



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:** November 30, 2020

**Rezoning Petition #:** 20-145

**Existing Zoning:** O-2 (CD)

**Proposed Zoning:** UR-2 (CD)

**Location of Property:** Approximately 18.95 acres located along the north side of Marvin Rd, the west side of Johnston Rd and south of Providence Rd West.

**Site Plan Submitted:** Yes

### Recommendations

**Concerning Storm Water:** Charlotte GIS indicates a 30-ft PCSO Buffer on site. Please revise the callout labeled "(E) BUFFER" to "Potential 30-ft PCSO Buffer". Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Please include the following note 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."*

Please note the proposed street connection to Marvin Road potentially crosses an existing storm water detention facility for the Grace Christian Church. Coordination may be necessary for any modifications needed for the church site to maintain compliance with City storm water regulations.