

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** October 16, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2007-140, 0 Reames 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."
- Add note: "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."
- Tree survey of the setback along Reames Rd and I-77 is required with the rezoning petition.
- Perimeter trees along streets should be behind the sidewalk in the 20 ft setback. Trees required every 30-40 feet depending on powerline location. May need to adjust driveways to allow enough growing space for the required trees - min 8ft wide, 274 sq. ft. growing area per tree required.
- 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 Mark Chapman at (704)432-0409.

CC: Site Inspector Chris Johnson

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