

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** April 4, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2007-017, Providence Rd West and Old Ardrey Kell Rd.

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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. Please add a note to the plans that reads:
- "Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers."
- Contact John Geer for any questions at 704-336-4258.
- Existing trees in the City r.o.w. are protected from removal. A permit from the City Arborist is required for any work performed in the root zone area of protected trees. Call city arborist at 704-336-4262 prior to submitting any plans to engineering.
- A tree survey of the setbacks is REQUIRED WITH the rezoning petition for commercial sites. Aerial photos show existing trees in setback along Providence Rd W. Provide survey.
- Add the following note to the rezoning plan: "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."

- 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: Site Inspector James Mccullough

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