



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: January 22, 2019 ***(Revised March 27, 2019)***

Rezoning Petition #: 18-167

Existing Zoning: R-3

Proposed Zoning: R-8MF (CD)

Location of Property: Approximately 1.74 acres located on the east side of Sardis Rd, between Oak Creek Dr and Creek Valley Dr.

Site Plan Submitted: Yes

Recommendations

Due to revisions (2/18/19): Downstream properties have open Storm Water requests for service. Please include the following note under Environmental Features." *For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Lorraine Drive. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.*

Please note this parcel contains a permanent drainage easement on site as recorded in the Register of Deeds book 6756 pages 685-688. There are also permanent drainage and other easements on this site as recorded in book 16799 pages 977-996. No buildings or structures are permitted over and across drainage easements.

Recommendations

Due to revisions (3/27/19): *No additional recommendations are needed at this time.*