

Development Data	
Tax Parcel ID#095-131-14	Total Acre 0.28
Current Zoning R4	Proposed Zoning O2
<p>Current Land Use: 938 sq.ft. single family house with a 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>Proposed Land Use: Add concrete pad to form a driveway and 3 existing parking spots and add 5' 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 Q2. Property will be used for a real estate office. Property boundary data provided by Guillermo D Anzola dated 2-25-2022

Permitted Uses: The site may be used for any use that is allowed in an O2 district as a real estate brokerage office. The following uses will not be allowed on the site: adult establishments, any business that serves, sells, distributes or gives away any alcoholic beverage

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

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 5' 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.

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: N/A

Signage: Reserved

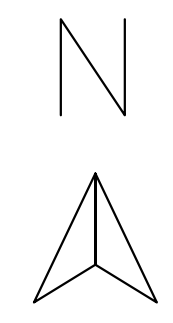
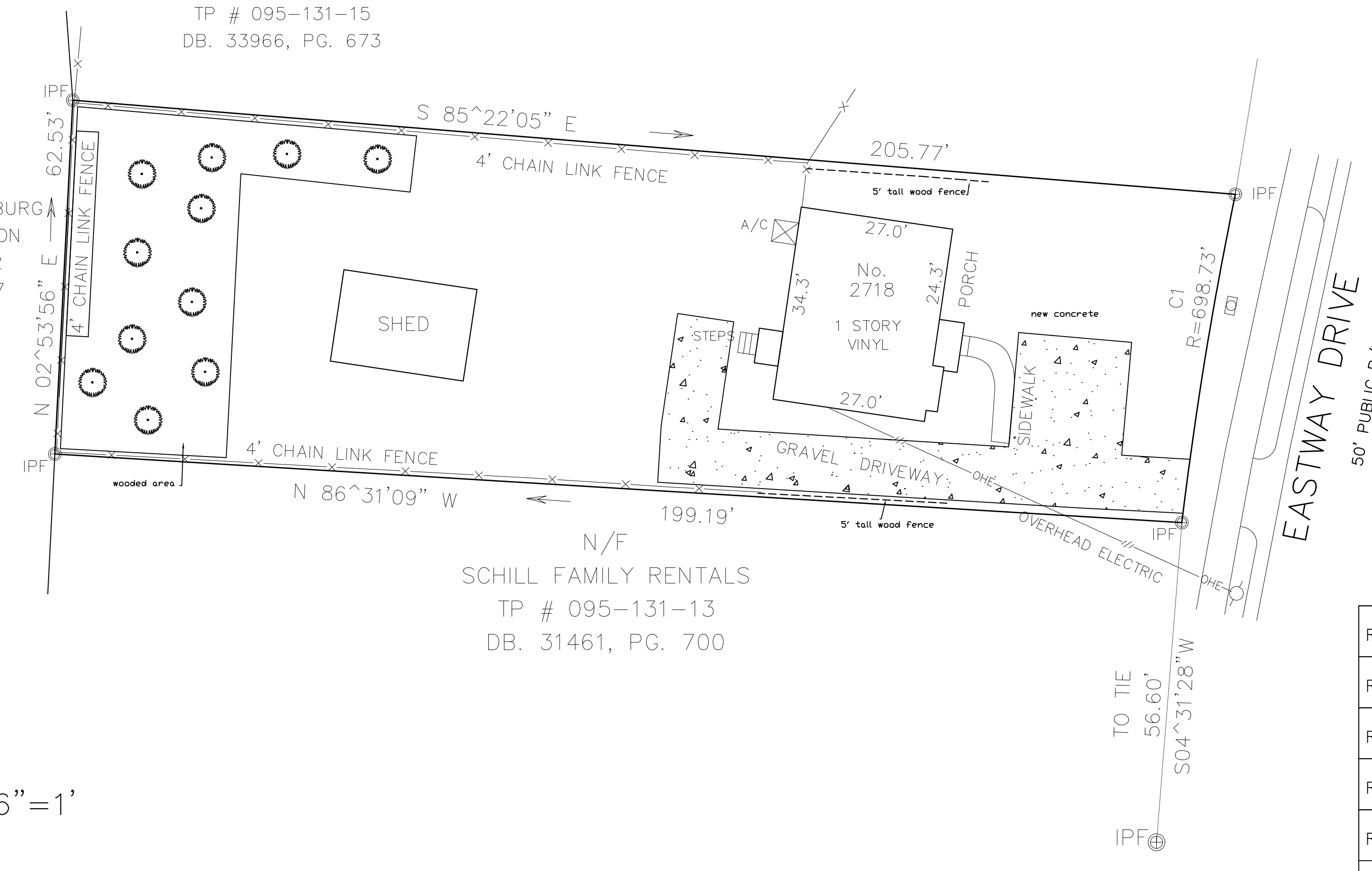
Lighting: N/A

Phasing: N/A

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

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

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



SCALE 1/16"=1'

REV. A	Alezu Inc. GC License No. 78741
REV.	Joseph Leland
REV.	Rezoning Site Plan
REV.	2718 Eastway Dr.
REV.	R2P 2022-047