Rezoning Petition Review

To: Tammie Keplinger, CMPC
From: Doug Lozner
Date of Review: May 25, 2017 (Revised June 20, 2017)
Rezoning Petition #: 17-91
Existing Zoning: B-1 SCD
Proposed Zoning: NS
Location of Property: Approximately 2.23 acres located at the northeast intersection of Ballantyne Commons Parkway and Rea Road.

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 (6/20/17): The proposed site plan indicates a greenway trail/path system located within the 35-ft PCSO Buffer. Please include the following note under section 5. Environmental Features: “Development or disturbance within the PCSO Buffer shall be coordinated with Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.”

Recommendations Due to revisions (7/27/17): No additional recommendations are needed at this time.