



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: September 27, 2021

Rezoning Petition #: 21-119

Existing Zoning: R-3, INST, MX-2 (INNO)

Proposed Zoning: MX-2 (INNO) and MX-2 (INNO) SPA

Location of Property: Approximately 30.16 acres located on the southwest side of Freedom Dr, east of Toddville Rd and north of Tuckaseegee Rd.

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.