



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
OFFICE: 704 . 336 . RAIN
FAX: 704 . 336 . 6586

Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: April 27, 2016 (*Revised June 27, 2016*)

Rezoning Petition #: 16-83

Existing Zoning: R-9 PUD, R-4 and RU (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 15.38 acres located on the north side of David Cox Road, between Harris Cove Drive and Davis Lake Parkway.

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.

Recommendations

Due to revisions:

It is unclear where a stormwater management facility could be located to serve the portion of the site draining toward David Cox Road. Please be aware of the standard stormwater management facility location constraints as referenced in required Note 6b on the rezoning site plan.