



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: April 28, 2022 (**Revised August 17, 2022**)

Rezoning Petition #: 21-256

Existing Zoning: R-3, R-4 and R-6 (CD)

Proposed Zoning: MX-2

Location of Property: Approximately 150.78 acres located on the north side of Old Concord Rd, east of N Tryon St and south of W Rocky River Rd.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

Please check and confirm PCSO Buffers on site. The site plan only shows 50-ft Buffers which should be 100-ft Undisturbed PCSO Buffers. City of Charlotte GIS also indicates a 50-ft Undisturbed PCSO Buffer approximately between the lower 2 SCMs on Development Area A.

Please show and label “*Potential 50-ft Undisturbed PCSO Buffer*” and “*Potential 100-ft Undisturbed PCSO Buffer*” on the site plan and 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.*”

**Recommendations
Due to revisions (8/17/22):**

No additional recommendations are needed at this time.