

City of Charlotte
PLANNING COMMISSION

RESOLUTION NO. 2019 - 03

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

WHEREAS, TWG Development has submitted a site plan approval application for a Phase II of the Edmond Senior Apartments project at 225 S. Washington 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 1.75 acres.
- 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 comply 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 and conditional use as presented; and

BE IT FURTHER RESOLVED that the City of Charlotte Planning Commission has determined that the number of parking spaces included in this plan do not meet the minimum required by the Charlotte City Code and that this site plan approval must be considered contingent upon the granting of an exception by the City of Charlotte Zoning Board of Appeals; and

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.