

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** March 26, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2006-155, 0 North I- 85 Hwy.

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#### **General Site Plan Requirements**

The EPM Land Development Services Division has reviewed the site plan submitted in connection with the subject rezoning petition and has the following comment.

- Add the following note to the rezoning site plan and/or related rezoning documents:  
"The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply."
- The possibility of wetlands and/or jurisdictional streams has been determined. Please add a note to the plans that reads:
- "Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers."
- Contact John Geer for any questions at 704-336-4258.
- A tree survey of the setbacks is required with the rezoning petition for commercial sites. Setback along City Bv and I-85 will require a survey of trees 8" dbh and larger with 1st submittal.
- Place additional review comments here.
- Site will need to comply with the Tree Ordinance, Chapter 21, City Code. staff can only approve a view corridor up to 150 linear feet, one per site. A drive by reveals good visibility through the trees, due to the mature height of the trees and the topography.
- If the setback grading is required due to topography, mitigation will be required for any 8" or larger trees removed, and should be replanted in that setback. The 150' view corridor would be allowed. Additional length would require a variance from the Tree Advisory Commission, and would not be supported by staff because visibility doesn't appear to be an issue.

- Remove note 17. on RZ-5 and replace it with above std. note.
- It appears that your plan may be depicting a diversion of site water. Add the following note to the plans. "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."
- We request that any revisions or changes be submitted to the Land Development Division.
- After zoning approval, pre-submittal meetings are available to discuss specific requirements.

Should you need additional information, contact Matthew Anderson at (704)336-7923.

CC: Site Inspector Chris Johnson

**NOTE:** Preliminary (rezoning petition) comments are based on conceptual and/or preliminary drawings and project information.