



*Please note Building Permit applications can be submitted concurrently to Mecklenburg County Code Enforcement and permit issuance will be conditioned upon City of Charlotte Land Development Division plan approval as required.*

### **WHEN IS A COMMERCIAL PLAN REVIEW REQUIRED?**

Various site and building improvement and construction projects are required to go through a Commercial Plan Review. Typical building and development projects reviewed by E&PM Land Development Division, CDOT, and various other agencies include:

- Addition of impervious areas for new buildings, parking lots, sidewalks, etc.
- Driveways and streets Storm drainage systems, detention, and stormwater BMPs Tree planting/protection
- Grading of sites involving one acre of land disturbance (grading permit required)

Urban Forestry/Tree Ordinance and Commercial Zoning

Reviews are provided for some additional types of projects through the Commercial Plan Review process:

- Building additions over 1000 square feet
- Building additions more than 5% of the existing square footage
- Parking spaces increasing more than 10
- Building façade changes more than 10%

If you need additional information or if you have any questions, please call the City of Charlotte's Land Development office at 704-336-6692 or go to the website: [development.charmeck.org](http://development.charmeck.org). Thank you.