



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: February 20, 2015
Rezoning Petition #: 2015-013 Revised

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 – After review of the Community Meeting Report dated 2/3/2015, we request clarification regarding the STORMWATER note on the site plan which reads: "STORMWATER RUNOFF FOR THIS DEVELOPMENT WILL MEET ORDINANCE REQUIREMENTS FOR THE PCCO."

The parcel size (approximately 18,240 sf) will exempt the proposed development from all PCCO requirements per Section 18-105(b) of the Ordinance. If the Petitioner intends to voluntarily comply with the Post-Construction Stormwater Ordinance (PCCO), the STORMWATER note should be revised to specify the particular provisions of the PCCO targeted for voluntary compliance. If the Petitioner does not intend to voluntarily comply with any portion of the PCCO, then the current STORMWATER note

should be deleted from the plan to avoid potential confusion regarding City code requirements for managing stormwater runoff from the site.

Gary Turner –

Jay Wilson –