



Charlotte Storm Water
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Danée McGee / Doug Lozner / Jeff Hieronymus

Date of Review: December 11, 2007

Rezoning Petition #: 08- 26

Existing Zoning: R-8
Proposed Zoning: UR-2(CD)

Location of Property: Approximately 2.12 acres located on the south side of S Bruns Avenue, between Mahopac Street and Katonah Avenue

Downstream Complaints and analysis: 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: Please Update Notes with the Following Current Information;

For projects with defined watersheds greater than 24% built-upon area, 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. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.