



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

Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: March 23, 2020 (**Revised April 16, 2020**)

Rezoning Petition #: 20-19

Existing Zoning: R-3

Proposed Zoning: R-8MF (CD)

Location of Property: Approximately 18.17 acres located on the south side of Plaza Rd, west of I-485 and east of Hood 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.*

Please update *100' Post Construction Buffer* to read *100' Undisturbed Post Construction Buffer*. 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 is advised the 100' SWIM/PCSO Stream Buffers on the site require the inclusion of additional 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.

Recommendations

Due to revisions (4/16/20): No additional recommendations are needed at this time.