



Charlotte Storm Water
600 East Fourth Street
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Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: September 13, 2017 (***Revised February 15, 2018***)

Rezoning Petition #: 17-138

Existing Zoning: I-1 (CD)

Proposed Zoning: I-1 (CD) SPA

Location of Property: Approximately 5.07 acres located south of Cascade Pointe Blvd, north of Billy Graham Pkwy and east of W Tyvola 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: The proposed rezoning plan sheet indicates a proposed location for storm water management. Please include the following notes on the plan sheet under "Environmental Features": *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.*

