



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: August 25, 2022 (*Revised September 16, 2022*)

Rezoning Petition #: 22-048

Existing Zoning: R-3

Proposed Zoning: MX-2

Location of Property: Approximately 182.71 acres located along the south side of I-485 South interchange, east of John Adams Rd and north of N Tryon St.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

For the Yadkin Basin, petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site may require the inclusion of 100% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area may be deferred to the permitting process and is not required to be shown on the rezoning plan.

Please label stream buffers on the plan sheet 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. The existing pond on site may require a buffer depending on results of the delineation report.

Recommendations

Due to revisions (9/16/22): No additional recommendations are needed at this time.