



Charlotte Storm Water  
600 East Fourth Street  
Charlotte, N C 28202-2844  
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## *Rezoning Petition Review*

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**To:** Keith MacVean, CMPC

**From:** Doug Lozner / Jeff Hieronymus / Danée McGee

**Date of Review:** March 13, 2007

**Rezoning Petition #:** 07-58

**Existing Zoning:** R-22MF and I-1

**Proposed Zoning:** MUDD (CD)

**Location of Property:** Approximately 36.14 acres located on the east side of Berryhill Road between Morton Street and Freedom Drive. This site drains to a stream listed as impaired by the NC Division of Water Quality.

**Downstream Complaints and analysis:** Onsite and downstream complaints consist of flooding and erosion.

**Review Method(s):** Review of topographic information, aerial photography, and a site visit. This petition is located within the Columbus Circle Storm Drainage Improvement Projects.

**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:** **The petitioner shall remove the word "residential" and add the following note:**

### Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

This rezoning petition is relocated within the Columbus Circle Storm Drainage Project. The petitioner shall coordinate their drainage plan with the Project Manager- Matt Gustis (704)-336-6183.

**Remove the Volume and Peak Control Note and replace with the following:**

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

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For 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.