



To: David Pettine, CMPC  
From: Ashley Botkin - Planning, Design, and Development  
Date: April 22, 2019  
Rezoning Petition #: 2019-033

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) – Please show and label width of all potential stream buffers on the rezoning plan, including the undisturbed stream buffer associated with the Lake Wylie Watershed Protection Overlay District (the Watershed buffer width varies from 40' to 100' depending upon density of development).

Our records indicate the stream buffers near Cedarvale Road extend onto the rezoning site. Please check stream buffer locations shown on the rezoning plan and correct as needed.

Please add the following note under the Environmental Features heading: *The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as*

*part of the full development plan submittal and are not implicitly approved with this rezoning.  
Adjustments may be necessary in order to accommodate actual storm water treatment requirements  
and natural site discharge points.*

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

Jay Wilson (Erosion Control) – No comments