



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: April 22, 2019
Rezoning Petition #: 2019-040

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) – City of Charlotte GIS data (<https://explore.charlottenc.gov>) indicates a 30' PCSO buffer and a 50' SWIM/PCSO buffer on the site. Please show and label each buffer on Sheets RZ-1 and RZ-2.

Please add the following notes 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.

Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

Peter Grisewood (Urban Forestry) – Site is in a wedge and commercial areas will be required to provide 15% tree save area based on gross acreage. 15% of 11.02 acres = 1.65 acres tree save area. Single family detached areas must provide 10% minimum tree save area.

Show tree save area and calculations on site map. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.

Jay Wilson (Erosion Control) – No comments