



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: October 29, 2020

Rezoning Petition #: 20-125

Existing Zoning: R-3

Proposed Zoning: MX-2 INNO

Location of Property: Approximately 12.13 acres located along the southwest side of Back Creek Church RD, southeast of Hanberry Blvd and south of I-485.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water:

Please revise *“Existing 100’ SWIM/PCSO Buffers”* to read *“Existing 100’ Undisturbed SWIM/PCSO Buffers”*

The proposed rezoning plan sheet indicates a proposed location for storm water management. Please include the following notes on the plan sheet 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.*
- *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.*

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.