



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: December 22, 2022

Rezoning Petition #: 22-119

Existing Zoning: R-3

Proposed Zoning: UR-3 (CD)

Location of Property: Approximately 9.82 acres located on the north and south side of Johnston Oehler Rd, south side of Robert Helms Rd and east of Prosperity Church Rd.

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.*

City of Charlotte GIS data indicates a 50-ft Undisturbed PCSO buffer across the site. Please show and label *Potential 50-ft Undisturbed PCSO Buffer* on the site plan. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services. 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."*