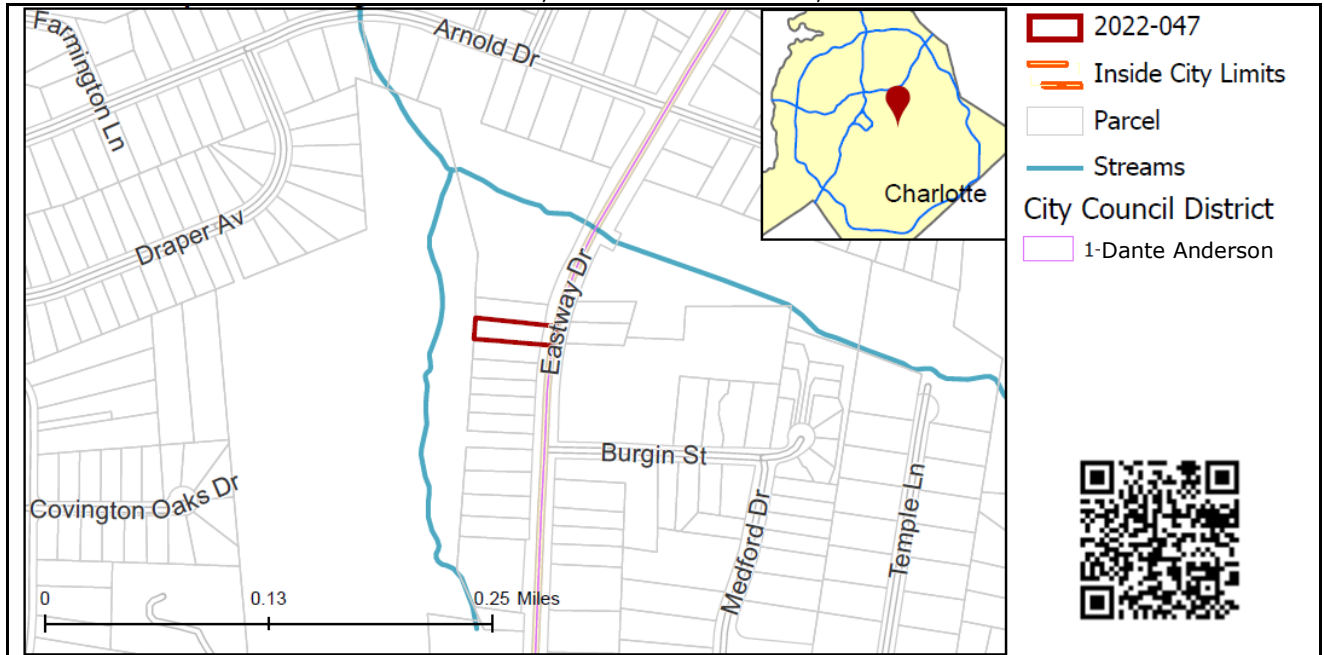


REQUEST

Current Zoning: R-4, single family residential
Proposed Zoning: O-2(CD), office, conditional

LOCATION

Approximately 0.28 acres located on the west side of Eastway Drive, south of Arnold Drive, and north of Central Avenue.



SUMMARY OF PETITION

The petition proposes to allow the existing 938 sqft. structure to be used as a single family home or be converted for office use for the parcel in east Charlotte.

PROPERTY OWNER

Joseph Leland

PETITIONER

Joseph Leland

AGENT/REPRESENTATIVE

NA

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and technical revisions related to land use and site design.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1.

Rationale for Recommendation

- The site is located in area with a mix of uses along Eastway Dr. Eastway Dr. is a major thoroughfare which is a street type that supports non-residential uses. There is a mixture of uses in the area along Eastway Dr. The parcel is not located within a single family subdivision. The conditions of the petition maintain the existing residential structure and proposes to convert it for office use. Buffers will be provided per Ordinance requirements along the property lines adjacent to single family homes.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Mintue Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Commercial Place Type for the site.

