



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

## ***Rezoning Petition Review***

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

**From:** Doug Lozner

**Date of Review:** February 22, 2021

**Rezoning Petition #:** 21-023

**Existing Zoning:** R-5

**Proposed Zoning:** R-22MF (CD)

**Location of Property:** Approximately 4.81 acres located at the intersection of Marvin Rd and Old Ardrey Kell Rd, on the eastern side of Johnston Rd.

**Site Plan Submitted:** Yes

### **Recommendations Concerning Storm Water:**

**Portions of this request drains to Clem Branch and other portions to Six Mile and may adversely contribute to downstream flooding and water quality. 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) in Clem Branch and 10% in Six Mile, 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% BUA in Clem Branch and 10% in Six Mile, 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 in Clem Branch and 10% in Six Mile, 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 in Clem Branch and 10% in Six Mile, 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.