

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. 2006-92, 940 Brevard 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."
- 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.
- Land Development requests that this plan be approved conditionally with appropriate standard notes from Land Development and City Stormwater language.
- 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: Mark Styers

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