



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: September 27, 2021 ***(Revised November 29, 2021)***

Rezoning Petition #: 21-112

Existing Zoning: B-2 (CD)

Proposed Zoning: MUDD-O

Location of Property: Approximately 20.10 acres located on the east and west side of Ikea Blvd, south of University City Blvd and east of N Tryon St.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water: Please remove note 6 in its entirety and replace with the following:
The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

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 (11/29/21): City of Charlotte GIS indicates a 35-ft SWIM Buffer and a 100-ft Undisturbed PCSO Buffer on site. Please show and label potential SWIM/PCSO Buffers on the site plan.