



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 (**Revised August 26, 2020**)

Rezoning Petition #: 20-57

Existing Zoning: I-1, I-2 and R-4

Proposed Zoning: I-2 (CD) LWCA

Location of Property: Approximately 92 acres located west of I-485, on the north side of Old Dowd Rd and east of Sam Wilson Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: The rezoning plan sheet indicates a 100-ft SWIM Buffer on site. Please revise buffer label to read “100-ft SWIM/Watershed/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.

City GIS indicates a 30-PCSO buffer on the eastern portion of the proposed development and parallel to I-485. 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.*

Recommendations

Due to revisions (6/19/20): The rezoning plan sheet indicates a 100-ft SWIM Buffer on site. Please revise buffer label to read “100-ft SWIM/Watershed/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.