



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: June 27, 2016
Rezoning Petition #: 2016-089 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 – The rezoning plan proposes a private driveway encroachment into the 50' Undisturbed Post Construction Stormwater Ordinance stream buffer. If the petitioner grants the Charlotte DOT request for additional right-of-way and temporary construction easements associated with the City's planned DeArmon Road widening project, then the City project would exempt the proposed private driveway encroachment from the stream buffer requirements. Otherwise, the proposed driveway will need to be relocated outside the stream buffer limits on the rezoning plan.

A note has been added to the rezoning plan specifying “*No perennial or intermittent streams exist on the site*”. However, no documentation has been submitted to confirm the statement. Please delete this sentence from the rezoning plan or provide written confirmation of the stream classification as detailed in Section 18-145(a)(2) of the Post Construction Stormwater Ordinance.

Gary Turner –

Jay Wilson –