



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: December 31, 2019
Rezoning Petition #: 2019-168

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) – Petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site require the inclusion of 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area may be deferred to the permitting process and is not required to be shown on the rezoning plan.

This petition is located within the Lake Wylie Protected Area Watershed Overlay District. Please note buffers could include watershed buffers on site. These buffers could be a 40-ft or 100-ft Watershed Buffer depending on project density.

Peter Grisewood (Urban Forestry) – Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. $15\% \text{ of } 22.87 \text{ acres} = 3.43 \text{ acres tree save area}$. 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) –