



Charlotte-Mecklenburg Planning Department

DATE: February 24, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2015-076 YMCA of Charlotte

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 layout for the proposed open space areas
- Landscaping plan for the open space areas

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:

Please use conditional notes from original approved plan for review.

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

Signage was not reviewed as part of this request.

| SITE DEVELOPMENT DATA | |
|------------------------------|-----------------------------|
| TAX ID NUMBER(s) | 123-024-01, 123-024-02 |
| ZONING | MUDD-0 |
| PROPOSED USE | INSTITUTIONAL |
| SETBACKS | |
| SOUTH BLVD. | 24' |
| LEXINGTON AVE. | 20' |
| SOUTH CALDWELL ST. | 20' |
| EAST MOREHEAD ST. | 20' |
| TOTAL LOT AREA | 4,398.4 AC |
| PROJECT AREA | 4,398.4 AC |
| PARKING | |
| EX. BUILDING SQUARE FOOTAGE | 143,355 SF |
| NEW BUILDING SQ. FOOTAGE | 37,480 SF |
| TOTAL SQ. FOOTAGE | 180,835 SF |
| TOT. SPACES REQ'D (1/600 SF) | 302 |
| OFF-STREET PARKING PROVIDED | 239 (INCLUDING 8 HANDICAP) |
| ON-STREET PARKING PROVIDED | 9 (INCLUDING 1 HANDICAP) |
| PARKING DECK PROVIDED | 363 (INCLUDING 8 HANDICAP) |
| TOTAL PROVIDED | 639 (INCLUDING 17 HANDICAP) |
| BIKE PARKING | |
| LONG TERM REQUIRED | 19 (1/10,000 SF GFA) |
| SHORT TERM REQUIRED | 16 (5% OF REQUIRED AUTO) |
| LONG TERM PROVIDED | 20 |
| SHORT TERM PROVIDED | 16 |
| IMPERVIOUS AREAS | |
| EXISTING | 166,820 SF |
| (TOTAL PROPOSED) | 153,761 SF |
| DISTURBED AREA | 118,552 SF (2.72 AC) |

