



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: March 24, 2022 (*Revised April 18, 2022*)

Rezoning Petition #: 21-241

Existing Zoning: O-1 (CD)

Proposed Zoning: R-17MF (CD)

Location of Property: Approximately 1.85 acres located at the southeast intersection of Sardony Ln and E WT Harris Blvd, north of Rocky River Rd.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

City of Charlotte GIS indicates a 50-ft Undisturbed PCSO Buffer across the site. Please show and label "Potential 50-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 (4/18/22): No additional recommendations are needed at this time.