



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 *(Revised November 28, 2017)*

Rezoning Petition #: 17-140

Existing Zoning: B-1

Proposed Zoning: MUDD-O

Location of Property: Approximately 0.49 acres located at the southwest corner of Central Avenue and Iris Drive.

Recommendations

Concerning Storm Water: City of Charlotte GIS data indicates a 35-ft Post Construction Stormwater Buffer and 35-ft SWIM Buffer on site. Please show and label the buffers on the site plan and adjust construction limits to comply with buffer requirements.

Charlotte-Mecklenburg Stormwater Services has multiple easements on the two properties being rezoned. Please include the easement limits and information on the site plan and adjust the plans as necessary to adhere to easement requirements.

Recommendations

Due to revisions:

The rezoning plan proposes several encroachments into SWIM and/or Post Construction Stormwater Ordinance stream buffers. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Please replace note "a" under Environmental Features with the following: *"Development within the SWIM/PCSO Buffer shall be coordinated with and approved by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance."*

Charlotte-Mecklenburg Stormwater Services has drainage easements on the two properties being rezoned. The site plan includes an *"Outdoor Seating Area (Future Building Expansion)"* envelope that encroaches into the easements. Please be aware the easement agreement includes restrictions on certain encroachments and are included in the easement agreement.