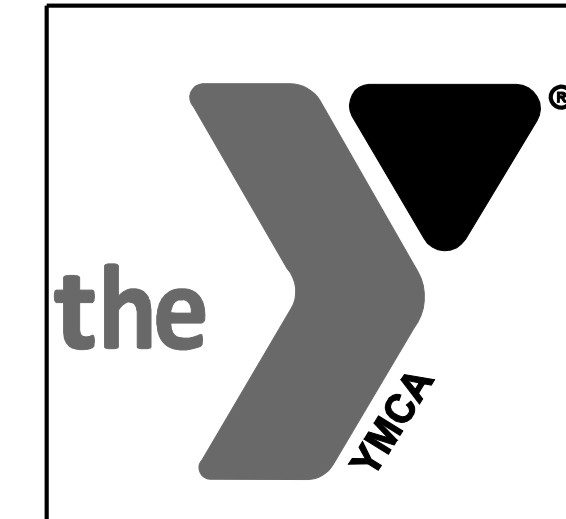
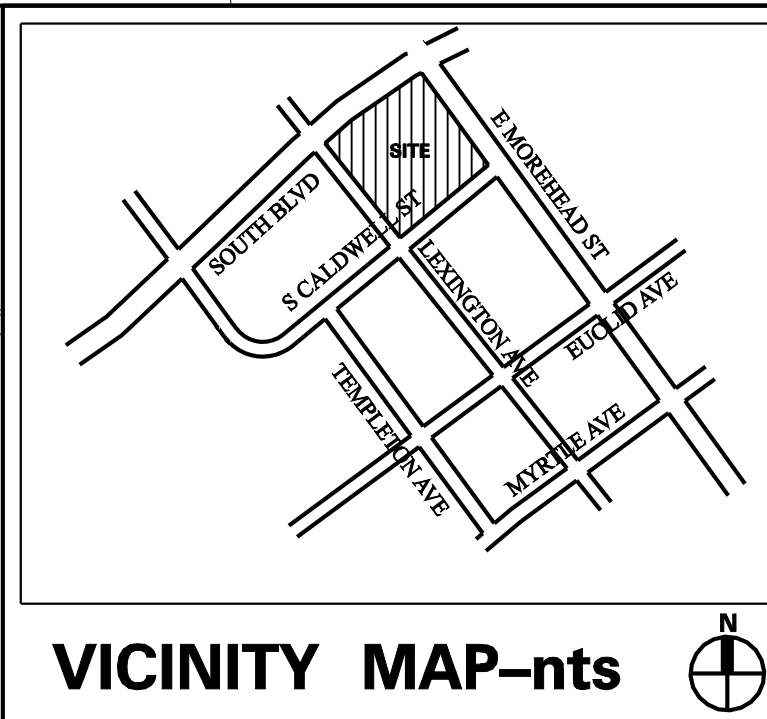
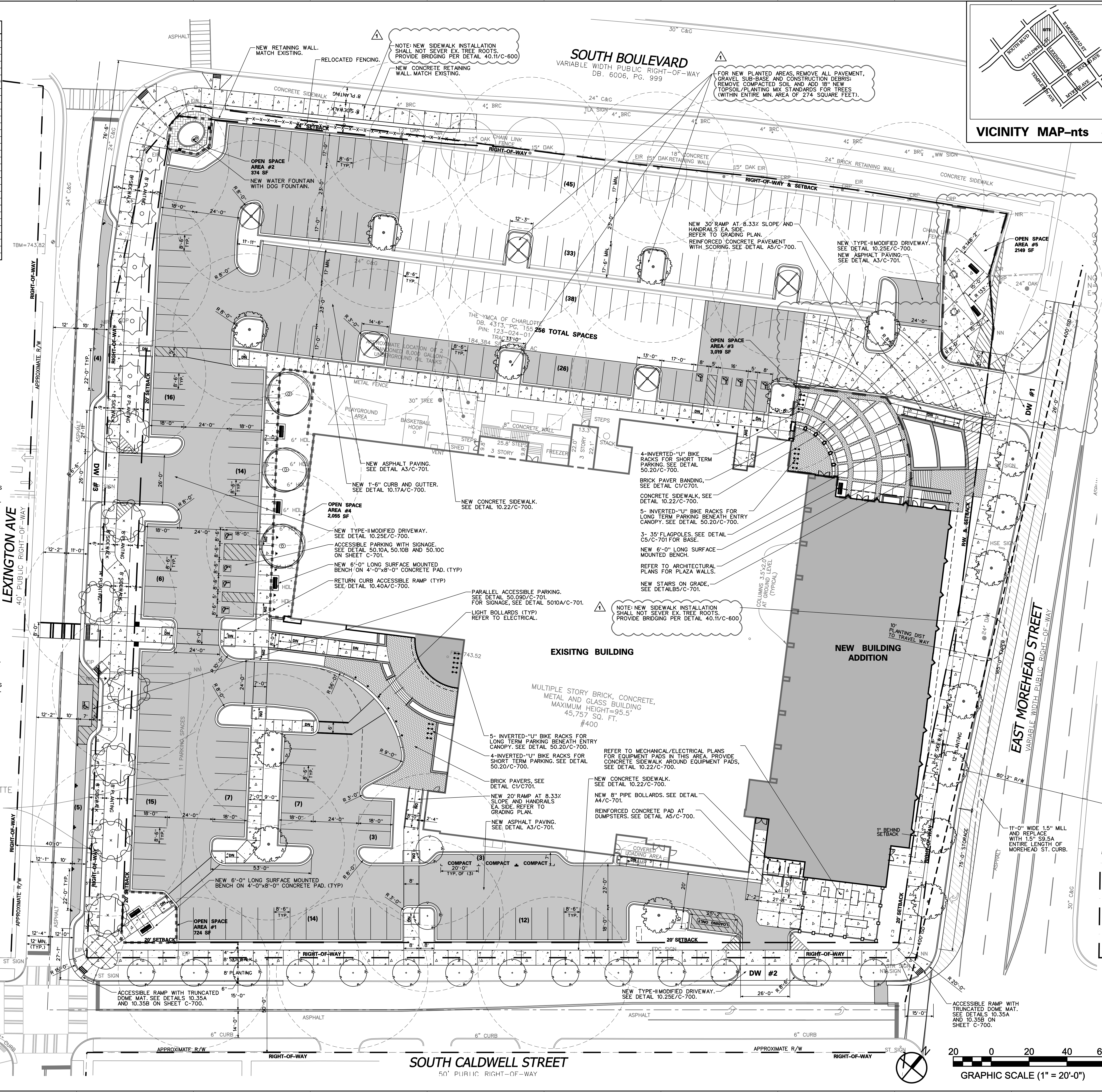
GENERAL NOTES:

