



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: 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.