



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 21, 2018 *(Revised February 18, 2019)*

Rezoning Petition #: 18-147

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 3.31 acres located on the north side of Mallard Creek Rd, east of Prosperity Church Rd and west of Galloway Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: The Petitioner is advised there are drainage complaints on file for several single-family parcels on Parker Green Trail directly below the potential bmp location shown on the rezoning plan. Please add the following note under the ENVIRONMENTAL FEATURES heading:

The Petitioner shall analyze the adequacy of the existing stormwater conveyance across parcels receiving stormwater discharge from the site. The limits of analysis shall extend to the downstream side of the parcel addressed as 3000 Parker Green Trail or to the point where the rezoning site is less than 10% of the tributary drainage area, whichever criterion creates the longest analysis limits. If the existing stormwater conveyance within the specified analysis limits is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or otherwise mitigate impacts of the stormwater discharge within the specified analysis limits.

Recommendations

Due to revisions (2/18/19): No additional recommendations are needed at this time.

