



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: December 31, 2018  
Rezoning Petition #: 2018-145

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: [www.charlottenc.gov/ld](http://www.charlottenc.gov/ld).

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) – Due to proximity of building envelopes to property boundaries in some areas, the Petitioner is advised to consider roof slopes and/or roof drainage facilities necessary to convey stormwater from roof areas to any stormwater management facilities which may be required by local ordinance.

Petitioner is also advised the proposed development depicted on the rezoning plan could present challenges with flood protection for dwelling units, associated parking areas, and "dryland" access to the property. Although this level of design detail is beyond the scope of the rezoning process, the Petitioner should consider how these challenges will be addressed in development plans/permit applications to be submitted for approval subsequent to the rezoning process

Peter Grisewood (Urban Forestry) – Site must comply with the Tree Ordinance.

Jay Wilson (Erosion Control) – Wetland survey required due to proximity to Briar Creek and poorly drained bottomlands