

Development Data	
Tax Parcel ID#095-131-14	Total Acre 0.28
Current Zoning: R4	Proposed Zoning: O2 (CD)
<p><b>Current Land Use:</b> 938 sq.ft. single family house with a 408 sq.ft. detached garage. House has 3 bedrooms and 1 bathroom. Rear of property is enclosed by a 4.5' tall chain link fence up to the rear of the house. Fence on the south of the property is covered in vegetation. Rear 30' of yard is heavily wooded natural area that will be preserved.</p>	
<p><b>Proposed Land Use:</b> Add concrete pad to form a driveway and 3 existing parking spots and add 6' tall wooden fence to the right and the left of the house. Minor rehab to the existing structure to be used as a real estate office.</p>	

**General Provisions**

A. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte zoning ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed uses on this site, but the exact configuration and size of individual elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of section 6.2 of the zoning ordinance.

B. The petitioner acknowledges the other standards development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking and site development may apply to the development of this site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by the site plan. These other development requirements will be applied to the development of the site as defined by those other ordinances.

**Purpose:** The purpose of this rezoning application is to change the use of the site fronting on Eastway drive from residential R4 to office O2 (CD). Property will be used for a real estate office. Property boundary data provided by Guillermo D Anzola dated 2-25-2022.

**Permitted Uses:** 1 single family detached home or general office

**Transportation:** The site currently has full access connection to Eastway drive. This connection is generally depicted on the site plan. Parking areas are generally depicted on the concept plan for the site. All transportation improvements will be approved and constructed before the sites first building certificate of occupancy is used. Owner will dedicate and provide fee simple conveyance of all rights of way to the city of Charlotte. All public roadway improvements will be subjected to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway project taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**Architectural standards:** Reserved

**Streetscape and Landscaping:** The petitioner will install landscape screening that will comply with the barrier between O2 and R4 areas. Owner will construct a 6' tall wooden fence on the north and south sides of the house. Rear yard has a 4.5' tall chain link fence up to even with the rear of the house. Fence in the south side is covered with vegetation (trees and vines). The back 30' of the property is a dense natural wooded area with many trees of different sizes, vines, and bushes. This is an excellent buffer between the site and the school to the West. Site to comply with tree ordinance.

**Environmental:** Fence on south side is covered with vegetation (trees and vines). The back 30' of the property is a dense natural wooded area with many trees of different sizes, vines and bushes. This is an excellent buffer between the site and the school to the West.

**Parks, greenway and open space:** N/A

**Fire Protection:** Reserved

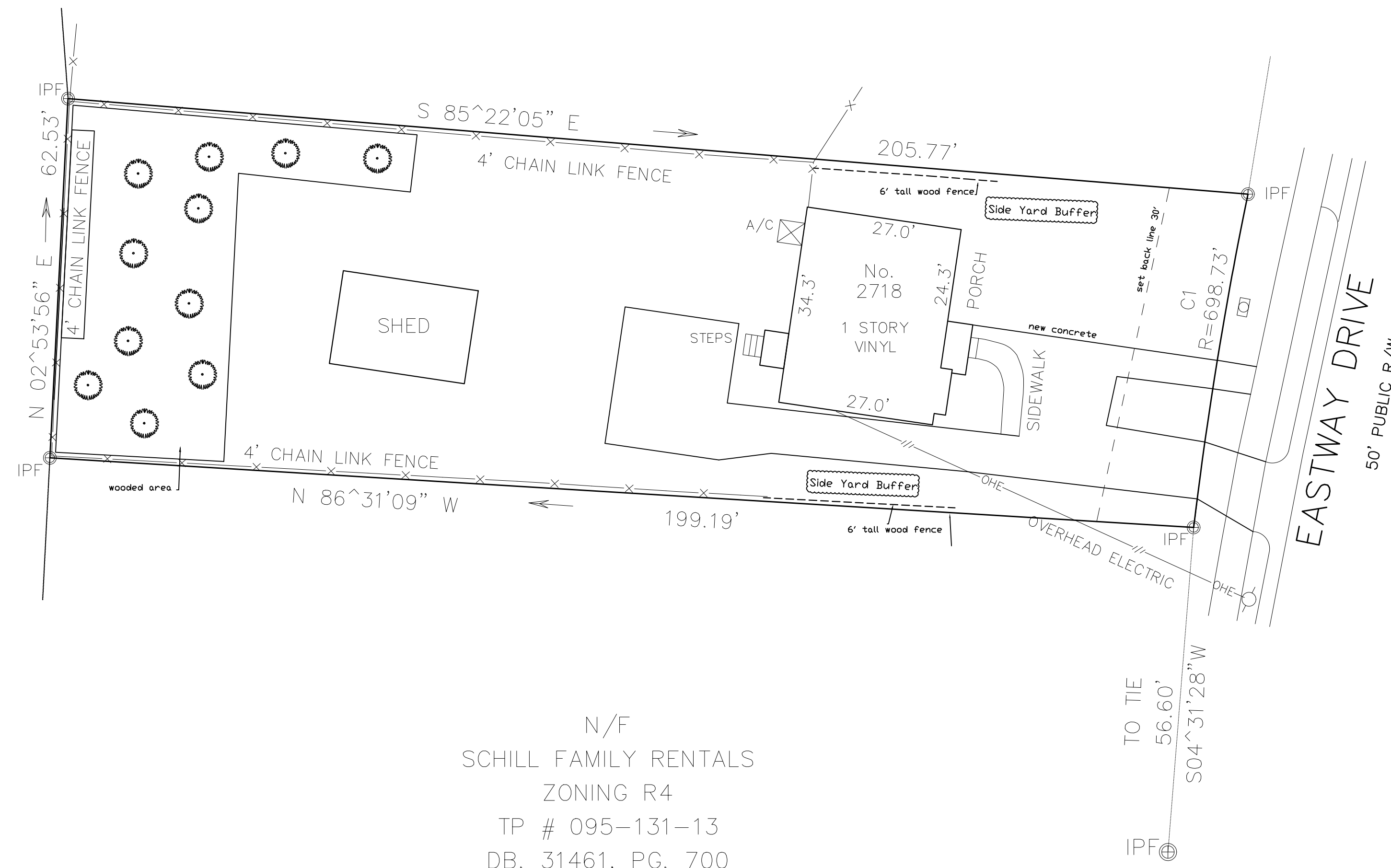
**Signage:** Reserved

**Lighting:** N/A

**Phasing:** N/A

N/F  
 THE VINH LONG 2003  
 LIVING TRUST  
 ZONING R4  
 TP # 095-131-15  
 DB. 33966, PG. 673

N/F  
 CHARLOTTE-MECKLENBURG  
 BOARD OF EDUCATION  
 ZONING R4  
 TP # 095-131-62  
 DB. 1464, PG. 267



N/F  
 SCHILL FAMILY RENTALS  
 ZONING R4  
 TP # 095-131-13  
 DB. 31461, PG. 700

N  
 SCALE 1/16"=1'

REV.	A	Alezu Inc. GC License No. 78741
REV.	A 9/11/22	
REV.		Joseph Leland
REV.		Rezoning Site Plan
REV.		2718 Eastway Dr.
REV.		RZP 2022-047