



Charlotte Storm Water
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Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: February 15, 2019 **(Revised March 18, 2019)**

Rezoning Petition #: 19-16

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 42.13 acres located on the south side of Hamilton Rd and east of Steele Creek Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: The proposed rezoning plan sheet indicates a proposed location for storm water management. Please include the following notes on the plan sheet under "Environmental Features": *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.*

Charlotte GIS data indicates additional PCSO Buffers on site. Please show and label potential 30-ft PCSO buffer running west to east and potential 35-ft PCSO buffer running north to south 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. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

Recommendations

Due to revisions (3/18/19): Charlotte GIS data indicates additional PCSO Buffers on site.

Please show and label potential 30-ft PCSO buffer running west to east and potential 35-ft PCSO buffer running north to south 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. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

Recommendations

Due to revisions (4/29/19): Please include the following note under *Environmental Features*: *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.*