



Charlotte Storm Water  
600 East Fourth Street  
Charlotte, N C 28202-2844  
OFFC: 704 . 336 . RAIN  
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## *Rezoning Petition Review*

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**To:** Keith MacVean, CMPC

**From:** Doug Lozner / Jeff Hieronymus

**Date of Review:** October 19, 2005

**Rezoning Petition #:** 05-154

**Existing Zoning:** R-22MF

**Proposed Zoning:** INST (CD)

**Location of Property:** Approximately 7.5 acres located east of I-77 and north of Orchard Circle.

**Downstream Complaints:** None.

**Review Method(s):** Review of topographic information, aerial photography, and a site visit. This rezoning petition request is located within the Peterson Drive SDIP. The petitioner shall contact the Project Manager, John Driscoll, at 704-336-3635 to coordinate storm drainage management.

### **Recommendations**

**Concerning Storm Water:** **The petitioner shall include the following notes on the petition:**

The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.

The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).

The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be

delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas. All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual. All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland. Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland. All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).