



PLAN REVIEW SHEET

Date:	11/2/2007	Staff Contact:	David McDonald
Petitioner:	South End Silos, LLC	Telephone:	704-336-6900
Petition:	207-137	Fax:	704-432-1277
		Email:	dmcDonald@ci.charlotte.nc.us
		Attachments:	None
Location:	+/-2.38 acres west side of South Boulevard & the south side of Remount Road		
Existing Zoning:	TOD-M		
Requested Zoning:	TOD-M (O) (Permit additional parking in transit ROW; accommodate rehabilitated existing bldgs.)		

I. SUMMARY REMARKS:

FIRST SUBMITTAL

CATS acknowledges receipt of the site plan and submits the following to the petitioner:

- 1) CATS staff met with the petitioner regarding the petitioner's request to encroach into the CATS transit ROW.
- 2) CATS staff have submitted the following CATS related comments which were included with the Charlotte Mecklenburg Planning Commission Memorandum to the petitioner regarding the petitioner's site plan and accompanying notes:
 - a. The site plan should show the 65-foot setback and 35-foot setback from the centerline of the tracks.
 - b. The cross-section from the centerline of the tracks should include a 42" high decorative fence at the back of ballast curb (note fence will be similar to fencing in South End), a 7-foot minimum planting strip from the back of curb, then a 12-foot wide concrete multi purpose path, then a 5-foot wide planting strip with a brick wall to screen parking. The decorative brick wall should be constructed per section 9.1208.6(k).
 - c. The 7-foot planting strip width should be adjusted as necessary to accommodate the existing CATS utility cabinet. Encroachment into the City/CATS ROW and the final approval of improvements to be constructed within the ROW is subject to completion of the necessary documents between developer and the City/CATS. These documents will include terms such as insurance requirements, indemnity provisions, maintenance provisions, construction timelines, other special provisions such as limitations on use of the ROW for parking for rehab of building (vs. future redevelopment) etc.
 - d. The petitioner should show the location of the existing fiber optic line along the rail line.
- 3) Overall, CATS issues general support of the petitioner's encroachment into the CATS transit ROW, subject to final approval of the improvements to be constructed within the ROW and subject to completion of the necessary documents between the petitioner and the City relative to the construction and maintenance of those improvements.

Please contact Tina Votaw @ 704.432.3013 for clarification or additional information.

Should you require additional information, please advise.