



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
OFFC: 704 . 336 . RAIN
FAX: 704 . 336 . 6586

Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: September 13, 2017

Rezoning Petition #: 17-132 (***Revised November 21, 2017***)

Existing Zoning: RE-2 and R-3

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 21 acres located on the south side of W Mallard Creek Church Road and east of David Taylor Drive.

Recommendations

Concerning Storm Water: Please remove reference to the "Post Construction Controls Ordinance" from note 1 under section VI. *Open Space*. Create a new section under notes entitled *Environmental Features* and add the following note: *The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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.*

Please revise the label for the *100-ft Undisturbed PCCO Buffer* to read *100-ft Undisturbed PCSO Buffer*.

Please revise the label for the *PCCO Buffer* along the eastern property line and the western corner of the site to read *50-ft Undisturbed PCSO Buffer*.

Recommendations

Due to revisions (10/20/17): Please remove note 3 under section VII. *Open Space* in its entirety. Plantings required by the PCSO are not based on aesthetic considerations or designed through landscaping plans.

Recommendations

Due to revisions (11/21/17): No additional recommendations are needed at this time.