



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844

Rezoning Petition Review

To: Planning, Design & Development

From: Doug Lozner

Date of Review: April 18, 2019 (***Revised June 27, 2019***)

Rezoning Petition #: 19-33

Existing Zoning: R-MH

Proposed Zoning: I-2 (CD) LWPA

Location of Property: Approximately 9.89 acres located on the west side of Cedarville Rd, north of Performance Rd and east of Moores Chapel Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: The proposed rezoning plan sheet indicates a proposed location for storm water management. Please include the following notes on the plan sheet under "Environmental Features": *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.*

City of Charlotte GIS data indicates 30-ft and 35-ft PCSO buffers on site. Please include buffer sizes for each respective buffer on the site plan.

City of Charlotte GIS data indicates a Lake Wylie Protected Area Watershed Buffer on site. Please note depending on the project density this could be a 40-ft or 100-ft Watershed Buffer and subject to Watershed Overlay District requirements.

Recommendations

Due to revisions (5/15/19): City of Charlotte GIS data indicates 30-ft and 35-ft PCSO buffers on site. Please include labels for buffer sizes for each respective buffer on the site plan.

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.

Recommendations

Due to revisions (6/27/19): No additional recommendations are needed at this time.