



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: October 18, 2019 (**Revised November 12, 2019**)

Rezoning Petition #: 19-124

Existing Zoning: R-17MF and O-6 (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 5.86 acres north of Monroe Rd, west of Eaton Rd and east of Shade Valley Rd.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

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.”

Please note Charlotte-Mecklenburg Storm Water Services (CMSWS) has multiple utility and/or Storm Drainage Easements (SDE) of varying width over and across these properties as recorded in: MB 24846 PG 660, MB 24846 PG 665, MB 24846 PG 670, MB 24846 PG 675 and MB 25700 PG 686. Any proposed modification to the existing storm drain system and/or the associated easement(s) will subject to approval by CMSWS and is not approved through the rezoning process.

Recommendations

Due to revisions (11/12/19):

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.”