



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: March 16, 2018 *(Revised June 11, 2018)*

Rezoning Petition #: 18-23

Existing Zoning: R-5

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 0.54 acres located on the south side of Spencer St, east of 36th Ave and west of Herrin Ave.

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:

Revised plan sheet RZ-1 indicates "Landscape Screening" within an existing Permanent Easement for storm drainage acquired by the City. These combined uses are generally not compatible. The purpose of easements is to provide storm water conveyance. Buildings, landscaping or any other objects which impede storm water flow, system performance or system maintenance are prohibited within the drainage easement limits. Please revise the site plan accordingly to eliminate this conflict of uses.

