



To: David Pettine, CMPC

From: Ashley Botkin - Planning, Design, and Development

Date: April 22, 2019

Rezoning Petition #: 2019-045

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).

Please revise limits of "possible stormwater quality" facility shown on Sheet RZ-2.0 to eliminate stream buffer encroachment.

Under the Storm Water Management heading on Sheet RZ-3.0, please replace the reference to the NCDENR 1999 BMP Design Manual with the Charlotte-Mecklenburg BMP Design Manual.

Please delete the first note (which references Mecklenburg County standards) under the Storm Water Management heading on Sheet RZ-3.0.

Please add the following notes under the Storm Water Management heading on Sheet RZ-3.0: *The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.*

*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 is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 29.08 acres = 4.36 acres 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 to ensure accurate delineation of stream buffers/creek path