



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: February 24, 2022 (*Revised March 21, 2022*)

Rezoning Petition #: 21-239

Existing Zoning: O-1

Proposed Zoning: R-12MF (CD)

Location of Property: Approximately 9.34 acres located on the west side of E WT Harris Blvd, north of District Dr and the east side of Shorthorn St.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

City of Charlotte GIS data indicates a 100-ft Undisturbed PCSO buffer across the site. Please show and label *Potential 100-ft Undisturbed PCSO Buffer* on the site plan. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. 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 (3/21/22): No additional recommendations are needed at this time.