



Charlotte-Mecklenburg Planning Department

DATE: May 8, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2013-097 Sugar Creek Charter School, Inc

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Site location for proposed mobile trailer.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

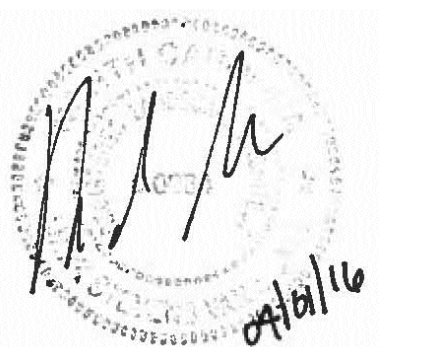
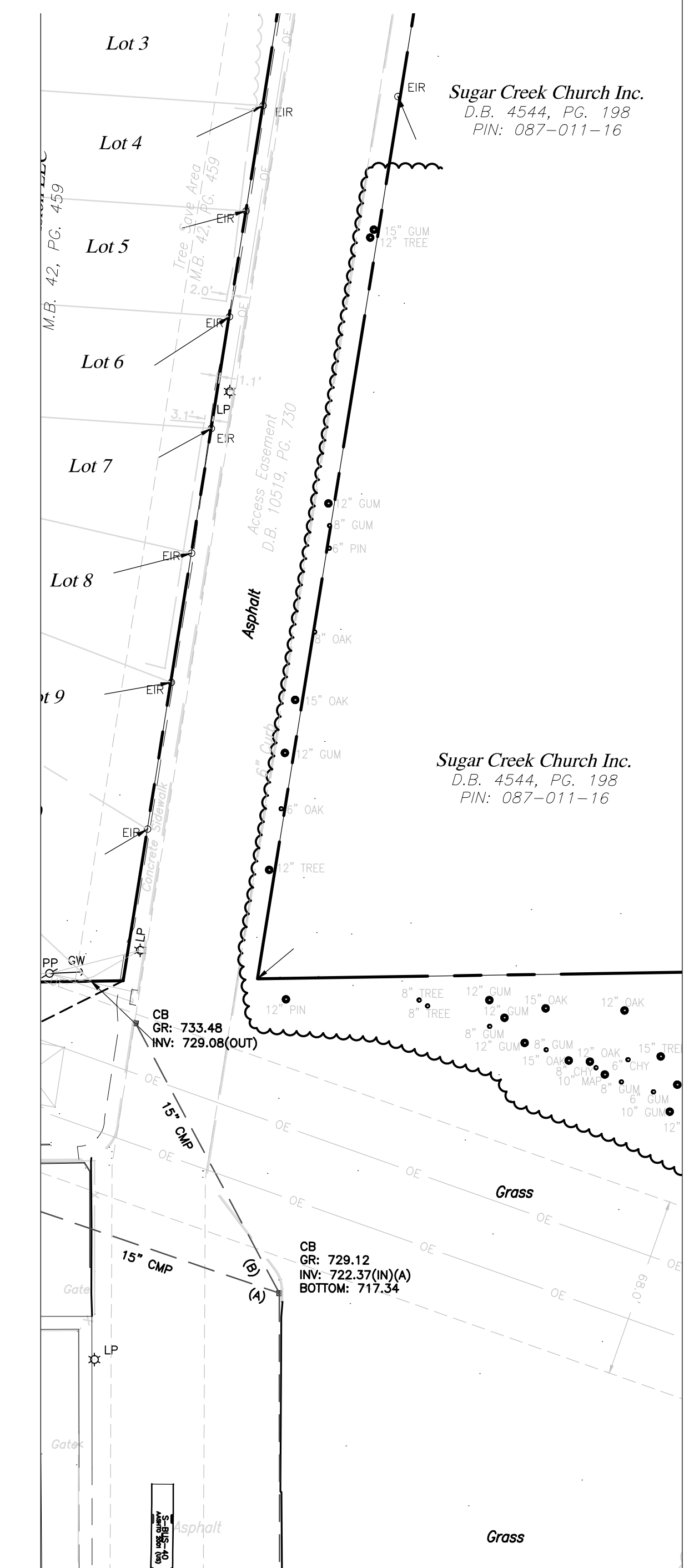
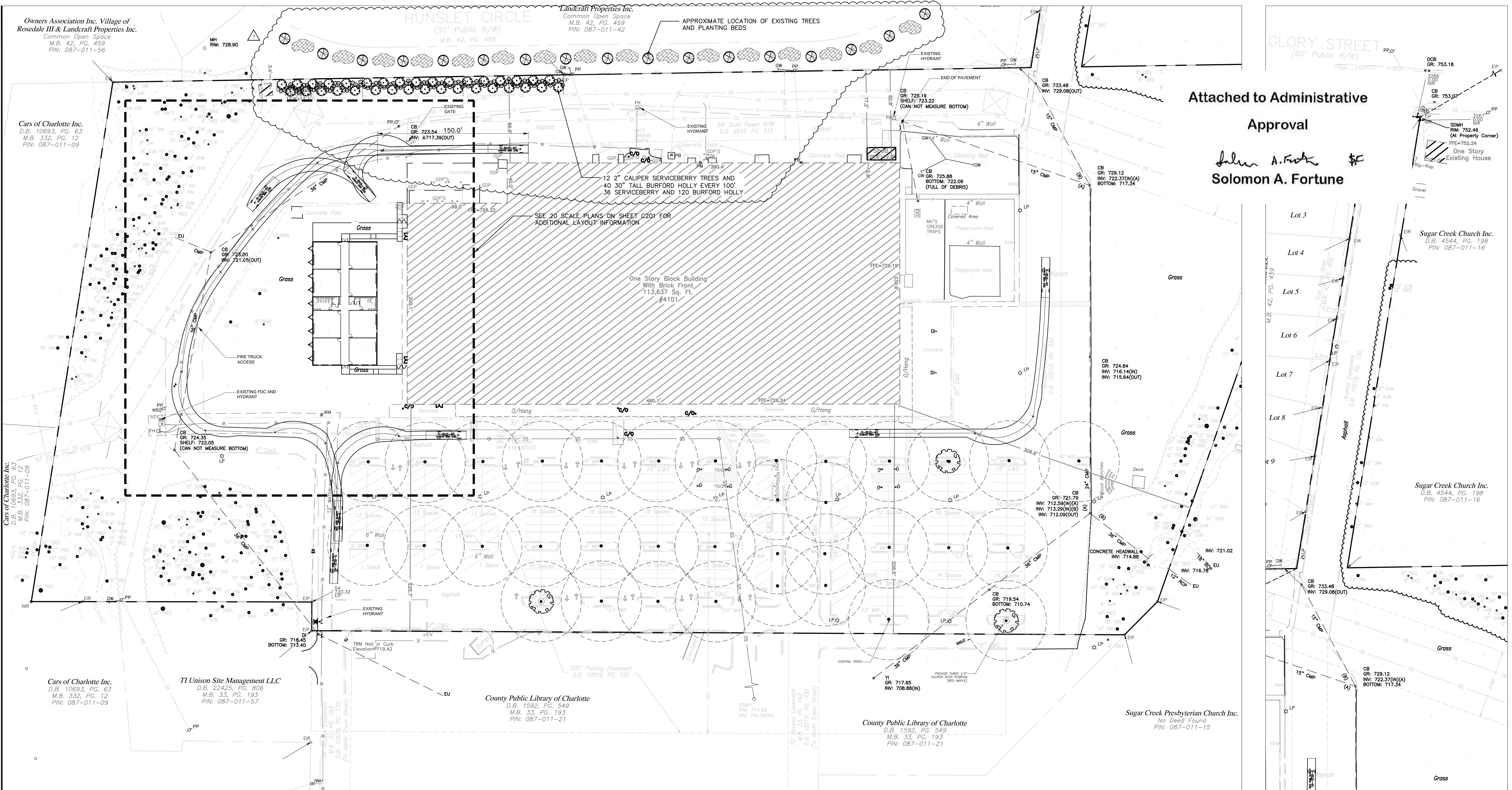
Note:

All other Zoning, Subdivision, and Tree Ordinances, conditional requirements, and Building Code still apply.

