



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

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: September 22, 2016 (**Revised January 27, 2017**)

Rezoning Petition #: 16-139

Existing Zoning: RE-1, RE-3 (CD) and R-3

Proposed Zoning: CC

Location of Property: Approximately 65.7 acres located on the northwest corner at the intersection of W Mallard Creek Church Road and I-485.

Recommendations

Concerning Storm Water: Area "C" on sheet RZ 2.0 indicates a 50-ft PCSO buffer. Please revise to indicate this is a 50-ft Undisturbed PCSO buffer.

In Area "A" on sheet RZ 2.0 there is a 50-ft Undisturbed PCSO buffer not shown which goes through the BMP Area south of the Stewart Creek tributary and beside I-85. Please show and label potential 50' Undisturbed PCSO buffer on the site plan and adjust construction limits to comply with buffer requirements OR submit documentation as specified in the Post Construction Stormwater Ordinance confirming no perennial or intermittent streams exist on the site.

Please include the following notes under "Environmental Features" on sheet RZ 3.0: *The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.*

Recommendations Due to revisions:

Area "C" on sheet RZ 2.0 indicates a 50-ft PCSO buffer. Please

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In Area "A" on sheet RZ 2.0 there is a 50-ft Undisturbed PCSO buffer not shown which goes through the BMP Area south of the Stewart Creek tributary and beside I-85. Please show and label potential 50' Undisturbed PCSO buffer on the site plan and adjust construction limits to comply with buffer requirements OR submit documentation as specified in the Post Construction Stormwater Ordinance confirming no perennial or intermittent streams exist on the site.