



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

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: May 17, 2019 (*Revised September 26, 2019*)

Rezoning Petition #: 19-62

Existing Zoning: B-1 (CD) and O-1 (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 13.01 acres located at the southeast intersection of Rocky River Rd and Old Concord Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: City of Charlotte GIS data indicates a 100-ft Undisturbed PCSO Buffer on site. Rezoning plan sheets RZ-1 and RZ-2 appear to incorrectly show the buffer limits. Please revise the stream buffer labels and boundaries to property represent the *100-ft Undisturbed PCSO Buffer* and adjust development limits to comply with buffer requirements.

Recommendations

Due to revisions (8/14/19): City of Charlotte GIS data indicates a 100-ft Undisturbed PCSO Buffer on site. Rezoning plan sheets RZ-1 and RZ-2 appear to incorrectly show the buffer limits. Please revise the stream buffer labels and boundaries to property represent the *100-ft Undisturbed PCSO Buffer* and adjust development limits to comply with buffer requirements.

Recommendations

Due to revisions (9/26/19): Rezoning plan sheets RZ-1 and RZ-2 label a 100-ft PCSO Buffer. This is an Undisturbed PCSO Buffer. Please revise the label to indicate this.

Sheets RZ-1 and RZ-2 also appear to incorrectly show the buffer limits (35-ft SWIM Buffer cannot extend beyond the larger 100-ft

Undisturbed PCSO Buffer). Please revise the stream buffer boundaries to properly represent the *100-ft Undisturbed PCSO Buffer* and *35-ft SWIM Buffer* and adjust development limits to comply with buffer requirements as necessary.

Please include the following note on the site plan: *“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 add the following to note F.2 under Amenities and Greenways: “Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right...”