

RESOLUTION NO. 2017-

A RESOLUTION TO APPROVE A SITE PLAN & CONDITIONAL USE FOR TWG DEVELOPMENT, 225 S. WASHINGTON & 234 S. OLIVER IN THE CITY OF CHARLOTTE

WHEREAS, TWG Development has submitted a site plan approval application for a residential development project at 225 S. Washington and 234 S. Oliver in the city of Charlotte; and

WHEREAS, the City of Charlotte Planning Commission is required to use the following checklist, and has made the following findings regarding this site plan:

- The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and including acceleration and deceleration lane needs is adequate and in compliance with the city's zoning regulations.
- There is no need for additional service drives or marginal access roads as a result of this expansion.
- The project is proposed to be in a structure designed and built for this use on a site of not less than 2 acres.
- The parking lot layout, including ingress, egress and driveway widths conform to the requirements of the city's zoning regulations.
- Loading and unloading areas and building service areas are adequate and in compliance with the city's zoning regulations.
- Location and requirements for fences, walls and greenbelts have been addressed by previous development at this site and remain adequate and in compliance with the city's zoning regulations.
- Special site features such as play areas, pools and similar are adequate for this project.
- The proposed landscaping is adequate and in compliance with the city's zoning regulations, referenced as section 82-460.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan as presented; and

THEREFORE, BE IT FURTHER RESOLVED that this approval is limited to those items addressed by the plan as submitted, and that further administrative requirements may be imposed at a later date, once fully-engineered plans are submitted to the City of Charlotte.