



Charlotte Storm Water
600 East Fourth Street
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Danée McGee /Doug Lozner / Jeff Hieronymus

Date of Review: August 14, 2007 **(Revised September 12, 2007)**

Rezoning Petition #: 07-128

Existing Zoning: R-8

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 5.76 acres located on both sides of Main Street between Baxter Street and Baldwin Avenue

Downstream Complaints and analysis: Downstream complaints consist of flooding. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Source citation: A portion of the water quantity and quality comments reference information gained from the "Post-Construction Ordinance Stakeholders' Group Final Report". This report reflects consensus reached during the Council-approved process to include community input on the proposed ordinance language. Other comments, including the environmental permit, stream buffer and some detention requirements reflect existing regulations and ordinances.

Recommendations

Concerning Storm Water: Add the following notes:

Residential Development

A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit.

Storm Water Quality Treatment – Source: *BMP recommendation taken from "Post-Construction Ordinance Stakeholders' Group Final Report"*

Note 17: Remove " within the proposed parking" . Add "removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall."

Volume and Peak Control – Source: *Volume Control and Peak Control Downstream Analysis taken from "Post-Construction Ordinance Stakeholders' Group Final Report"*.

Note 18:

For residential projects with greater than 24% BUA and greater than one acre of disturbed area, 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. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."

For commercial projects with greater than 24% BUA and greater than one acre of disturbed area, 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 and greater than one acre of disturbed area, 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.