



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: August 29, 2014
Rezoning Petition #: 2014-064 (revised August 15, 2014)

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.

Comments for this rezoning:

Tom Ferguson – Engineering: Prior review comments have been addressed. No further comments.

Tim Porter – Urban Forestry: The plan revisions have generated the following new comments:

Contact Urban Forestry Supervisor Tim Porter (704-201-2071) to coordinate specific notes related to tree ordinance requirements.

6. Streetscape, Landscaping and Buffer:

Note f.

- Alter the following language “a minimum of 50% of the existing street trees along each block face and within 15 feet of the right-of-way of the existing public streets, that are deemed to be in good health by the City Arborist/Urban Forestry or a private arborist at the time development along each block face occurs” to reflect these requirements:
 - o No private arborist will be permitted to inspect or have any authority to determine the condition and/or health of a City tree. No private arborist will have any authority to influence the determination of the removal of a City tree. A City tree is defined as being wholly or partly within the City R/W. Clarify language to differentiate between City trees and private trees.
 - o Remove the 50% reference to street trees. All City trees within City R/W are protected and can't be removed without a permit. Referencing a minimum of 50% of the trees outside of City R/W but within 15' of the R/W is ok. Differentiate between City trees and private trees in the note language.
 - o This note is repeated throughout the exhibit, change all notes to reflect these requirements (other sheets include 3.2, 3.3, and 3.4)

7. Environmental Features

Note c.

- Alter the following language “all or some of the portion of the permanent conservation easement for Sedgefield-Dairy Branch will be part of the required tree save for the site” to reflect these requirements:
 - o Parts of this easement area may be used for trees save if available as a tree save option and conditions of easement area meet minimum tree save standards.