



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: May 20, 2019
Rezoning Petition #: 2019-033 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: 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 the 30' & 35' Potential PCSO Stream Buffers on the site.

Petitioner is advised that approximate stream buffer delineations shown on the rezoning plan are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions. Additional stream buffer requirements, including those specified in Charlotte Zoning Ordinance Chapter-10, Part-6, may be applicable depending upon the intermittent/perennial stream delineation reports to be submitted for City review and approval as part of the permitting process.

Peter Grisewood (Urban Forestry) – No comments

Jay Wilson (Erosion Control) –