



To: David Pettine, CMPC

From: Ashley Botkin - Planning, Design, and Development

Date: April 22, 2019

Rezoning Petition #: 2019-043

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 coordinate stream buffer locations and widths shown on the rezoning plan with data shown on Charlotte Explorer (<https://explore.charlottenc.gov>). Please show and label all potential stream buffers on the rezoning plan, including the undisturbed stream buffers associated with the Lake Wylie Watershed Protection Overlay District (please note the Watershed buffer width varies from 40' to 100' depending upon density of development).

The rezoning plan implies a stream/wetland delineation report may have been prepared for this site. The petitioner is advised that any stream delineation report affecting the limits of potential Post Construction Stormwater Ordinance stream buffer(s) is subject to review and approval by Charlotte Stormwater Services.

Please add the following note under the ENVIRONMENTAL FEATURES heading: *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 45.58 acres = 6.83 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) – Stream/wetland survey required prior to submission of civil site plan