



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 October 23, 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***

#### ***Due to revisions (10/23/20):***

Stream buffers are incorrectly labeled. Applicability of stream buffer requirements will depend upon stream classification ("intermittent" stream will require 35' PCSO Buffer; "perennial" stream will require 100' watershed buffer). For purposes of advancing the rezoning process, please show and label "Potential 35' PCSO Stream Buffer" and "Potential 100' Undisturbed Lower Lake Wylie Watershed Protection Stream Buffer" on the rezoning plan OR provide stream delineation report confirming no intermittent or perennial stream exists (report subject to review and approval by City).

Please also add the following note under the ENVIRONMENTAL FEATURES heading:  
*"Development within any PCSO/Watershed Protection Stream 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."*