



City Council Follow-Up Report From the July 15, September 16, and September 23, 2019 Zoning Meetings

2019-030 Continental 475 Fund, LLC – located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3- Mayfield)

Can the road be relocated to the back of the property to benefit the wider community?

Staff Response: The location of the proposed public street provides the most benefit for the undeveloped land. The existing development at the back of the property would not be required to connect to the public street, therefore, its current location provides the most benefit for the surrounding neighborhood.

2019-103 Charlotte Planning, Design and Development Department – Signs Text Amendments

How many signs are currently out of compliance?

Staff Response: As of October 14, 2019, Code Enforcement has 123 open and active cases concerning signs not in compliance with the Zoning Ordinance. For the period from January 1 – October 14, 2019, Code Enforcement has had a total of 1,151 cases concerning signs not in compliance with the Zoning Ordinance. Most of these cases have come to a resolution leaving the previously noted 123 cases open and active. Of the total 1,151 cases, approximately 98% were proactively initiated by inspector's observations while in the field

2019-104 Charlotte Planning, Design and Development Department – Trees Text Amendments

What are other cities doing to preserve and protect the tree canopy?

Staff Response: A number of peer communities are using Tree Ordinances and supporting studies and policy documents to guide tree protection and preservation efforts. Charlotte completed an Urban Forest Master Plan in 2017 (see link provided here: <http://charlottetreeplan.weebly.com/full-report.html>.) Over the next year, Charlotte will expand this policy analysis for trees, including studying the effects of development on the tree canopy and the effectiveness of the Tree Ordinance. Subsequently, an update of the Tree Ordinance will be proposed as a component of the Unified Development Ordinance (UDO) effort. Extensive community engagement will be a key component of the policy work and Tree Ordinance update.

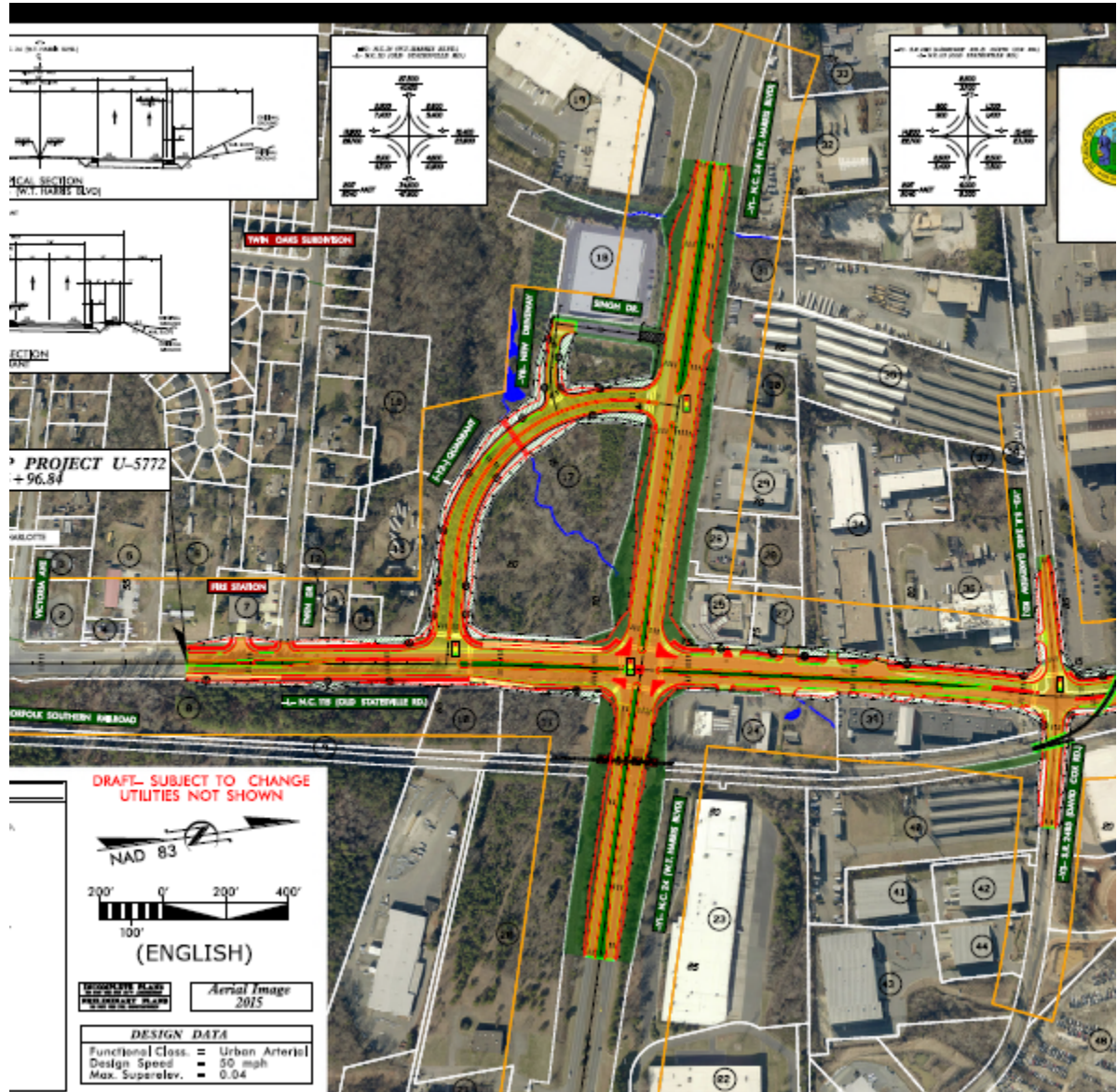
The trend for guiding future policy is seen to be inclusive of natural environments, green infrastructure, and tree canopy together. Atlanta, GA has taken steps since 2018 towards an Urban Ecology Framework (UEC) initiative that prioritizes tree preservation and protection

