



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 (*Revised November 30, 2020*)

Rezoning Petition #: 20-140

Existing Zoning: I-2 (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 0.53 acres located in the southeast quadrant of the intersection of Zebulon Ave and Rozzelles Ferry Rd and west of Trade St.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water:

Please remove the second sentence under “Environmental Features” in its entirety. The use of existing BMP/SCMs are not approved through the rezoning process and are part of the formal plan submittal and review process.

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