CHARLOTTE

ENGINEERING & PROPERTY
MANAGEMENT

To:	Tammie Keplinger, CMPC
From:	Ashley Botkin, Engineering Land Development
Date:	January 31, 2017
Rezoning Petition #:	2017-019 Revised

Detailed construction plans for the proposed site development are to be submitted for review and approval to the City of Charlotte's Land Development Division **after land entitlement (approved rezoning)**. Staff from City Land Development, Charlotte DOT, and the Planning Department review and inspect development projects in order to ensure compliance with pertinent City ordinances and standards. Please note Building Permit applications can be submitted concurrently to Mecklenburg County Code Enforcement and permit issuance will be conditioned upon the City of Charlotte's plan approval as required. Additional information may be found at our website: http://development.charmeck.org.

 The Petitioner acknowledges that in addition to the conditions set forth in this petition and in the Zoning Ordinance, development requirements imposed by other City ordinances, construction standards, and design manuals do exist, are not waived or modified by the rezoning approval, and may be applicable to the proposed development. These development requirements include the regulation of streets, sidewalks, trees, and storm water. Where the conditions set forth in this Rezoning Plan conflict with other City development requirements, the stricter condition or requirement shall apply.

Comments for this rezoning:

Tom Ferguson (Engineering) – The 40' stream buffer near Outlets Blvd is incorrectly labeled. Please revise per Lower Lake Wylie Watershed Overlay requirements as specified in Section 10.708 of the Zoning Ordinance.

Peter Grisewood (Urban Forestry) – The required 15% tree save area must be shown on rezoning plans. 15% gross area of this site = 2.46 acres tree save. Tree save area must contain existing, healthy trees. Per Tree Ordinance sec. 21-91: a tree survey is required for the rezoning plan.
Change note 7.d. on sheet RZ3.0 to read: "The site will comply with the Tree Ordinance". Strike the two sentences after that as they are not acceptable.

Jay Wilson (Erosion Control) –