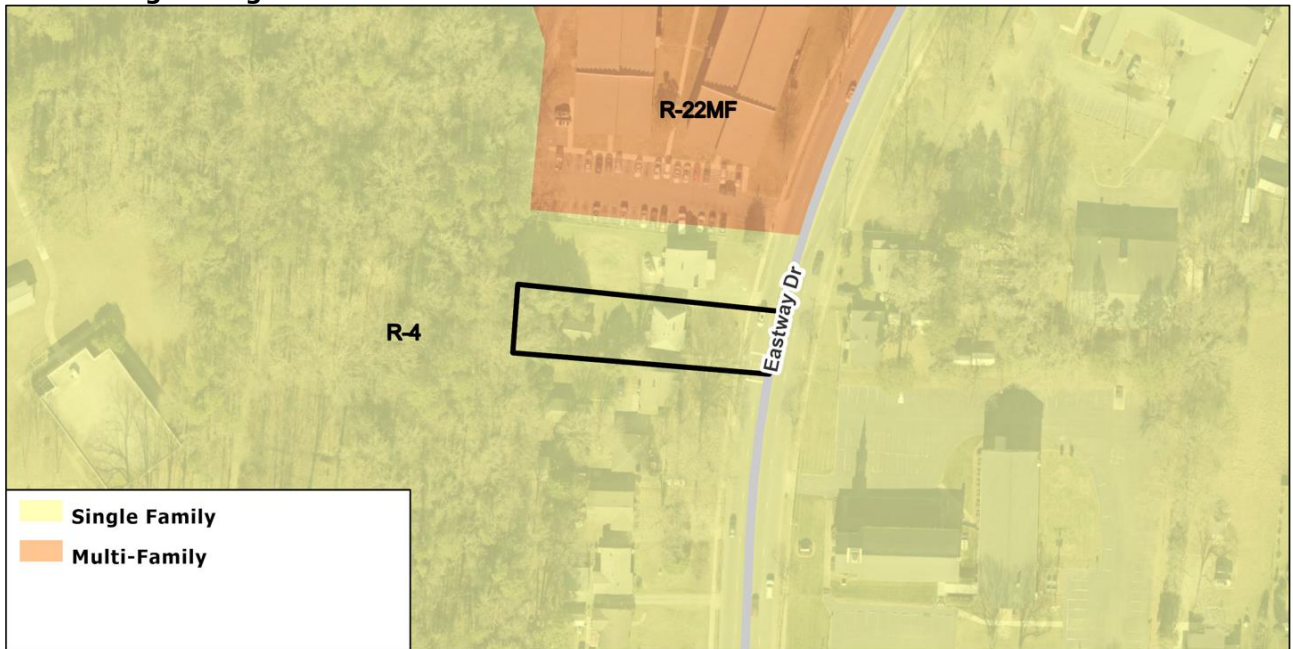
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the existing 938 sqft. structure to be used as a single family home or be converted for office use. The existing 408 sqft detached garage will also remain.
- Preserves trees in the rear 30 feet.
- Paves driveway and concrete pad for parking. Site plan shows parking in front of the building (outside of the setback) and the parking behind the structure.
- Vehicular access via a full access driveway to Eastway Dr.
- Installs Ordinance required buffer along property lines abutting single family uses and zoning. The width of the buffer may be reduced with a fence as allowed by the Ordinance.
- Provides note that exterior lighting will comply with UDO Section 16.2.

• Existing Zoning



The site is an area with single family (R-4) and multi-family (R-22MF) zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4, single family residential	N-1B	N1, Neighborhood 1



The site (indicated by red star above) is in an area with a mix of uses with single family, multifamily and institutional uses to the east west and north and residential and commercial uses to the south closer to Central Ave.



The site is currently a single family home.



North of the site is a single family home.



East of the site, across Eastway Dr. is a single family home and religious institution.

