

# ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

## MEMORANDUM

**Date:** May 16, 2006  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2006-88 , 2001 Suttle Ave.

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### General Site Plan Requirements

The EPM Land Development Services Division has reviewed the site plan submitted in connection with the subject rezoning petition and has the following comment.

- Add the following note to the rezoning site plan and/or related rezoning documents:  
*“The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.”*
- Legal boundary description of the property(ies) is not a necessary element of a rezoning plan/data sheet.
- Use appropriate, current nomenclature when labeling FEMA and Community Floodway lines.
- Remove Note 5 and include SWS water quality and quantity control requirements.
- This project is subject to the MUDD requirements and review by the Urban Design Plan Review Team. The MUDD approval must be met prior to any building permit or grading permit issuance. Contact the Land Development Urban Design Review Team facilitator at 704-336-6692 to schedule conceptual meeting and for plan submittal requirements.
- The possibility of wetlands and/or jurisdictional streams has been determined. For additional information contact John Geer at 704-336-4258.
- We request that any revisions or changes be submitted to the Land Development Division.
- After zoning approval, pre-submittal meetings are available to discuss specific requirements.

Should you need additional information, contact Susan Tolan at (704)353-0769.

CC: Chuck Ferguson

**NOTE:** Preliminary (rezoning petition) comments are based on conceptual and/or preliminary drawings and project information.