through a meaningful tree ordinance update. The link to Atlanta's UEC is provided here:
<https://saportareport.com/city-atlanta-selects-biohabitats-develop-urban-ecology-framework/>

2018-092 **Contravest Development Partners, LLC** – located on the west side of Old Statesville Road, south of West W.T. Harris Boulevard. (Council District 2- Harlow)

Provide a diagram of what the “quadrant left” intersection might look like at W.T. Harris Boulevard and Old Statesville Road.

Staff Response: Please see attached diagram and legend.



LEGEND

	STUDY AREA LIMITS
	PROPOSED STRUCTURES, CULVERTS, ISLAND, SIDEWALK, CURB AND GUTTER
	PROPOSED ROADWAY
	EXISTING PAVEMENT TO BE RESURFACED
	EXISTING ROADWAY TO BE REMOVED
	PROPOSED RIGHT OF WAY
	PROPOSED CONSTRUCTION EASEMENT
	EXISTING RIGHT OF WAY
	PROPOSED RAISED MEDIAN (GRASS)
	EXISTING STRUCTURES, ISLAND, SIDEWALK, CURB AND GUTTER TO BE RETAINED
	PROPERTY LINES
	LAKES, RIVER, STREAMS AND PONDS
	PROPOSED CONTROL OF ACCESS
	EXISTING CONTROL OF ACCESS
	PROPOSED RIGHT OF WAY
	PROPOSED CONSTRUCTION EASEMENT
	HISTORIC DISTRICT
	PRESENT ADT

2018-160 K Sade Ventures – located on the north side of University Boulevard at the Mecklenburg/Cabarrus County line. (Outside City Limits)

Will the developer’s contribution for a signal light at University City Boulevard and Harris Houston Road be enough, along with other contributions, to result in the construction/installation of signal lights?

Staff Response: The developer will fund the full signal at the University City Boulevard and Harris Houston intersection.

2019-074 Josh Jolley – Located on the west side of Wallace Road, north of Woodberry Road, west of East Independence Boulevard. (Council District 5 – Newton)

What is the residential density in the O-2 development to the north along Wallace Road?

Staff Response: As of right, you can have up to 22 units per acre in the O-2 zoning district. The existing multi-family on the nearby O-2 zoned properties range from 16 to 22 units to the acre.

Are there existing sidewalks on Wallace Road and Pineborough Road? Are there any plans to provide sidewalks along these streets?

Staff Response: Wallace Road is a minor thoroughfare road with existing sidewalk along majority of the road. The NCDOT US 74 project will install sidewalk to fill in a gap and the remaining gap will be filled as redevelopment naturally occurs along this road.

Pineborough Road is a local road without sidewalk or plans to construct sidewalk along it.

2019-081 Sankofa Development, LLC – located on the west side of Statesville Road, south of Riley Avenue, north of Distribution Center Drive. (Council District 2 – Harlow)

Is a bus stop at this location needed when there is a bus stop a block away?

Staff Response: CATS is not requesting a bus waiting pad and stop at the petitioner's location. There is an existing bus stop located at 4301 Statesville Road and across from an existing stop that sufficiently serves transit riders between stops.

