



**Subject:** Rezoning Petition Review

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

**From:** Doug Lozner

**Date of Review:** November 23, 2022

**Rezoning Petition #:** 22-096

**Existing Zoning:** R-3, RE-3, B-1, O-1 and B-1 (CD)

**Proposed Zoning:** MUDD-O

**Location of Property:** Approximately 34.73 acres located along the west side of John Adams Rd, south of Galloway Rd, north of W Mallard Creek Church Rd and east of I-85.

**Site Plan Submitted:** Yes

**Recommendations  
Concerning Storm Water:**

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.*

Any increase of impervious area within SWIM/PCSO 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."*