



To: Tammie Keplinger, CMPC
From: Alice Christenbury, Engineering Land Development
Date: April 13, 2012
Rezoning Petition #: 2012-059

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: <http://development.charmeck.org>.

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:

Comments For City Engineering By Tom Ferguson

- Please remove the note "reserving the right to allow water quality and storm water detention ponds located on a parcel to serve buildings and uses on other parcels throughout the site". This is a design issue and should be addressed during the plan review/permitting process, not the rezoning process. (Please note that as long as the natural drainage patterns are respected and the proper easements are established between parcels, we routinely allow parcels to share BMPs.)

- Please remove the note “allowing bio-retention facilities in setbacks”. There is nothing in the Zoning Ordinance prohibiting BMPs in setbacks, but there can be conflicts with other development regulations (Tree Ordinance, for example), which may limit options for locating BMPs in setbacks. This is an issue that should be addressed during the plan review/permitting process, not the rezoning process.