



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844

Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: May 20, 2020 (*Revised June 19, 2020*)

Rezoning Petition #: 20-67

Existing Zoning: R-3

Proposed Zoning: UR-1 (CD)

Location of Property: Approximately 2.96 acres located on the south side of Mecklenburg Ave, west of Belvedere Ave and east of Winter St.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water:

Please include the following note under Environmental Features. *For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the downstream channel (identified by the SWIM/PCSO buffer west of Peppercorn Ln). If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.*

This property drains to Briar Creek, which is an impaired/degraded stream, and may contribute to downstream flooding. This project has the opportunity to mitigate future impacts to this stream, therefore, Storm Water recommends placing the following notes on the plan:

(I) Storm Water Quality Treatment

For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.

(II) Volume and Peak Control

For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.

For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Staff is available to discuss mitigation options should the project have practical constraints that preclude providing the above referenced stormwater management.

Recommendations

Due to revisions (6/19/20):

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