

RESOLUTION NO. 2017-

**A RESOLUTION TO APPROVE A SITE PLAN FOR DAIRY QUEEN,
407 & 415 S. COCHRAN AVENUE IN THE CITY OF CHARLOTTE**

WHEREAS, the owners of 407 & 415 South Cochran Avenue have submitted a site plan for an expansion of the Dairy Queen at that location; 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.
- There is no need for additional service drives or marginal access roads as a result of this expansion.
- 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 are being addressed by a combination of new fencing, as well as existing trees and plants at the site.
- There are no special site features such as play areas or pools included in this site plan.
- Landscaping requirements are being met through new tree plantings, as well as existing trees and plants at the site.

And;

WHEREAS, the City of Charlotte Public Works Director has issued several directives that are contained in the attached memo.

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan as presented, and subject to the conditions and directives included in the memo referenced herein.