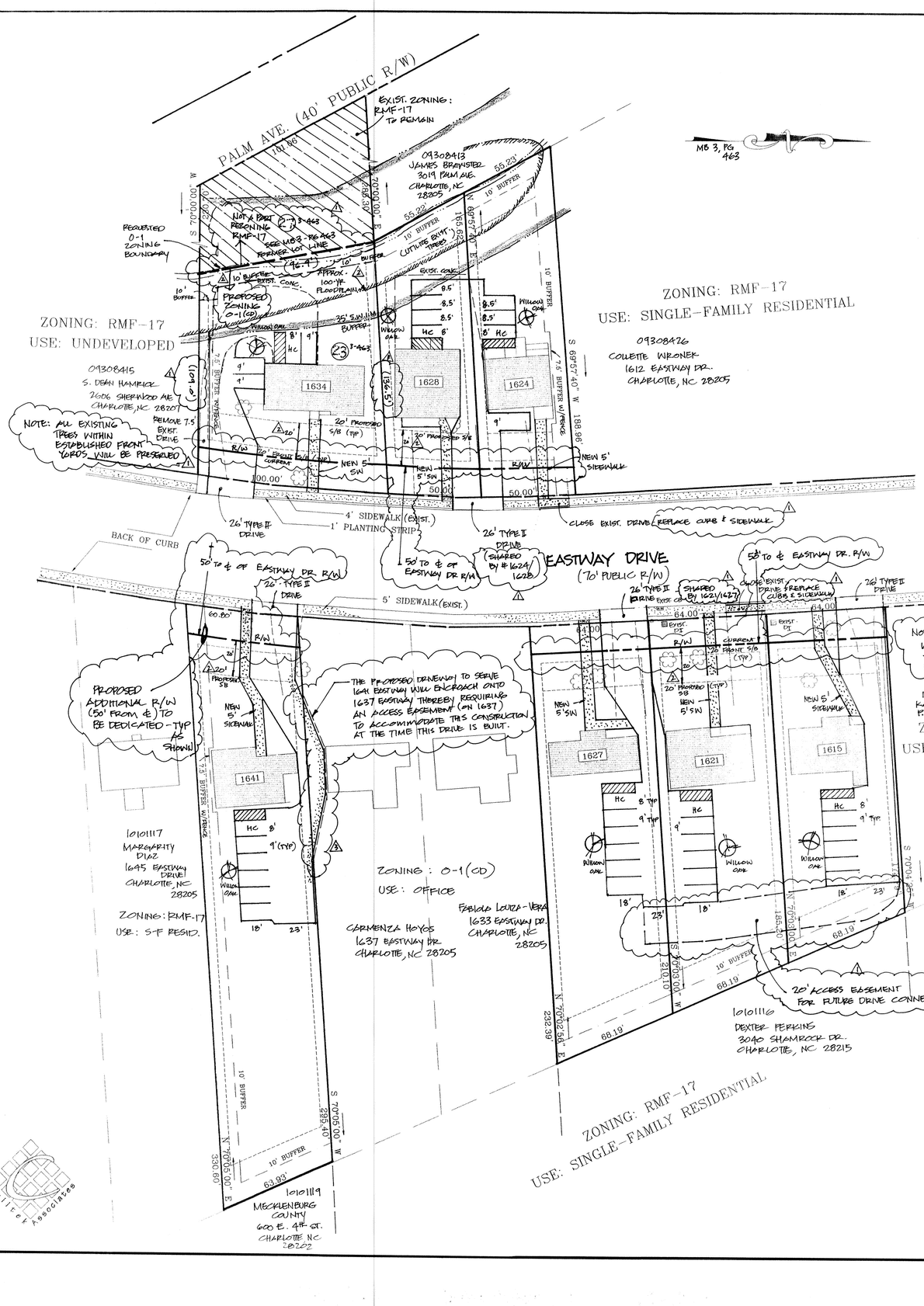


DEVELOPMENT DATA TABLE

ADDRESS/PARCEL ID	BUILDING DATA	ZONING	SETBACKS		OWNER/PETITIONER
1615 EASTWAY #10101111 DESCRIPTION: LOT 4, DB 1698, PG 483 DATE ACQUIRED: 11/18/1996	BLDG. AREA: 1070 SF NO. OF STORIES: 1 BLDG. HEIGHT: 12' (TO EAVE) LOT AREA: 11456 SF	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		DOROTHY GAINES 1615 EASTWAY DR. CHARLOTTE, NC 28205
1621 EASTWAY #10101112 DESCRIPTION: LOT 5, DB 1698, PG 483 DATE ACQUIRED: 3/25/2010	BUILDING AREA: 1108 SF NO. OF STORIES: 1 BLDG HEIGHT: 12' (TO EAVE) LOT AREA: 12650 SF	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		TAM LE 1621 EASTWAY DR. CHARLOTTE, NC 28205
1627 EASTWAY #10101113 DESCRIPTION: LOT 6, DB 1698 PG 483 DATE ACQUIRED: 12/4/2007	BUILDING AREA: 1058 SF NO. OF STORIES: 1 BLDG HEIGHT: 12' (TO EAVE) LOT AREA: 14160 SF	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		QUYNH LE 11019 ROBINSON CHURCH ROAD CHARLOTTE, NC 28215
1624 EASTWAY #04308418 DESCRIPTION: LOT 21, BLOCK H MB 3, PG 463 DATE ACQUIRED: 11/8/2004	BUILDING AREA: 980 SF NO. OF STORIES: 1 BLDG. HEIGHT: 12' (TO EAVE) LOT AREA: 9825 SF	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL OFFICE	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		MANUEL ALVARADO 1209 J EAST W.T. HARRIS #308 BLVD. CHARLOTTE, NC 28217
1628 EASTWAY # 04308417 DESCRIPTION: LOT 22, BLOCK H MB 3, PG 463 DATE ACQUIRED: 5/11/2004	BUILDING AREA: 1195 SF NO. OF STORIES: 1 BLDG HEIGHT: 12' LOT AREA: (TO EAVE) 7550 SF	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: S-F RESIDENTIAL (VACANT) PROPOSED USE: GENERAL OFFICE	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		NASR N. BASILY 1628 EASTWAY DR. CHARLOTTE, NC 28205
