



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: May 31, 2016
Rezoning Petition #: 2016-091

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 – Please revise Note (b) under the MUDD-Optional Provisions heading to read as follows: "Petitioner requests a deviation from the standard ordinance requirements to allow stormwater facilities to be located below sidewalks and private drives as long as they are outside of any required setbacks and public street right-of-way."

Laurie Dukes – Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. Revise MUDD-optional Provisions f) to a minimum eight (8) foot wide planting strip along N. Davidson Street as per the Tree Ordinance requirement. The optional provisions from 2001 are no longer valid as the site is being rezoned. Coordinate removal of the three (3) trees at corner of 33rd and N Davidson with Urban Forestry; is planning

requiring them to be removed? Can they be preserved as part of the open space requirement? If these trees are located in the setback, they are protected per the Tree Ordinance and require authorization for removal. Mitigation may be required

Jay Wilson – No wetlands