



To: David Pettine, CMPC  
From: Ashley Botkin - Planning, Design, and Development  
Date: September 27, 2019  
Rezoning Petition #: 2019-062 Revised

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) – The stream buffer boundaries on the rezoning plans are incorrectly plotted/labeled. Since all local stream buffer boundaries are measured from top of bank on each side of stream, there is no way for the 100' Undisturbed PCSO Stream Buffer to be located inside the 35' SWIM Buffer. Please revise stream buffer labels and boundaries to properly delineate the "100' Undisturbed PCSO Stream Buffer" and the 35' SWIM Buffer. Adjust development limits to avoid stream buffer disturbance or add the following note to the rezoning plans: *Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance.*

Please also revise the second sentence of Note F.2. to read as follows: *Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway.*

Peter Grisewood (Urban Forestry) – No comments

Jay Wilson (Erosion Control) –