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:	February 22, 2021 ***(Revised March 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
Due to revisions (3/22/21):

Please include the following note 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.*
- *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 nearest public R/W. 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.*

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.