



Charlotte Storm Water
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Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: July 19, 2019 **(Revised August 14, 2019)**

Rezoning Petition #: 19-71

Existing Zoning: R-3 LWPA

Proposed Zoning: MX-2 LWPA

Location of Property: Approximately 54.99 acres located on the south side of Sunset Rd, east of Oakdale Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: Please label width of all potential stream buffers on rezoning plan, including the Undisturbed Watershed Protection Buffer for the Lake Wylie Protected Area. Depending on project density, the Undisturbed Watershed Buffer can vary from 40' to 100' and should be labeled as such on the rezoning plan.

Petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site require the inclusion of 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area may be deferred to the permitting process and is not required to be shown on the rezoning plan.

Please add the following note under the Environmental Features heading: *Development within the SWIM/PCSO/Watershed Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.*

Please delete the last sentence of note 6b under the Environmental Features heading.

Recommendations

Due to revisions (8/14/19): *No additional recommendations are needed at this time.*