

# **CHARLOTTE.**

ENGINEERING & PROPERTY  
MANAGEMENT

To: Tammie Keplinger, CMPC  
From: Alice Christenbury, Engineering Land Development  
Date: January 15, 2013  
Rezoning Petition#: 2013-032

Detailed construction plans for the proposed site development are to be submitted for review and approval to the City of Charlotte's Land Development Division after land entitlement (approved rezoning). Staff from City Land Development, Charlotte DOT, and the Planning Department review and inspect development projects in order to ensure compliance with pertinent City ordinances and standards. Please note Building Permit applications can be submitted concurrently to Mecklenburg County Code Enforcement and permit issuance will be conditioned upon the City of Charlotte's plan approval as required. Additional information may be found at our website site at <http://development.charmeck.org>.

The Petitioner acknowledges that in addition to the conditions set forth in this petition and in the Zoning Ordinance, development requirements imposed by other City ordinances, construction standards, and design manuals do exist, are not waived or modified by the rezoning approval, and maybe applicable to the proposed development. These development requirements include the regulation of streets, sidewalks, trees, and storm water. Where the conditions set forth in this Rezoning Plan conflict with other City development requirements, the stricter condition or requirement shall apply.

## **Comments for this rezoning:**

John Geer- Erosion Control : Possible stream wetland-need delineation.

Tom Ferguson- Engineering: PCCO has not been waived for this site. Please also note that regional storm water treatment facilities serving one or more parcels are generally allowed if consistent with natural, pre-development drainage patterns and if the proper easements are established. Regional storm water management facilities will be reviewed and approved through the normal land development permitting process, not the rezoning process. Please revise Note 7c under "Environmental Features" to read: Site will comply with Post Construction Controls Ordinance.