



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: August 27, 2019
Rezoning Petition #: 2019-094

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) – Please delete Note-1 from the rezoning plan. It is not necessary to specify such detail at the rezoning stage and may restrict PCSO compliance options available to the Petitioner.

Please delete Note-6 from the rezoning plan. The Petitioner is advised City Engineering may require submission of construction plans, sealed by a licensed professional engineer for any proposed retaining wall shown on a development plan and will condition site plan approval upon receipt of any such plans.

Note-5 may be deleted from the rezoning plan.

Please add the following note to the rezoning plan: *Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports*

are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

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 0.41 acres = 0.06 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