



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

## Rezoning Petition Review

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**To:** Charlotte Planning, Design & Development

**From:** Doug Lozner

**Date of Review:** November 22, 2019

**Rezoning Petition #:** 19-150

**Existing Zoning:** R-3

**Proposed Zoning:** I-1 (CD)

**Location of Property:** Approximately 32 acres located on the west side of Moores Chapel Rd, north of Heavy Equipment School Rd and across from Performance Rd.

**Site Plan Submitted:** Yes

### Recommendations

**Concerning Storm Water:** City of Charlotte GIS data indicates a 30-ft PCSO buffer across northern corner of the site. Please show and label *Potential 30-ft PCSO Buffer* on the site plan. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. 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."*

The proposed rezoning plan sheet indicates a proposed location for storm water management. Please include the following notes on the plan sheet under "Environmental Features": *The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.*