



**Subject:** Rezoning Petition Review

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

**From:** Doug Lozner

**Date of Review:** April 28, 2022 (*Revised June 24, 2022*)

**Rezoning Petition #:** 21-257

**Existing Zoning:** MX (INNO)

**Proposed Zoning:** MX (INNO) SPA

**Location of Property:** Approximately 52.67 acres locate on the west side of Amos Smith Rd and southeast side of Old Dowd Rd, west of I-485.

**Site Plan Submitted:** Yes

**Recommendations  
Concerning Storm Water:**

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 (5/25/22):**

Revised rezoning sheet 1.0 has removed a potential 30-ft PCSO buffer from the plan and now indicates several building structures within the limits. Please show this 30-ft PCSO buffer on the plan sheet and 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 (6/24/22):**

Please note the potential PCSO buffer still does not show on the site plan. No additional recommendations are needed at this time due to the addition of the previous comments.