Signage was not reviewed as part of this request.

Elevations were not reviewed as part of this request.

Attached to Administrative
Approval
John A. Fort \$
Solomon A. Fortune



CONSTRUCTION DOCUMENTS
ISSUE DATE: 04/02/16

ZONING INFORMATION

PROJECT NAME: SUGAR CREEK ELEMENTARY SCHOOL - MOBILE CLASSROOM
OWNER: SUGAR CREEK CHARTER SCHOOL INC.
PHONE: (704) 968-2831
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
PHONE: (704) 525-6350
ZONING: B-2 (CD) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: EXISTING SCHOOL
EXISTING BUILDING HEIGHT: 30 FEET STORIES: ONE
NEW MODULAR HEIGHT: 20 FEET STORIES: ONE
EXISTING BUILDING COVERAGE: 113,637 SF
NEW BUILDING COVER: 7,000 SF
PROPOSED GROSS FLOOR AREA: 121,637 SF
LOT SIZE: 15.14 ACRES

YARD REQUIREMENTS:
SETBACK (FRONT): 20 FEET FROM R/W,
SIDE YARD(R): 10 FEET, SIDE YARD (L): 10 FEET
REAR YARD: 40 FEET

REQUIRED BUFFERS:
FRONT: YES/NO REAR: YES/NO
SIDE (R): YES/NO, SIDE (L): YES/NO

REQUIRED SCREENING:
FRONT: YES/NO REAR: YES/NO
SIDE (R): YES/NO, SIDE (L): YES/NO
PARKING ONLY: YES/NO

OPEN SPACE CALCULATIONS:
OVERALL SITE AREA: 659,751 SF, (15.14 AC)
IMPERVIOUS AREA: 403,730 SF
LANDSCAPE AREA: 256,021 SF (38.8%)

STREET TREE CALCULATIONS:
GLORY STREET - 50 FEET STREET FRONTAGE

- LARGE MATURING TREES REQUIRED = 2
- LARGE MATURING TREES PROVIDED = 0 DUE TO DRIVEWAY CONNECTION AND SIDEWALK TO THE STREET TAKING UP THE FRONTAGE

INTERNAL TREE REQUIREMENT:
403,730 SF / 10,000 SF PER TREE = 41 TREES REQUIRED
EXISTING TREES = 41 PLUS

IMPERVIOUS AREA: 403,730 SF

PARKING DATA:
1 SPACE PER CLASSROOM
59 EXISTING CLASSROOMS
8 PROPOSED CLASSROOMS
67 TOTAL CLASSROOMS

AS PER MECKLENBURG COUNTY ZONING ORDINANCE SECTION NUMBER 9.8507
REQUIRED: 67, PROVIDED: 260
CARPOOL: N/A, LOADING SPACES: N/A
ACCESSIBLE: B, COMPACT: N/A

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS

- PLANT MATERIAL
- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL. IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.
 - ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED (CLDS.40.09).
 - SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
 - ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
 - PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF THE BALL.
 - A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
 - 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS. PLANTING REQUIREMENTS
 - SEE CLDS 40.01 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.
 - PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
 - ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER LARGE MATURE TREE AND 200 SQUARE FEET PER SMALL MATURE TREE).
 - REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://LANDPERMITS.CHARMECK.ORG](http://landpermits.charmeck.org) THEN CLICK TREES. UTILITY ISSUES
 - LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

- NO LIGHT POLES, UTILITY POLES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
 - COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (< 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.
- TREE SAVE AND PRESERVATION
- TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
 - SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
 - COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT.
 - TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO FINAL CO.
 - THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
 - ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
 - NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
 - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704)336-4262. GENERAL
 - CALL (704) 607-8987 FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE A CO IS NEEDED.
 - VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTP://LANDPERMITS.CHARMECK.ORG](http://landpermits.charmeck.org) THEN CLICK TREES.

