



**Subject:** Rezoning Petition Review

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

**From:** Doug Lozner

**Date of Review:** September 27, 2021

**Rezoning Petition #:** 21-114

**Existing Zoning:** R-3

**Proposed Zoning:** B-D (CD)

**Location of Property:** Approximately 3.55 acres located on the southwest side of Ridge Road and northeast side of I-485, west of Mallard Creek Road.

**Site Plan Submitted:** Yes

**Recommendations**

**Concerning Storm Water:** Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices. Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts and therefore staff has no further comments.