- A. ALL EXPANSION JOINTS ARE TO BE SEALED. REFER TO SPECIFICATIONS.
- B. ALL DIMENSIONS ARE TO FACE OF CURB OR TO FINISHED FACE OF BUILDING UNLESS OTHERWISE NOTED.
- C. ALL CURB RADIUS SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- D. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CMLD INSPECTOR.
- F. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- G. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- H. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CMLD INSPECTOR.
- I. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- J. NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- K. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- L. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED BY CDOT PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562.
- M. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL. PRIOR TO START OF R/W CLOSURES, CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- N. BACKFILL MATERIAL MUST BE APPROVED BY THE CMLD INSPECTOR PRIOR TO PLACEMENT OF MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- O. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNBUILT STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- P. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT, NCDENR, AND CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS. WHEN SPECIFICATIONS ARE IN CONFLICT, THE STRICTER SPECIFICATION SHALL BE HELD.
- Q. PROVIDE TRAFFIC CONTROL MEASURES FOR ALL WORK WITHIN PUBLIC ROW PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND CDOT'S "WATCH".
- R. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6892 FOR REQUIRED PERMITS.
- S. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH COME INTO CONFLICT WITH IMPROVEMENTS, MUST BE RELOCATED AT THE EXPENSE OF THE OWNER.
- T. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CMLD INSPECTOR AND BASED ON FIELD CONDITIONS.
- U. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDS JORDI, 704-336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- V. ALL ROAD IMPROVEMENTS AT LEXINGTON AVE (CDDT), SOUTH CALDWELL STREET (CDDT) AND E. MOREHEAD ST. (NCDOT) ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.

THE YMCA OF CHARLOTTE
DB. 9364, PG. 436
PIN: 123-024-02
TRACT 2
7,211 SQ. FT.
OR 0.1655 ACRES

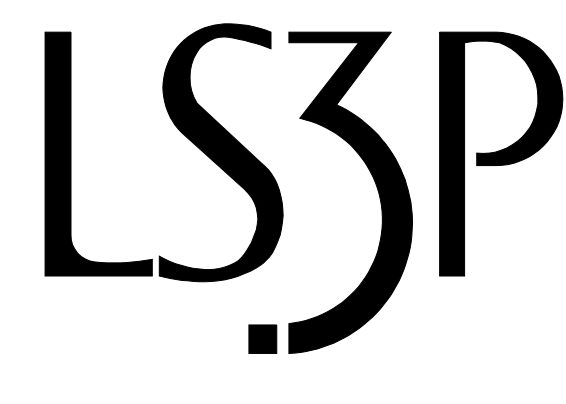
Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

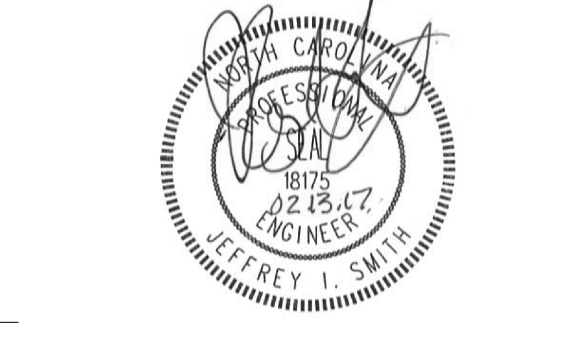


**DOWD YMCA
RENOVATION &
EXPANSION**

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REVISIONS:

| No. | Description | Date |
|-----|-----------------|----------|
| 1 | Review Comments | 02.13.17 |

