



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: July 27, 2020 (**Revised October 20, 2020**)

Rezoning Petition #: 20-86

Existing Zoning: RE-2 and RE-2 (CD)

Proposed Zoning: R-12MF (CD)

Location of Property: Approximately 71.94 acres located on the south side of University City Blvd, west of I-485 and north of Mineral Springs Rd.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water: Petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site may require the inclusion of 50% of the 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.

Please include the following note 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.

For adjoining parcels receiving storm water discharge, specifically the residential communities identified for the development portion on sheet RZ-3.1, the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the FEMA confluence. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto

the adjoining parcels.

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.

Recommendations

Due to revisions (10/20/20): No additional recommendations are needed at this time.