



To: David Pettine, CMPC

From: Ashley Botkin - Planning, Design, and Development

Date: December 2, 2019

Rezoning Petition #: 2019-144 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) – On sheet RZ-1 revise “50-ft Buffer” to read “*Potential 50-ft Undisturbed PCSO Buffer*”.

The rezoning site plan indicates potential impacts to PCSO Stream Buffers. Any proposed SWIM/PCSO stream buffer encroachment and associated mitigation measures will be subject to approval by the City of Charlotte Stormwater Administrator as part of the site development permitting process and cannot be approved with the rezoning petition. Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

Petitioner is also advised to consider roof slopes and/or roof drainage facilities necessary to convey stormwater from roof areas to stormwater management facilities as required by City stormwater management regulations.

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

Jay Wilson (Erosion Control) –