PROJECT: 9600-124760
DATE: 21 DECEMBER 2016
DRAWN BY: JKS
CHECKED BY: JIS

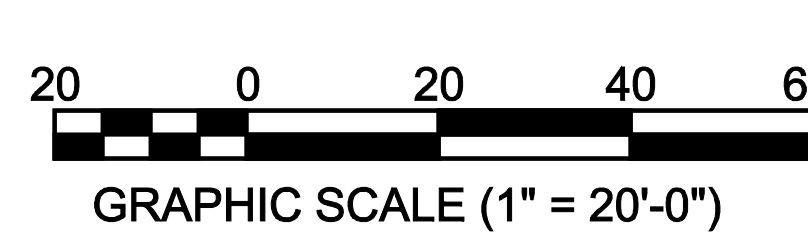
SITE PLAN

C-300

FOR CONSTRUCTION ONLY

13-FEB-2017 12:08

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| KEY | QTY | BOTANICAL NAME / COMMON NAME | SIZE | ROOT | SPACING |
|------------------------------|-----|---|----------------------------|-------|------------|
| LARGE MATURING TREES | | | | | |
| NO | 7 | Quercus nuttallii Nuttall Oak | 3-3 1/2" Caliper | B&B | AS SHOWN |
| OP | 16 | Quercus phellos Willow Oak | 3-3 1/2" Caliper | B&B | AS SHOWN |
| AS | 5 | Acer saccharum Sugar Maple | 3-3 1/2" Caliper | B&B | AS SHOWN |
| GB | 3 | Ginkgo biloba Ginkgo | 3-3 1/2" Caliper | B&B | AS SHOWN |
| SMALL MATURING TREES | | | | | |
| YC | 16 | Prunus x yedoensis Yoshino Cherry | 2-2 1/2" Caliper | B&B | AS SHOWN |
| KD | 5 | Cornus kousa Kousa Dogwood | 2-2 1/2" Caliper | B&B | AS SHOWN |
| SHRUBS / GROUNDCOVERS | | | | | |
| AT | 6 | Ilex floridanum Florida Anise Tree | 36"-42" 30" min. spread | CONT. | AS SHOWN |
| IC | 253 | Ilex cornuta burfordii Burford Holly | 24"x36" | CONT. | 5'-0" O.C. |

CHARLOTTE URBAN FORESTRY- TREE 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 AND MINIMUM 50" 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 THE 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 AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/4" DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUTS GREATER THAN 1/4" DIAMETER SHALL BE MORE THAN ONE INCH ABOVE 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 Z601 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
 - ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONTINUATION.
 - 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 MIN. 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 ORNANCE GUIDELINES.
 - 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
- PLANTING REQUIREMENTS**
- SEE CLDS 40.01 FOR DETAILED TREE PLANTING REQUIREMENTS.
 - PLANTING HOLES SHALL 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 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 ORNANCE GUIDELINES AT [HTTP://LANDSCAPE.CHORCHORC.GOV](http://LANDSCAPE.CHORCHORC.GOV) THEN CLICK TREE UTILITY ISSUES
 - LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 20' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. TREES THAT 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 MIN. DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (< 15' IN HEIGHT) MUST BE A MIN. DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.
- GENERAL**
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704)336-4282
 - CALL (704)336-4282 FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS. A MIN. OF 5 DAYS BEFORE A C.O. IS NEEDED.
 - VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTP://LANDSCAPE.CHORCHORC.GOV](http://LANDSCAPE.CHORCHORC.GOV) THEN CLICK TREES.

PERIMETER PLANTING REQUIREMENTS

REQUIREMENT: 1 TREE EVERY 40' OF FRONTAGE, LARGE MATURING TREES
1 TREE EVERY 30' OF FRONTAGE, SMALL MATURING TREES

TOTAL FRONTAGE (EXCLUDING DRIVEWAYS)
LEWINGTON AVE. (425')
TREES PROVIDED: (1) NEW LARGE MATURING 440'- 280'
(5) NEW SMALL MATURING 430'- 200'
TOTAL PROVIDED FOR 430'

CALDWELL ST. (447')
TREES PROVIDED: (4) NEW SMALL MATURING 430'- 420'
TOTAL PROVIDED FOR 420'

MOREHEAD ST. (320')
TREES PROVIDED: (2) EX. LARGE MATURING 440'- 280'
(7) NEW LARGE MATURING 440'- 280'
TOTAL PROVIDED FOR 380'

