



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: January 28, 2019
Rezoning Petition #: 2018-161

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.

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) – Please remove the first note under “Environmental Features” in its entirety. Post Construction Stormwater Ordinance applicability is determined during the Land Development plan submittal and review process, and not during the rezoning request process and approval. (The plan on which the referenced note appears is dated 12/20/16. Independent of the rezoning process, we recommend the Petitioner contact the City Stormwater Administrator, Jordan Miller, regarding the current status of any PCSO applicability discussions dated 12/20/16.)

Please add the following note under the Environmental Features heading: *The Petitioner shall analyze the adequacy of the existing stormwater conveyance across parcel numbers 20511701 and 20511702 if these parcels receive stormwater discharge from the site. If the existing stormwater conveyance within*

the specified analysis limits is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or otherwise mitigate impacts of the stormwater discharge within the specified analysis limits.

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

Jay Wilson (Erosion Control) –