



Charlotte Storm Water
600 East Fourth Street
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Rezoning Petition Review

To: Planning, Design & Development

From: Doug Lozner

Date of Review: October 22, 2018 (**Revised October 31, 2019**)

Rezoning Petition #: 18-117

Existing Zoning: R-8 and MUDD (CD)

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 1.7 acres located on the northeast corner of the intersection of E Peterson Drive and S Tryon Street.

Site Plan Submitted: Yes

Recommendations Concerning Storm Water: Please revise note "2" under "Environmental Features" to read as follows: *"The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance."*

Please remove references to the "Proposed SDE" and "Proposed culvert" on sheet RZ-2.

Charlotte-Mecklenburg Storm Water Services has permanent storm drainage easements (SDE) on a couple of the parcels for this rezoning request and appear to be shown on rezoning site plan sheet RZ-1. These easements can be found in map book 25526 pages 633-636 and map book 25526 pages 641-644. No buildings or structures are permitted over and across these easements. Please show the existing SDE limits on rezoning site plan sheet RZ-2 and adjust the site plan as necessary to meet the easement language agreements and requirements.

The rezoning site plan proposes encroachments into the Post Construction Stormwater Ordinance stream buffer. Any increase of impervious area within such buffer may not be allowed and is not approved with the rezoning process. Please include the following note under Environmental Features: *"Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance."*

**Additional
Recommendations (11/15/18):**

In addition to the above recommendations dated October 22, 2018 Charlotte-Mecklenburg Storm Water Services requests the following notes be included under "Environmental Features:"

- The proposed development may impact previous stream mitigation efforts completed on site by Charlotte Mecklenburg Storm Water Services (CMSWS). The petitioner agrees to reimburse CMSWS for stream mitigation costs lost from the Peterson Drive Storm Drainage Improvement Project due to this rezoning. The lost stream impact length, unit cost and mitigation ratio for the mitigation fee will be determined by the US Army Corps of Engineers (USACE) for the project watershed. This cost is separate from any mitigation costs the USACE may impose upon permit approval for the development.*
- The petitioner shall complete a pre-development and post-development hydraulic analysis to ensure there are no adverse impacts to the drainage system and adjacent properties due to the development for up to and including the 100-year design storm event. The analysis shall include the culvert system under South Tryon Street and extend to Heriot Street.*

**Recommendations
Due to revisions (5/6/19):**

Charlotte-Mecklenburg Storm Water Services requests the following note be included under "Environmental Features:"

- The petitioner shall complete a pre-development and post-development hydraulic analysis to ensure there are no adverse impacts to the drainage system and adjacent properties due to the development for up to and including the 100-year design storm event. The analysis shall include the culvert system under South Tryon Street and extend to Heriot Street.*

**Recommendations
Due to revisions (8/14/19):**

Please show the Storm Drainage Easement (SDE) limits on the north side of the stream on sheets RZ-1 and RZ-2. This SDE is referenced in the original recommendations dated October 22, 2018. No buildings or structures are permitted over and across these easements. Please show the existing SDE limits on rezoning site plan sheets and adjust the site plan as necessary to meet the easement language agreements and requirements.

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**Recommendations
Due to revisions (9/20/19):**

Please show the Storm Drainage Easement (SDE) limits on the north side of the stream on sheets RZ-1 and RZ-2. This SDE is referenced in the original recommendations dated October 22, 2018. No buildings or structures are permitted over and across these easements. Please show the existing SDE limits on rezoning site plan sheets and adjust the site

plan as necessary to meet the easement language agreements and requirements.

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Recommendations

Due to revisions (10/31/19): *No additional recommendations are needed at this time.*