



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: August 25, 2022

Rezoning Petition #: 22-049

Existing Zoning: NS

Proposed Zoning: I-2 (CD)

Location of Property: Approximately 9.84 acres located on the south side of Old Dowd Rd, west of I-485 and south of Wilkinson Blvd.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

This petition is located within the Lower Lake Wylie Critical Area. Please note Watershed Buffer widths vary depending on the project density and are subject to Watershed Overlay District requirements.

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 existing pond on site may require a buffer depending on results of the delineation report.