



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:** September 24, 2020 (**Revised November 30, 2020**)

**Rezoning Petition #:** 20-122

**Existing Zoning:** MX-3

**Proposed Zoning:** R-12MF (CD)

**Location of Property:** Approximately 50.03 acres located along the north side of Hucks Rd, along the east side of Arthur Davis Rd and south of I-485.

**Site Plan Submitted:** Yes

**Recommendations Concerning Storm Water:** 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.*

City of Charlotte GIS data indicates a 100-ft Undisturbed PCSO buffer across the site. Please show and label *Potential 100-ft Undisturbed PCSO Buffer* on the site plan. Please note additional SWIM/PCSO Buffers may extend around the existing pond on site. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services. Please include the following note under Environmental Features: *“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 acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.”*

***Recommendations***

***Due to revisions (10/20/20):*** City of Charlotte GIS data indicates a 100-ft Undisturbed PCSO buffer across the site. Please show and label *Potential 100-ft Undisturbed PCSO Buffer* on the site plan. Please note additional SWIM/PCSO Buffers may extend around the existing pond on site. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process.

***Recommendations***

***Due to revisions (11/30/20):*** No additional recommendations are needed at this time.