



To: Tammie Keplinger, CMPC

From: Ashley Botkin, Engineering Land Development

Date: December 22, 2014

Rezoning Petition #: 2015-022

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:**

Tom Ferguson – No comments

Tim Porter – The site must comply with the Charlotte Tree Ordinance tree save requirements for commercial and single family development. Preservation of existing trees is required. Fifteen (15%) percent of the existing tree canopy must be preserved in all commercial development areas. A minimum of ten (10%) percent of existing tree canopy must be preserved in all single family development areas. Additional tree save may be required in single family development areas, per Section 21-95 (f) of the Charlotte Tree Ordinance, if lot densities exceed the maximum residential density number of the underlying zoning district; and/or if the minimum lot area and width requirements set forth in table 9.205 of the Charlotte Zoning Ordinance are not met. Show future potential tree save areas for all commercial and single family areas on rezoning site plan.

Jay Wilson – Possible wetlands