1634 EASTWAY #04308416 DESCRIPTION: LOT 23 & 27, BLOCK H ONLY MB 3, PG 463 DATE ACQUIRED: 2/2/1998	BUILDING AREA: 1158 SF NO. OF STORIES: 1 BLDG. HEIGHT: 12' (TO EAVE) LOT AREA: 25878 SF (2 LOTS COMBINED)	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL OFFICE * * (LOT 23 ONLY)	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		JAMES P. NGO 2901 CHATELAINE PL. RALEIGH, NC 27614
1641 EASTWAY #10101116 DESCRIPTION: LOT 1, DB 1698 PG 483 DATE ACQUIRED: 8/6/2001	BUILDING AREA: 1108 SF NO. OF STORIES: 1 BLDG. HEIGHT: 12' (TO EAVE) LOT AREA: 18780 SF	EXISTING: RMF-17 PROPOSED: O-1(CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE(L): 5' SIDE(R): 5' REAR YD: 20'		ROGELIO HURTADO 1641 EASTWAY DR. CHARLOTTE, NC 28205

CONDITIONAL NOTES:

General Provisions

- Development of this property will be controlled by the standards depicted on this site plan and by the Standards of the Charlotte Zoning Ordinance; the development depicted this plan is intended to reflect the arrangement of the proposed uses on this property. However, the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed in the Zoning Ordinance, Section 6.207 Alterations to approval.
- Future owners of these properties will be bound by the Zoning restrictions which bind the current owner.
- Uses allowed on these sites are **General and Medical Office Only.**
- The petitioner acknowledges that in addition to the conditions set forth in this petition and in the Zoning Ordinance, development requirements imposed by other City ordinances, construction standards and design manuals do exist, are not waived or modified by the rezoning approval, and may be applicable to the proposed development. These requirements may include the regulation of streets, sidewalks, trees and storm water . Where the conditions set forth in this rezoning plan conflict with other City development requirements, the stricter condition or requirement shall apply.

