

<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-2, office
<b>LOCATION</b>	Approximately 0.60 acres located on the east side of Eastway Drive near the intersection of Weldon Avenue and Citiside Drive.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone the property to allow all uses permitted in the O-2 district.
<b>STAFF RECOMMENDATION</b>	Staff does not recommend approval of this petition. The request for office development on this site would encourage additional nonresidential development along this portion of Eastway Drive. This petition is inconsistent with the <i>East District Plan</i> .
<b>Property Owner</b>	Betty S. Triece
<b>Petitioner</b>	Betty S. Triece by Pamela Triece Rhynes, POA
<b>Agent/Representative</b>	N/A
<b>Community Meeting</b>	Meeting is not required.

#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**  
The subject property is currently occupied by a single family dwelling. Adjacent properties on the east side of Eastway Drive are zoned R-22MF and O-2 and are developed with single family and multi-family residential dwellings and office uses. Single family homes exist along the west side of Eastway Drive in R-22MF and R-5 zoning. Several single family dwellings, along with office uses, and industrial warehouse uses exist in I-1 zoning north of the railroad tracks.
- **Rezoning History in Area**  
Located north of the subject property on Eastway Drive, Petition 2004-097 sought to rezone a parcel from R-22MF to O-1(CD) to allow a tax office and was denied.
- **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*.

#### **PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 100 trips per day.  
Proposed Zoning: 310 trips per day.
- **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](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Neighborhood and Business Services Review
- Storm Water Review

**Planner: Sonja Sanders (704) 336-8327**