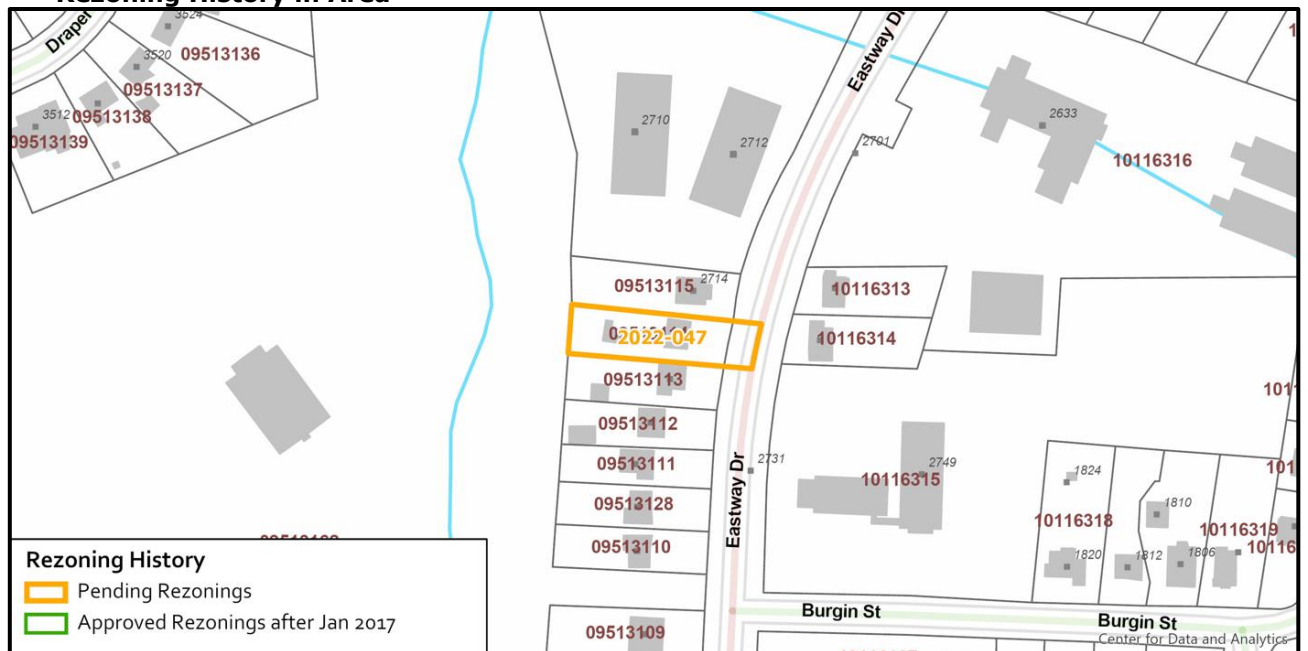


South of the site is a single family home.