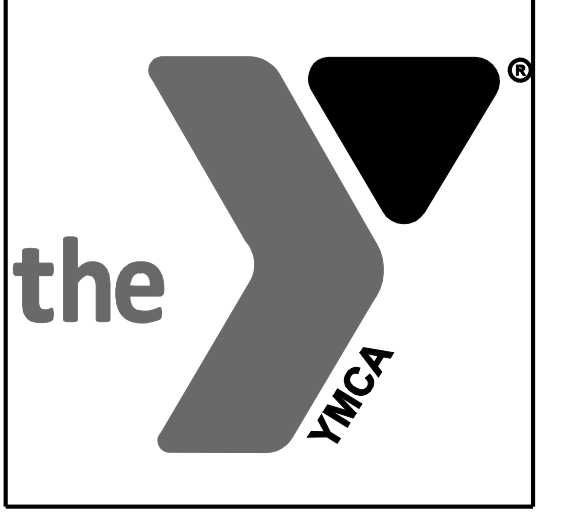
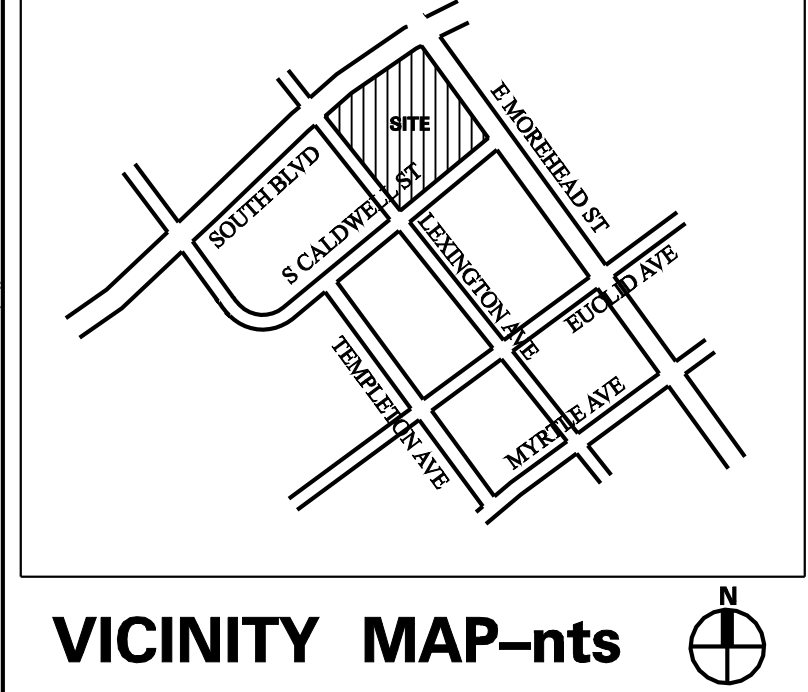
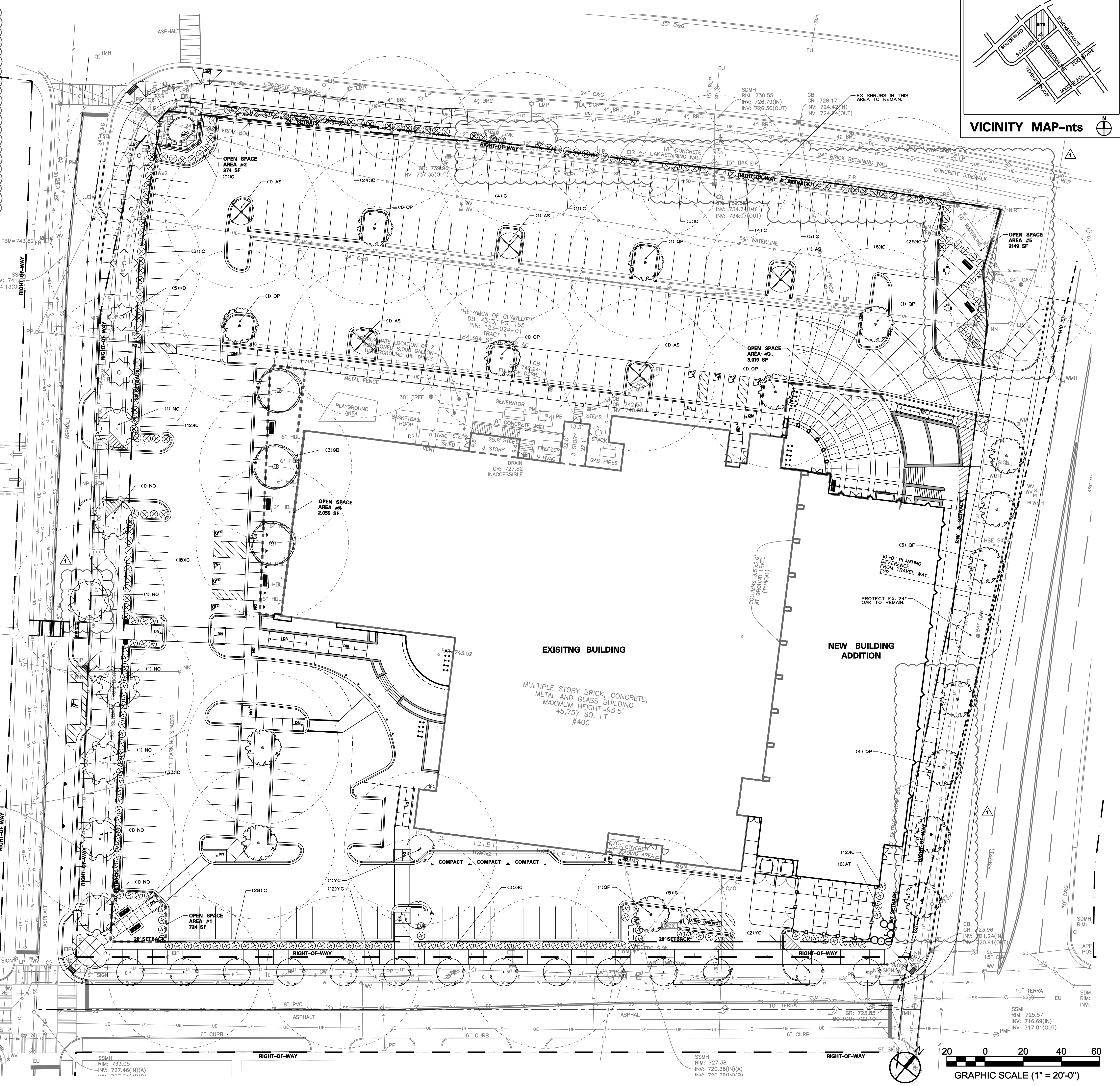
SOUTH BLVD. (437')
TREES PROVIDED: (6) EX. LARGE MATURING 440'- 200'
(15) EX. SMALL MATURING 430'- 200'
TOTAL PROVIDED FOR 530'