Transportation

- Parking shall be located at the rear of all structures wherever practical; one parking space shall be allowed in the front yard of 1624 Eastway Drive as shown on the plan. Parking requirements for all parcels will be determined at the time of construction plan submittal and will be based on the proposed use of the property.
- The parcels at 1621 and 1627 Eastway Drive will have a new, **shared** Type II driveway; 1615 Eastway Drive will have a new Type II driveway; 1641 Eastway Drive will have a new Type II driveway; 1634 Eastway Drive will have a new Type II driveway; and 1628 and 1624 Eastway Drive will have a new, **shared** Type II driveway. Existing driveways as shown will be closed and curb, gutter and sidewalks will be installed.
- The proposed driveway connections to Eastway Drive will require driveway permits to be submitted to CDOT and NCDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process and the location as shown is subject to change to comply with City Driveway Regulations.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative pavement, etc) within a proposed/existing City maintained street right-of-way. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard items.
- Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 35' x 35' and two 10' x 70' sight triangles are required.
- Additional Right-of-Way equal to 50' from the centerline of Eastway Drive will be conveyed to the NCDOT at the time of construction plan submittal for each of the parcels.

Architectural Standards

- All existing structures are to remain.
- Future additions to the existing structures must be to the rear of the building and added square footage shall not exceed 25% of the existing square footage of each structure.

Environmental Features

- All existing trees within the established front yards shall be preserved; only those in conflict with driveways can be removed.

Signage

- Signage on the site will be limited to 9 square feet on each lot – no grandfathered signage is currently on site.

Lighting

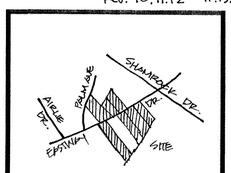
- Any detached lighting on the site will not exceed 8 feet in height and will be aimed internal to the site and away from adjoining properties and the public street;no "wall pack" lighting will be used on any existing building and all lighting will have **full cut off type fixtures.**

Other

- The 10-foot or 7.5-foot buffers will conform to the provisions of Section 12.302.
- Screening will conform to the provisions of Section 12.303.
- All garbage/trash disposal areas, dumpsters, recycling containers, etc will be screened with a solid enclosure and gates at the rear of the structure as per section 12.403.
- The rear half of 1634 Eastway Drive (formerly all of Lot 27, MB 3, PG 463) is not included in this rezoning request, **and will remain** with its current zoning of RMF-17.

NORTH CAROLINA PROFESSIONAL SEAL 12976 ENGINEER FREDERICK GIORE

8.15.2012
REV. 10, 11.12 & 11.15.12



VICINITY MAP NTS

0' 30' 60' 90'

FOR PUBLIC HEARING PETITION # 2012-092

Civiltek Associates
C-1099
8521 Belegreen Ct.
Charlotte, NC 28216
(704) 900-4059

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Conditional Rezoning Plan
for
Seven Eastway Dr. Properties
City of Charlotte
Mecklenburg County, North Carolina

Revisions:
1. GENERAL REVISIONS AS PER CMPC COMMENTS 10.12.12
2. REVISED "TRANSITIONAL SETBACK" AT REAR TO ZONING LINE - 11.15.12
3. ADD EASEMENT/NOTE TO #1637 TO SERVE 1641 EASTWAY 11.19.12

Drawn by: MG
Approved by: FG
Date: DATE
Job name: EWRZ
Scale: 1" = 30' (H) (V)
Sheet No. 1 of 1