



Charlotte Storm Water  
600 East Fourth Street  
Charlotte, N C 28202-2844

## ***Rezoning Petition Review***

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**To:** Charlotte Planning, Design & Development

**From:** Doug Lozner

**Date of Review:** September 27, 2021 ***(Revised January 24, 2022)***

**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.

### ***Recommendations***

***Due to revisions (1/24/22):*** No additional recommendations are needed at this time.