

PLANNING COMMISSION RESOLUTION NO. 2020 -

A RESOLUTION TO APPROVE A SITE PLAN FOR PK DEVELOPMENT,
RM-2 MULTIPLE FAMILY HOUSING DEVELOPMENT, 301 & 335 HORATIO AVENUE

WHEREAS, PK Development has submitted a site plan for review and approval; 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 parking lot layout, including ingress, egress and driveway widths conform to the requirements of the city's zoning regulations.
- Location and requirements for fences, walls and greenbelts are adequate and in compliance with the city's zoning regulations.
- Lighting and landscaping details are adequate and in compliance with the city's zoning regulations
- Special site features such as play areas or pools are included and noted in this site plan.

WHEREAS, the City of Charlotte Department of Public Works has issued a memo regarding this site plan that includes certain regulations and requirements that must be adhered to during the course of development.

WHEREAS, PK Development has requested that the site be rezoned from PD – Planned Development District to RM-2 Multiple Family Residential District, which is under consideration by the City of Charlotte City Council.

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

BE IT FURTHER RESOLVED that the City of Charlotte Planning Commission hereby incorporates the statements from the Department of Public Works in this approval, and the approval is conditional upon adherence to them; and

BE IT FURTHER RESLOLVED that this site plan approval is conditional upon a rezoning action by the Charlotte City Council, changing the zoning of this site to RM-2 Multiple Family Residential.