

based on a long-term comprehensive strategy that meets the needs of both the existing consumer and the new consumer. The petition meets the above goal via its consideration of existing adjacent single-family development and multi-use path connection to the existing Charlotte-Mecklenburg Schools facility.

- A primary objective of the area plan is to embrace and build a range and balance of shopping choices, housing types, and places of entertainment and recreation in the Eastland Mall area. The petition fulfills this objective through its commitment to a variety of uses permitted in MUDD-O and MX-2 districts. The petition intends to provide a mix of uses in a manner that creates a unified development pattern with generally coordinated streetscape elements, landscaping, and open spaces.
- The area plan recommends that future development in this area should be flexible enough to allow inevitable changes in market conditions. Financial considerations and an implementation strategy are recommended. The petition's conditional notes provide this flexibility.

Motion/Second: Watkins / Wiggins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

The committee had two transportation questions regarding the status of the TIS, the proposed terminus of the Gold Line. Felix Obregon with CDOT was able to inform the committee that the TIS is complete and recommended transportation improvements have been listed on the conditional plan's notes.

There was no further discussion of this petition.

## **PLANNER**

William Linville (704) 336-4090