



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: December 2, 2019
Rezoning Petition #: 2019-152 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.

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 please revise *50-ft Post Construction Buffer* and *100-ft Post Construction Buffer* to read *50-ft Undisturbed PCSO Buffer* and *100-ft Undisturbed PCSO Buffer*.

Due to proximity of building envelopes to property boundaries, the Petitioner is advised to consider roof slopes and/or roof drainage facilities necessary to convey storm water from roof areas to any stormwater management facilities which may be required by local ordinance.

Please delete the second sentence of Note-g under the “Proposed Improvements” heading which reads as follows: *The petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy.*

Please add the following notes under the “Environmental Features” heading: *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.*

The Petitioner shall analyze the adequacy of existing stormwater conveyances across parcels receiving stormwater discharge from the site. Specifically, the limits of analysis shall extend from the site discharge point(s) to the mapped floodplain for Toby Creek. If the existing stormwater conveyance(s) within the specified limits is/are found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance(s) or otherwise mitigate the stormwater discharge onto the parcel(s).

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

Jay Wilson (Erosion Control) –