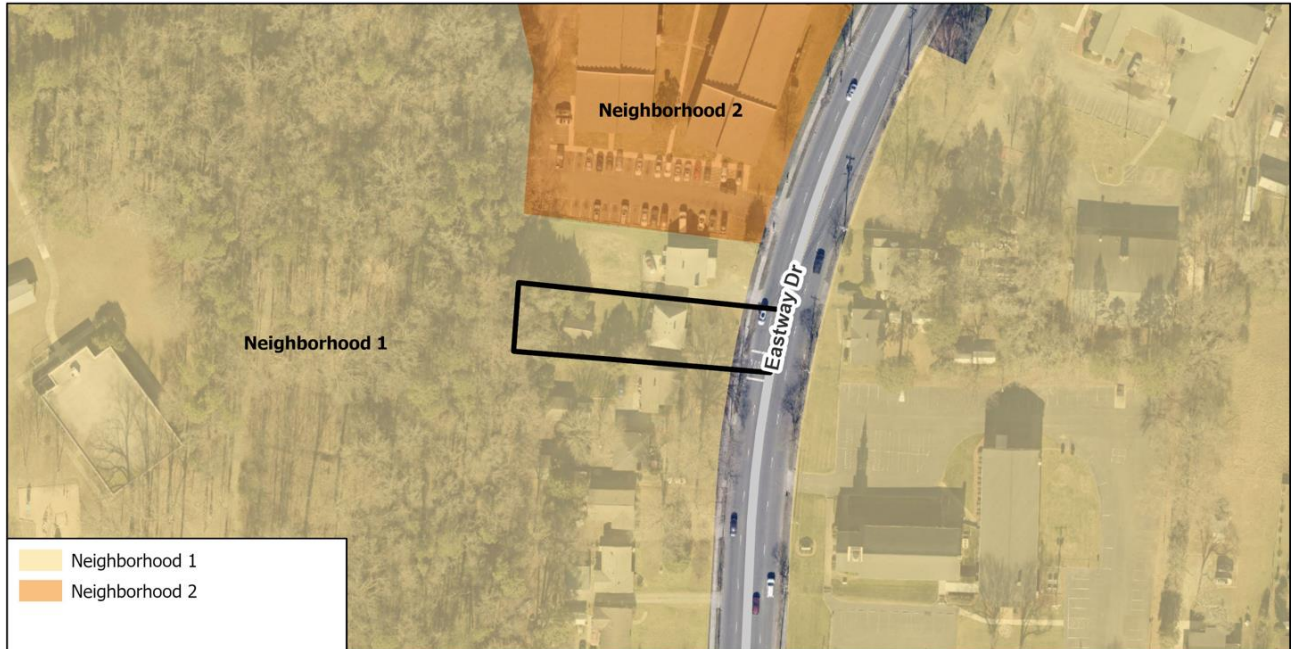
West of the site is a school (Merry Oaks Elementary) accessed from Draper Ave. and Longfellow St.

• Rezoning History in Area



No recent rezonings in the vicinity.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on Eastway Dr, a State-maintained major thoroughfare in between Burgin St, a City-maintained local street and Arnold Dr, a City-maintained collector. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to showing and labeling the 40-feet of right of way along Eastway Dr.
 - **Active Projects:**
 - None
 - **Transportation Considerations**
 - See Outstanding Issues, Note 3.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family home).
 - Entitlement: 10 trips per day (based on 1 single family home).
 - Proposed Zoning: 20 trips per day (based on 938 sqft of general office).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Eastway Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Eastway Dr. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Amend Architectural standards to say "The existing structure will remain and may undergo renovation and façade improvements."~~ **Addressed**
2. ~~Amend Streetscape and Landscaping note by removing the first 4 sentences and replace with the following, "Buffers and screening shall be provided as required by Section 12.302 and 12.303 of the Zoning Ordinance. A fence meeting the Ordinance requirements may be installed to reduce the required buffer widths."~~ **Addressed**

Transportation

3. ~~Revise site plan and conditional note(s) to commit to dedicate 40 feet of right-of-way from the road centerline of Eastway Dr.~~ **Addressed** The site plan shall label and dimension the right-of-way from the road centerline. **Not addressed**

REQUESTED TECHNICAL REVISIONS

Land Use

4. Amend proposed land use under Development Data table to just say "Renovations to existing structures for office use." **Not addressed.**
5. ~~Amend purpose to say, "Property may be used for a single family detached home or be converted for office use."~~ **Addressed**

Site and Building Design

6. ~~Add a new row to the development data table to show the existing and proposed square footage including the house and shed.~~ **Addressed**
7. Add a new row to the development data table and say Parking and Buffers per Zoning Ordinance standards. **Not addressed**
8. Under Current Land Use in the Data table remove the sentence "Fence on the south of the property is covered in vegetation." **Addressed**
9. Under current land use remove the sentence "Rear 30' of yard is heavily wooded natural area that will be preserved." **Not addressed**
10. ~~Amend Environmental note by removing "Fence on south side is covered with vegetation (trees and vines)."~~ **Addressed**
11. Show and label the required side and rear yards. **Addressed**
12. ~~Amend the labels and drawing to clearly illustrate and dimension the requires buffers (an overgrown chain link fence is not permitted to reduce buffer widths)."~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: John Kinley (704) 336-8311