



Subject: Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Emily Chien

Date of Review: January 26, 2023

Rezoning Petition #: 23-140

Existing Zoning: R-3

Proposed Zoning: O-1 (CD)

Location of Property: Approximately 7.07 acre site located on the southwest corner of the intersection of Thomas Road and Zoar Road

Site Plan Submitted: Yes

**Recommendations
Concerning Storm Water:**

Sheet RZ1.00 indicates an existing detention pond on this site. Please add the following note under section 10, "Storm Drainage" to the plan sheet: If the petitioner utilizes the existing detention pond on site for storm water management requirements of the proposed development, the Petitioner shall include documentation in the formal plan submittal for permitting confirming the proper easements have been established per City standards and that the pond was properly designed and constructed to manage storm water runoff from all parcels served by the pond.

Note 1 under "Storm Water Management" indicates the use of existing Stormwater Control Measures (SCMs) on site to meet applicable ordinances. The use of existing SCMs is not approved through the rezoning process and is part of the formal plan submittal and review process. The request to use existing SCMs shall require proper documentation to confirm proper easements have been established and such SCMs were designed and constructed to manage storm water runoff from all parcels serviced by the SCM

Please include the following notes under "Environmental Features:" The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 REDEVELOPMENT PARCELS (due to state 12/2018 legislation 2018-145):

This property drains to Steele 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 prior to the rezoning plan approval should the project have practical constraints that preclude providing the above referenced stormwater management.