



**Subject:** Rezoning Petition Review

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

**From:** Doug Lozner

**Date of Review:** March 25, 2021

**Rezoning Petition #:** 21-021

**Existing Zoning:** MUDD-O

**Proposed Zoning:** MUDD-O (SPA)

**Location of Property:** Approximately 27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Rd and east of Tuckaseegee Rd.

**Site Plan Submitted:** Yes

**Recommendations  
Concerning Storm Water:**

The 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.*

Please include the following note under "Environmental Features": *Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.*

Please note Charlotte-Mecklenburg Storm Water Services (CMSWS) has a Storm Drainage Easement (SDE) of varying width over this pipe as recorded in map book 13341 page 19. No buildings or structures are permitted over and across this easement.

**This property drains to Irwin 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.