



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: April 26, 2016
Rezoning Petition #: 2016-056

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 – No comments.

Laurie Dukes – Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. Commercial developments are required to save 15% of the parcel (on site in the Wedge) and single family development is required to save 10% on site (regardless of location in Center, Corridor, Wedge). As proposed, 110 acres of the total 1,322.79 acre development is only 8.3% tree save which is insufficient and does not meet the requirements of the Tree Ordinance. VII a. notes the 110 acres of tree save excludes the MX districts; provide information and show the location of the tree save area for the MX districts on site plan. Coordinate with tree save requirements with Urban Forestry.

Any trails or “water access” proposed in or through the tree save area(s) are required to be composed of natural, organic, and decomposable material (no pavement, asphalt, stone, rock, gravel, etc. is permitted). No grading permitted in the tree save area during development or post-development. Any alterations to tree save areas during development or post-development must be accomplished without mechanized equipment; this includes “maintaining access” in or through the tree save area. The area of any new underground utilities and their associated easements in the tree save area will be subtracted from the tree save area; the area of any easements (water, sewer, utility, etc.) can NOT be counted toward the tree save requirement. Structures and/or buildings are not permitted inside or within ten (10) feet of the tree save area. Clearly define statement “provide programming of the tree save area” and “parks.”

VII a. 3. To be revised and clarified. Tree save area is to be reserved for the total development at time of rezoning.

All public streets adjacent to commercial development are required to have a minimum of 8 foot planting strip; if trees are in grates, follow CLDS.

Jay Wilson – wetland delineation necessary