



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
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Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: December 18, 2017 (*Revised January 22, 2018*)

Rezoning Petition #: 17-179

Existing Zoning: R-3

Proposed Zoning: R-12MF (CD)

Location of Property: Approximately 19.52 acres located on the north side of Mallard Creek Road, east of I-485.

Recommendations

Concerning Storm Water: Please correct stream buffer delineations and labels on the site plans. Within this watershed, all intermittent and perennial streams draining less than 50 acres require a 50' Undisturbed PCSO buffer (the 35' buffer delineations are incorrect).

Please include the following note under *Environmental Features*:
For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.

Recommendations

Due to revisions:

Please include the following note under *Environmental Features*:
For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.