



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: May 20, 2020

Rezoning Petition #: 20-55

Existing Zoning: RE-2

Proposed Zoning: R-17MF (CD)

Location of Property: Approximately 27.97 acres located along the east side of IBM Drive, west of I-85 and south of West WT Harris Blvd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: Plan sheet RZ-1 indicates a 100-ft SWIM Buffer on site. Please revise buffer label to read "100-ft SWIM/Undisturbed PCSO Buffer."

Petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site may require 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.

Plan sheet RZ-1 indicates a drainage feature adjacent to Building Envelope #4. Please note any intermittent or perennial streams in this watershed require a PCSO Buffer. Please include the following note under *Environmental Features: Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.*

