



Charlotte Storm Water  
600 East Fourth Street  
Charlotte, N C 28202-2844  
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## *Rezoning Petition Review*

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**To:** Tammie Keplinger, CMPC

**From:** Doug Lozner

**Date of Review:** July 24, 2015 *(Revised November 20, 2015)*

**Rezoning Petition #:** 15-93

**Existing Zoning:** R-4 and UR-3 (CD)

**Proposed Zoning:** MUDD-O

**Location of Property:** Approximately 2.9 acres located on the south side of Drexel Place and the north side of Woodlawn Road, near the intersection of Park Road and Drexel Place, and Park Road and Woodlawn Road.

### **Recommendations**

**Concerning Storm Water:** *Plan sheet RZ-1 indicates a shared 20-foot Landscape Buffer and Storm Drainage Easement (SDE). These combined uses are generally not compatible. The purpose of easements are to provide storm water conveyance. Buildings, required landscaping or any other objects which impede storm water flow, system performance or system maintenance are prohibited within the drainage easement limits. This includes the "row of large maturing evergreen trees" referenced in note 5g under "Streetscape, Landscaping Open Space and Screening." Please revise the site plan accordingly to eliminate this conflict of uses.*