Rezoning Petition Review

To: Charlotte Planning, Design & Development
From: Doug Lozner
Date of Review: December 29, 2020  (Revised February 16, 2021)
Rezoning Petition #: 20-200
Existing Zoning: R-4 and R-22MF
Proposed Zoning: UR-2 (CD)
Location of Property: Approximately 11.84 acres located on the south side of West Blvd, the west side of Beech Nut Rd and east of Clanton Rd.
Site Plan Submitted: Yes

Recommendations Due to revisions (1/19/21): The revised site plan indicates potential encroachments into the SWIM/PCSO Buffer. Please add the following notes 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 (2/16/21): No additional recommendations are needed at this time. Proposed SWIM/PCSO Buffer encroachments were removed from the rezoning plan sheet.