

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-2, office
LOCATION	Approximately 0.60 acres located on the east side of Eastway Drive near the intersection of Weldon Avenue and Citiside Drive.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to rezone the property to allow all uses permitted in the O-2 district.
Property Owner	Betty S. Triece
Petitioner	Betty S. Triece by Pamela Triece Rhynes, POA
Agent/Representative	N/A
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Griffith/Simmons</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Griffith, Randolph, Simmons and Walker</td> </tr> <tr> <td>Nays:</td> <td>Allen</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Griffith/Simmons	Yeas:	Dodson, Griffith, Randolph, Simmons and Walker	Nays:	Allen	Absent:	Rosenburgh	Recused:	None
Motion/Second:	Griffith/Simmons										
Yeas:	Dodson, Griffith, Randolph, Simmons and Walker										
Nays:	Allen										
Absent:	Rosenburgh										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, recommending denial of the petition based on the adopted land use plan. A Committee member asked if staff considered reviewing the land use recommendations for corridors where numerous rezoning petitions have been proposed. Staff responded that petitions are evaluated on an individual basis, noting that it is difficult to create a blanket policy that would apply to every corridor in all circumstances. Staff added that major thoroughfares would likely become nonresidential corridors if petitions aren't assessed on a case by case basis. Several Committee members stated that they were in support of the petition because of the mixture of uses that currently exist along the corridor.										
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>East District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Dodson).										
MINORITY OPINION	A minority of the Committee feels the petition is inconsistent with the adopted plan and would encourage additional nonresidential development along this portion of Eastway Drive.										
STAFF OPINION	Staff agrees with the minority opinion of the Zoning Committee.										

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - *The East District Plan* (1990) recommends multi-family residential uses for the subject property.
 - *The Eastside Strategy Plan* (2001) does not propose any changes from the recommendations of the *East District Plan* for the subject property.
 - This petition is inconsistent with the *East District Plan*.
- **STAFF RECOMMENDATION (Updated)**
 - Staff disagrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No issues.
- **Schools:** CMS does not comment on non-residential rezoning petitions.
- **Park and Recreation:** No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- The proposed request is inconsistent with the *East District Plan*.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327