



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 (***Revised March 22, 2021***)

Rezoning Petition #: 21-018

Existing Zoning: R-22MF (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 10.81 acres located in the western quadrant of the intersection of N Poplar St and West 28th St, south of Atando Ave.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: City of Charlotte GIS data indicates a 30-ft PCSO buffer across the site. Please show and label *Potential 30-ft PCSO Buffer* on the site plan. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services. 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.”*

Recommendations

Due to revisions (3/22/21): No additional recommendations are needed at this time.