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<b>REQUEST</b>	Current Zoning: R-17MF, multi-family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 1.59 acres located on the west side of Eastway Drive near the intersection Audrey Street and Eastway Drive. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone 2.0 acres to allow the development of a 5,000-square foot medical office.
<b>STAFF RECOMMENDATION</b>	Staff does not recommend approval of this petition. The petition is inconsistent with the <i>Eastside Strategy Plan</i> , which recommends multi-family residential land uses on the site and focuses a mixture of non-residential uses at major intersections and not at mid-block locations. In addition, there are other locations within the corridor with existing zoning classifications to accommodate non-residential and medical office uses.
<b>PROPERTY OWNER</b>	Joseph and Sylvia Okoye
<b>PETITIONER</b>	Joseph and Sylvia Okoye
<b>AGENT/REPRESENTATIVE</b>	Stuart Wallace, Pease Engineering and Architecture
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### 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.
- Prohibited uses including but not limited to the following :
  - Farms
  - Outdoor Seasonal Sales
  - Day Labor Service Agency
  - Donation Drop-off facility
  - Dormitories
  - Outdoor Fresh Produce Stands

- **Existing Zoning and Land Use**

The subject property is currently zoned R-17MF (multi-family residential) and is vacant. The property to the north of the subject site is zoned R-4 (single family residential) and developed with a single family structure. The property to the south of the site is zoned R-17MF (multi-family residential) and developed with a child care facility. The site to the west is zoned R-4 (single family residential) and is developed with an institutional use granted under a special use permit.

- **Rezoning History in Area**

Petition 2012-092 rezoned 1.93 acres located south of the subject site just south of the intersection of Eastway Drive and Shamrock Drive from R-17MF (multi-family residential) to O-1(CD) (office, conditional) to allow the existing residential structures to be used for general and medical office uses.

- **Public Plans and Policies**

- The *Eastside Strategy Plan* (2001) recommends multi-family land use for the subject parcel and focuses a mixture of nonresidential uses at the major intersections along Eastway Drive, particularly the Shamrock Drive and The Plaza intersections.
  - 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.
    - **Vehicle Trip Generation:**  
Current Zoning: 280 trips per day.  
Proposed Zoning: 135 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** Petitioner should remove the note "Area subject to Post Construction Storm water Ordinance". Revise the buffer boundary label to read "30-foot stream buffer per Post Construction Storm Water Ordinance".
  - **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*.
  - Minimizes impacts to the natural environment by building on an infill lot that scores high for accessibility.

**OUTSTANDING ISSUES**

- This petition is inconsistent with the *Eastside Strategy Plan*.
  - If this petition is considered for approval, the petitioner should:
    1. Organize the site plan notes using the standard headings.
    2. Modify the allowed uses to "medical office only" and remove the prohibited uses.
    3. Remove Note 2 under Rezoning General Notes.
    4. Place the proposed building materials note provided on the site plan on the proposed elevations.
    5. Add an architectural door feature along the southern elevation to address the street.
    6. Label eight-foot planting strip along Eastway drive.
    7. Address Storm Water Services comments.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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