



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: August 23, 2019 (**Revised September 20, 2019**)

Rezoning Petition #: 19-94

Existing Zoning: R-5

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 0.41 acres located on the east side of N Davidson St, north of Charles Ave and Matheson Ave.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water: Please remove notes 1 and 5 on sheet Z1 in their entirety.

Please add the following notes to the site plan: *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.*

Please note the City of Charlotte has Permanent Drainage Easements (PDE) and Storm Drainage Easements (SDE) on the parcel being rezoned. These can be found in map book 17159 pages 548-552 and map book 18473 pages 754-756. No buildings or structures are permitted over and across these easements. Please show the PDE and SDE limits on the rezoning site plan and adjust the site plan as necessary to meet the easement language agreements and requirements. Any alterations to the drainage system and easement within these limits must be approved by the Charlotte Storm Water Services.

Recommendations

Due to revisions (9/20/19):

Please revise "Public Drainage Easement per channel improvements..." to read "Storm Drainage Easement per DB 18473 PG 754 and the Historic North Charlotte Neighborhood Improvement Project channel improvements..."