



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
OFFC: 704 . 336 . RAIN
FAX: 704 . 336 . 6586

Rezoning Petition Review

To: Keith MacVean, CMPC

From: Danée McGee / Doug Lozner / Jeff Hieronymus

Date of Review: November 7, 2007 (**Revised January 10, 2008**)

Rezoning Petition #: 08-06

Existing Zoning: CC
Proposed Zoning: UR-2(CD)

Location of Property: Approximately 1.96 acres located on the northwest corner of Galleria Boulevard and Galleria Club Lane

Downstream Complaints and analysis: No downstream complaints are observed. 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: Include the following notes on the petition.

The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

Existing Detention/BMP can only be used to treat this site if the petitioner/engineer can demonstrate at the time of plan submittal that the Existing Detention/BMP was designed and is sized appropriately according to previous requirements for what is draining to it and that the Pond can treat the rezoned site. If the facility is a regional facility (treating more than one parcel) then that facility must demonstrate that it is properly recorded as such according to Land Development guidelines and that it not only treats the rezoned site but also that it continues to treat other

intended properties properly according to previous requirements. If this cannot be demonstrated satisfactorily at the time of plan submittal then the following notes relating to Storm Water Quantity Control, Storm Water Quality Treatment, and Volume and Peak control apply:

Additional Notes:

The following agencies must be contacted prior to construction regarding wetland and water quality permits:

Section 401 Permit	NCDEHNR – Raleigh Office (919) 733-1786
Section 404 Permit	US Army Corps of Engineers (704) 271-4854