



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 #: 20-137

Existing Zoning: R-3

Proposed Zoning: R-8MF (CD)

Location of Property: Approximately 28.8 acres located along the north and south side of Rocky River Rd, east of Rockland Dr and west of Old Concord Rd.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water:

Please revise the "200' Water Quality Buffer" to read "100-ft Undisturbed PCSO/SWIM Buffer". Please note these 100-ft buffers are measured from the stream top of bank and outwards for each side of the stream.

City of Charlotte GIS indicates a FEMA Floodplain on portions of the property. Please show and label. 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 notes on the plan sheet under "Environmental Features":

- *Development within any SWIM/PCSO Buffer, including potential buffers around the existing pond on site, 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.*

Please remove the following notes/callouts on the rezoning plan sheet as they are not approved during the rezoning process and are part of the full development plan submittal process:

- *Existing stream to be mitigated at point of pond and reconnect per recommendation of wetlands consultant*
- *Limits of existing pond. Pond to be removed through permitting and mitigation process with Army Corps of Engineers.*
- *Stream crossing with bottomless culvert*
- *Water quality buffer to be revised per proposed relocation of existing stream*