



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 #: 21-025

Existing Zoning: R-4 and UR-2 (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 13.05 acres located along the north and south sides of Wallace Lane and east of the East Independence Expwy.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water:

Downstream properties have open Storm Water requests for service. Please include the following note under Environmental Features:

- *The following shall apply to the portion of the development south of Wallace Lane: For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Maplecrest Drive. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.*

Rezoning sheet RZ-2.0 indicates an existing stream on site. Please note perennial and intermittent streams require SWIM/PCSO Buffers. 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.*