



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: January 27, 2020
Rezoning Petition #: 2019-173

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 and type of all stream buffers shown on the rezoning plans.

The Petitioner is advised additional undisturbed stream buffers may be applicable to the site as specified by the Lower Lake Wylie Watershed Overlay.

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 notes under the Environmental Features heading:

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Peter Grisewood (Urban Forestry) – Site must comply with the Tree Ordinance.

Jay Wilson (Erosion Control) – Due to the location of these assembled parcels within the Lower Lake Wylie Watershed Overlay District at the confluence of Beaverdam Creek and another large unnamed tributary that drains to Brown’s Cove at Lake Wylie, proximity to steep and long slopes, proximity to the River District, proximity to the Beaverdam Creek Restoration Project, and large size of the subject rezoning, Erosion Control has significant concerns about any redevelopment that may result in accelerated erosion and sedimentation of the Catawba River.

So, in order to maintain outcomes consistent with the River District Rezoning, we are asking for the following prior to submission of any civil site plan for development:

1. Survey of all wetlands, streams, buffers and critical areas within the assemblage. The attached map did not accurately reflect the location of the existing stream (which was restored by the EEP many years back and now has a lot of sinuosity not depicted with the buffer map).
2. Establishment of stream buffers in excess of the minimum required. For Beaverdam Creek, and the unnamed tributary that joins Beaverdam Creek just south of the assemblage, and to be consistent with buffers committed by the River District Rezoning (2016-056), an additional buffer of 100’ is required on each side of the surveyed top of bank for both streams.
3. Commit to basin sizing on storm events detaining the 2 year storm for five days and the 25 year storm for three days, while routing the 50 year storm through the water quality skimmer outlet (consistent with River District Rezoning commitment).
4. Follow all provisions of the Critical Watershed Checklist including but not limited to:
 - a. Implementation and use of polyacrylamides as needed throughout all phases of construction
 - b. 20-acre phasing
 - c. Cut and fill maps submitted for consideration when civil site plans are submitted
 - d. Five day stabilization timeframe for temporary and permanent vegetative covers
5. A qualified individual will be named and dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of receiving surface waters and all activities necessary to ensure compliance with all water quality regulations and rezoning conditions.

6. Include a copy of the EEP easement for the Beaverdam Creek Restoration Project with any civil site plan submittal and follow all provisions of that easement where it crosses the assemblage boundaries.
7. Coordinate with other regional partners at the River District, including Mecklenburg County Parks and Recreation, for greenway connectivity to the adjacent Berewick Regional Park.