

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: May 16, 2006
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2006-89, 1500 South Church Street

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."
- Petitioner has failed to submit a rezoning plan/data sheet(s). Instead, the submittal consists of what appears to be a request for review/approval of Land Development permit which is not available until after the petitioner has successfully rezoned his property.
- What the petitioner has submitted instead is a demolition plan, landscape plan, and site plan with Land Development details and standard notes that are not applicable in the rezoning process. All detailed elements relating to permit review/approval needs to be removed from the "Layout plan" in order to accommodate a rezoning request.
- In addition, there is no indication on any of the submitted sheets as to what the requested rezoning classification is.
- This project is subject to the MUDD requirements and review by the Urban Design Plan Review Team. The MUDD approval must be met prior to any building permit or grading permit issuance. Contact the Land Development Urban Design Review Team facilitator at 704-336-6692 to schedule conceptual meeting and for plan submittal requirements.
- 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 Susan Tolan at (704)353-0769.

CC: Mark Styers

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