



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: February 22, 2021

Rezoning Petition #: 21-001

Existing Zoning: R-5

Proposed Zoning: R-8

Location of Property: Approximately 0.24 acres bound by Shamrock Dr and Downs Ave, east of The Plaza and west of Eastway Dr.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: The rezoning plan sheet indicates 20-ft storm drainage easement (SDE) on site; however, the DB is labeled incorrectly. Please correct the recordation information to DB 10686 and PG 868.

The rezoning plan sheet also indicates "House #1" footprint located within the SDE limits. No permanent structure is allowed within the SDE. Please revise the site plan to show the structure located outside of the SDE limits and include the following on the site plan:

- Per the recorded Storm Drainage Easement located in DB 10686 and PG 868, no permanent structure of any kind is permitted over or across this easement.

Advisory note: There is a significant amount of drainage area coming to the channel on this property. A flood study should be performed to ensure the house does not flood and to make sure this development does not impact adjacent properties or the street storm system.