

REQUEST	Current Zoning: R-17MF, multi-family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 1.59 acres located on the west side of Eastway Drive near the intersection Audrey Street and Eastway Drive. (Council District 1- Kinsey)
SUMMARY OF PETITION	The petition proposes to rezone 1.59 acres to allow the development of a 5,000-square foot medical office.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Joseph and Sylvia Okoye Joseph and Sylvia Okoye Stuart Wallace, Pease Engineering and Architecture
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>Eastside Strategy Plan</i> but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, by a 7-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Ryan).

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. The site plan notes have been placed in the standard format. 2. The allowed uses have been limited to general and medical office. 3. Note 2 has been removed under the Rezoning General Notes. 4. The proposed building materials have been noted on the proposed elevations. 5. The proposed building has been flipped and the architectural features are facing the public-right-of-way. 6. The eight-foot planting strip along Eastway Drive has been labeled on the site plan. 7. The conditional note about the Post Construction Buffer has been modified to address Storm Water Services concern.
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VOTE	Motion/Second: Walker/Ryan Yeas: Allen, Dodson, Eschert, Labovitz, Low, Ryan, and Walker Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed and staff changed their position from the staff analysis to recommend approval. There was no further discussion of this petition.
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STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.
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FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - A 5,000-square foot building for a medical office use.
 - 20-foot Class C buffer abutting the residentially zoned property and institutional uses.
 - Eight-foot planting strip and six-foot sidewalk along Eastway Drive.
 - Building materials for the proposed structure consisting of brick/cast stone masonry veneer, cast stone parapets caps, aluminum storefront windows, and sloped metal/single ply membrane roofing.
 - Proposed parking provided to the side and rear of the structure.
 - Building elevations.
 - Detached site lighting limited to 20 feet in height, with full cut-off fixtures.
 - New Charlotte Area Transit System bus stop waiting pad along Eastway Drive.
 - A note limiting the proposed use to medical office.
 - **Public Plans and Policies**
 - The *Eastside Strategy Plan* (2001) recommends multi-family land use for the subject parcel.
 - The petition is inconsistent with the *Eastside Strategy Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326