



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

Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: January 17, 2020

Rezoning Petition #: 19-175

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 37.17 acres located on the west side of Blakeney Heath Rd, south of Bryant Farms Rd and north of Ardrey Kell Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: Please revise *200-ft Post Construction Buffer* label to read *200-ft Undisturbed Post Construction Buffer*. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Please include the following note under "Environmental Features": *"Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. 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."*

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.*