



City Council Follow-Up Report From October 15, 2018 Zoning Meeting

2018-011 – Harrison Tucker & John Perovich – located on the northeast corner of East 17th Street and North McDowell Street. (Council District 1 -Egleston)

Petition 2017-101 was approved with 29.5 du/acre. Was this within the ¼ mile walking distance of the transit station? How far is that from the transit station?

Staff Response: The site rezoned in petition 2017-101 is located within ¼ mile of the Parkwood Station. The property associated with petition 2018-011 is within ¼ mile of the Parkwood station. Although the property associated with 2018-011 is located within ¼ mile of the station, the Council adopted area plan recommends preserving the established neighborhood and does not recommend the site for transit oriented development.

2017-023 – LG Acquisitions, LLC – located on the east side of Steele Creek Road and south of Rigsby Road, across from Shopton Road West and Dixie River Road. (Council District 3 - Mayfield)

Is there a process in place where a survey is required for a major development to determine if there are historical artifacts underground?

Staff Response: No, unless the property being developed is a historic landmark or listed on the National Register. Then the following applies:

- If a property is a designated historic landmark, and if the Historic Landmarks Commission (HLC) is aware of or suspects there are archeological resources, then the HLC can require an archeological survey as part of their design review process.
- If a property is listed on the National Register, then any project requiring a state or federal permit, or involving state or federal funding would require an investigation into known or suspected archeological resources.
- If a property has been found to be eligible for the National Register, then any project requiring a federal permit, or involves federal funding would require an investigation into known or suspected archeological resources.
- Cemeteries and all graves are protected by law.
- Archeological resources on State and federally owned properties are protected by law.
- There may be other government projects that could trigger a review.

Is there a planned water/sewer project for this area?

Staff Response: Yes. The Steele Creek Wastewater Pipe Project will add new wastewater pipe beside Steele Creek from north of Westinghouse Boulevard to south of Carowinds Boulevard. In

addition, the Steele Creek Pump Station and Force Main Project will be replacing the Steele Creek Pump Station and force main that conveys community wastewater to the nearest wastewater treatment plant in Pineville.

2017-168 – J.S & Son’s Construction Company, LLC – located on the south side of West Boulevard, east of Wilmore Drive. (Council District 3 – Mayfield)

What is the potential storm water impact on residents located behind the site? How does rerouting of storm water impact the natural flow of storm water and potential flooding?

Staff Response: The petitioner will only reroute offsite storm water from Worthington Avenue through their proposed development. Runoff from West Boulevard will continue to drain along the western property line. The discharge location for both of these areas will continue to be at the same location it leaves the site now at the southwestern corner of the site.

What is the petitioner’s plan to save and protect as many trees as possible?

Staff Response: The site will have to provide 15 percent tree save for the subject parcels. The plan is also committing a 25-foot landscaping area planted to a Class “B” buffer standard around the subject site adjacent to the existing single-family homes. The petitioner added a note that small trees and shrubs will be planted on the sewer easement if approved by Charlotte Water.

Can the original brick be utilized on the site?

Staff Response: The developer does have the option to use the original brick on the site.