



To: David Pettine, CMPC

From: Ashley Botkin - Planning, Design, and Development

Date: July 19, 2019

Rezoning Petition #: 2019-071

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: www.charlottenc.gov/ld.

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) – Please label width of all potential stream buffers on rezoning plan, including the Undisturbed Watershed Protection Buffer for the Lake Wylie Protected Area. Depending on project density, the Undisturbed Watershed Buffer can vary from 40' to 100' and should be labeled as such on the rezoning plan.

Petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site require the inclusion of 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area may be deferred to the permitting process and is not required to be shown on the rezoning plan.

Please add the following note under the Environmental Features heading: *Development within the SWIM/PCSO/Watershed Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.*

Peter Grisewood (Urban Forestry) – Site will be required to provide 15% tree save area for commercial portions, and 10% minimum tree save area for single family portions, based on gross acreage. Show tree save area and calculations on site map. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.

Jay Wilson (Erosion Control) –