



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Keith Schell

Date of Review: January 26, 2023

Rezoning Petition #: 2022-134

Existing Zoning: R-3(LLWPA) and CC(LLWPA)

Proposed Zoning: O-2(CD)(LLWPA) and NS(LLWPA)

Location of Property: Approximately 16.37 acres located northwest of Steel Creek Road and east of Outlets Blvd along Trojan Drive

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

Perennial and intermittent streams delineated on the rezoning plan are subject to stream buffer requirements. Please show most restrictive buffer requirements per Lower Lake Wylie Watershed Overlay (Charlotte Zoning Ordinance) and Post-Construction Stormwater Ordinance, and adjust construction/disturbance limits accordingly.

City of Charlotte GIS data indicates a Lower Lake Wylie Protected Area Watershed Buffer on site. Please note depending on the project density this could be a 40-ft or 100-ft Watershed Buffer and subject to Watershed Overlay District requirements.

Please label width of all potential stream buffers on rezoning plan, including the Undisturbed Watershed Protection Buffer for the Lower Lake Wylie Protected Area. Depending on project density, the Undisturbed Watershed Buffer can vary from 40' to 100' and should be labeled as such on the rezoning plan.

Please remove note 7c under "Environmental Features". Vegetation and landscaping requirements for storm water control measures are not approved with the rezoning process. These are based on the BMP Design Standards Manual, including the planting type, spacing and placement.