



Charlotte Storm Water
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Doug Lozner / Jeff Hieronymus / Danée McGee

Date of Review: April 10, 2007

Rezoning Petition #: 07-80

Existing Zoning: I-1:I-1(CD):R-4

Proposed Zoning: MUDD-O:MX-3

Location of Property: Approximately 395.00 acres located on the east side of Old Statesville Road between Pete Brown Road and WWT Harris Blvd.

Downstream Complaints and analysis: Onsite and downstream complaints consist of flooding and erosion. 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: **Charlotte Storm Water Services recommends that this petition be revised to include the following notes on the petition:**

Residential Development

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

Remove Note G

Under #5: Storm Water Management and Water Quality-MX Community

Reword Note D

Under #5: Storm Water Management and Water Quality-MX Community to read "The Petitioner shall control the entire run-off volume for the post development 1-year 24-hour storm for the single family residential portion of the development that drains to Griffith Lake and for all multi-family and

commercial areas. Runoff draw down time shall be a minimum of 24 hours, but no more than 120 hours.

Reword Note H

Under #5: Storm Water Management and Water Quality-MX Community to read “The use of structural water quality best management practices (BMPs) shall be incorporated into the portion of the single family development that drains to Griffith Lake and for all multi-family and commercial areas and designed to achieve...”

Stream Buffers

The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte_Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas.

All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.

All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland.

Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland.

All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).