

REQUEST	Current Zoning: R-17MF, multi-family residential, up to 17 dwelling units per acre Proposed Zoning: O-1(CD), office, conditional
LOCATION	Approximately 1.93 acres located on the east side and west side of Eastway Drive between Springway Drive and Hillard Drive. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the conversion of existing single family residential structures (with necessary modifications) for general and/or medical office use.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Eastland Area Plan</i> (2003). However, the land use in the area has changed and the rezoning site is in close proximity to other office and business uses. The request will allow limited office uses in structures that will maintain their residential character. In addition, a similar rezoning was approved on an abutting property, also allowing the conversion of two single family homes for office uses (rezoning petition 2004-084).
PROPERTY OWNER	Various
PETITIONER	Nasr N. Basily
AGENT/REPRESENTATIVE	Fred Gore
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Conversion of seven (7) single family homes on the east and west sides of Eastway Drive to allow general and/or medical offices.
- Future additions to existing structures to be located in the rear and not exceed 25 percent of the existing square footage.
- Provision of parking areas in the rear of structures to accommodate new office uses.
- Existing driveways will be closed, modified, or relocated to accommodate new parking areas.
- Replacement of curb and gutter where driveways are closed/removed.
- Consolidation of certain driveways to accommodate shared access between certain structures and provision of a 20-foot access easement in the rear for possible drive connections in the future.
- Installation of new five-foot wide sidewalks connecting each structure to sidewalks along Eastway Drive.
- Installation of a reduced Class "C" Buffer along property lines abutting residential use and/or zoning.
- Preservation of all existing trees within established front yards.
- Dedication of right-of-way (50 feet from centerline).
- Signage to be limited to nine (9) square feet on each lot.
- Detached lighting will not exceed eight (8) feet in height and will be aimed internal to the site and away from adjoining properties and the public street.

• **Existing Zoning and Land Use**

The rezoning site consists of seven lots constructed with single family homes that are surrounded by single family residential neighborhoods, scattered multi-family development, institutional, office, and retail uses on properties zoned R-4, R-17MF, O-1, O-2, and B-2.

• **Rezoning History in Area**

Approval of rezoning petition 2004-084 rezoned two (2) lots located on the east side of Eastway Drive and south of Shamrock Drive from R-17MF to O-1(CD) to allow the conversion of two existing single family houses for general or medical office uses.

- **Public Plans and Policies**
 - The *Eastland Area Plan* (2003) recommends multi-family residential.
 - This petition is inconsistent with the *Eastland Area Plan*.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 90 trips per day.
Proposed Zoning: 550 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** Engineering and Property Management requests that the site plan be revised to show wetland stream and buffers delineation.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Minimizes impacts to the natural environment by reuse of existing buildings on infill lots.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove transitional setback labeling from site plan.
 2. Modify required buffer along new zoning lines proposed for lot associated with the address 1634 Eastway Drive.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Claire Lyte-Graham (704) 336-3782