



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: August 25, 2022

Rezoning Petition #: 22-056

Existing Zoning: R-3

Proposed Zoning: B-1

Location of Property: Approximately 1.27 acres located at the southeast intersection of Benfield Rd and Ridge Rd, north of I-485.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: Flooding and surface water quality impacts associated with impervious surfaces on this site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices. Compliance with the Post-Construction Stormwater Ordinance addresses concerns related to flooding and surface water impacts and therefore staff has no further comments.