



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: November 23, 2022 (*Revised December 19, 2022*)

Rezoning Petition #: 22-109

Existing Zoning: R-4 and B-1

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Dr and west of Barrington Dr.

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

City of Charlotte GIS data indicates a 30-ft PCSO Buffer crossing the site. 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.”*

**Recommendations
Due to revisions (12/19/22):**

No additional recommendations are needed at this time.