



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: October 24, 2019
Rezoning Petition #: 2019-135

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) – Sheet RZ1.0 indicates existing best management practices (BMP) on this site. Please add the following note under a new section titled “Environmental Features” to the plan sheet: *If the petitioner utilizes the existing BMP(s) on site for storm water management requirements of the proposed development, the Petitioner shall include documentation in the formal plan submittal for permitting confirming the proper easements have been established per City standards and that the pond was properly designed and constructed to manage storm water runoff from all parcels served by the BMP(s).*

Please also add the storm water management notes from previously approved petition 2004-038 under Environmental Features heading (specifically Section "5. Storm Water Management" and Section "6. Water Quality Protection Measures").

Peter Grisewood (Urban Forestry) – Site must comply with the Tree Ordinance.

Jay Wilson (Erosion Control) –