



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

## *Rezoning Petition Review*

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**To:** Charlotte Planning, Design & Development

**From:** Doug Lozner

**Date of Review:** July 27, 2020

**Rezoning Petition #:** 20-74

**Existing Zoning:** R-3

**Proposed Zoning:** R-8MF (CD)

**Location of Property:** Approximately 21.08 acres located along the south side of Harris Houston Rd, north of University City Blvd and east of I-485.

**Site Plan Submitted:** Yes

**Recommendations**

**Concerning Storm Water:** Plan sheet RZ-1 indicates a 100-ft Post Construction Stormwater Ordinance Buffer on site. Please revise buffer label to read “100-ft Undisturbed PCSO Buffer.”

The rezoning plan proposes several encroachments into SWIM and/or Post Construction Stormwater Ordinance stream buffers. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. 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.*” Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.