



Charlotte Storm Water
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Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: February 15, 2019

Rezoning Petition #: 19-07

Existing Zoning: B-1

Proposed Zoning: NS

Location of Property: Approximately 0.51 acres located on the northeast corner of Beatties Ford Rd and Gilbert St.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: Storm Water Services recommends placing the following notes on the site plan:

In addition to meeting the requirements of the City Council approved Post-Construction Stormwater Ordinance, the petitioner agrees to the requirements below:

(I) Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area (BUA), construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall for all BUA associated with the project. BMPs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.

(II) Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour

storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

(III) Stormwater Mitigation Options

As an alternative to the requirements in (I) and (II) above, projects within the Business Corridor Revitalization Geography or Transit Station Areas may provide peak control and downstream analysis requirements on the increased BUA of the project site, and one of the following three measures: (1) Provide 85 percent TSS removal from first inch of rainfall for all BUA associated with the project; (2) Provide one-year, 24-hour volume control and ten-year, six-hour peak control for all BUA associated with the project; or (3) Pay the city a mitigation fee according to rates set forth in the PCSO Administrative Manual for all BUA associated with the project, but not to exceed five acres of increased BUA.