INTERNAL PLANTING REQUIREMENTS:

TOTAL IMPERVIOUS AREA: 153,781 SF
INTERNAL TREES REQUIREMENT: 19 TREES (170,000 SF IMPERVIOUS AREA)
INTERNAL TREES PROVIDED: 19 LARGE MATURING, 1 SMALL MATURING
LANDSCAPE AREA PROVIDED: 1,856 SF (19,757 SF REQUIRED)

Attached to Administrative Approval

Solomon A. Fortune
Solomon A. Fortune

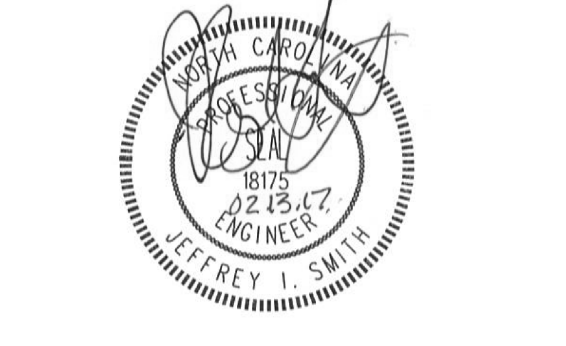


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REVISIONS:

| No. | Description | Date |
|-----|-----------------|----------|
| 1 | Review Comments | 02.13.17 |

PROJECT: 9600-124760
DATE: 21 DECEMBER 2016
DRAWN BY: JKS
CHECKED BY: JIS

LANDSCAPING PLAN

L-100



13-FEB-2017 14:40

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