



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

**Rezoning Petition #:** 20-123

**Existing Zoning:** R-3 and B-2

**Proposed Zoning:** I-1 (CD)

**Location of Property:** Approximately 13.22 acres located along the Business Center Dr, west of Little Rock Rd and east of Moores Park Dr.

**Site Plan Submitted:** Yes

### **Recommendations**

**Concerning Storm Water:** City of Charlotte GIS data indicates a 35-PCSO Buffer on site. Please show and label this buffer on the site plan.

This petition is located within the Protected Area of the Lower Lake Wylie Watershed Overlay District. The rezoning plan sheet calls out a 40-ft SWIM Buffer on site. Please revise to a Watershed Buffer. Also note depending on the project density this could be a 40-ft or 100-ft Watershed Buffer and subject to Watershed Overlay District requirements.