

## 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. 2006-96 , 701 McCullough Drive

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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. For additional information contact John Geer at 704-336-4258.
- Site will comply with Chapter 21 City Code - TREES, including tree preservation and tree planting.
- A tree survey of the setbacks along Collins & Aikman Dr, and McCullough Dr. IS REQUIRED WITH the rezoning petition. Any activity shown in 40 ft tree protection zone along I-85 will require a tree survey to be provided.
- Place additional review comments here.
- ADD NOTE: Trees 8" dbh and larger in the 40 ft tree protection zone along I-85 may not be removed.
- \*Note 4.4b is unclear.
- \*Note 4.2 - grading and berms are not allowed in 40 ft tree protection zone.
- \*Add note to 7 - site lighting will not be allowed in tree islands.
- 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: Shelly Yungfleisch

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