



To: Tammie Keplinger, CMPC
From: Alice Christenbury, Engineering Land Development
Date: September 23, 2013
Rezoning Petition #: 2013-060 (revised 9/04/2013)

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: <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 may be 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.

Specific comments for this rezoning petition:

Possible wetlands per John Geer – Erosion Control.

Comments per Tom Ferguson – City Engineering:

Please **delete** the note added with the 9/04/13 plan revision under the "Environmental Features" heading which reads as follows:

Implementation of the Post Construction Controls Ordinance may be altered or modified if the City's authority for such an ordinance is altered or limited by the General Assembly.

(The note contains speculation regarding possible future action by the NCGA. The Post Construction Controls Ordinance is not affected by the rezoning process. The note conveys no useful information and has the potential to add confusion to the formal permitting process.)