



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844

Rezoning Petition Review

To: Charlotte Planning, Design & Development

From: Doug Lozner

Date of Review: November 22, 2019

Rezoning Petition #: 19-152

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 26.58 acres located on the south side of University City Blvd and south of Carolyn Ln at Joe Whitener Rd.

Site Plan Submitted: Yes

Recommendations

Concerning Storm Water: The proposed rezoning plan sheet indicates a proposed location for storm water management. Please revise note 7a under on RZ-2 to read as follows: *The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.*

On sheet RZ-1 please revise *50-ft Post Construction Buffer* and *100-ft Post Construction Buffer* to read *50-ft Undisturbed PCSO Buffer* and *100-ft Undisturbed PCSO Buffer*.

Downstream properties have open Storm Water requests for service. Please include the following note under Environmental Features. *For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels. Depending on drainage patterns and site discharge locations this could include to Carolyn Dr and/or Misty Eve Ln. If the existing storm water conveyance on the adjoining parcels or cross drains are found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the*

storm water discharge onto the adjoining parcels.

Due to proximity of building envelopes to property boundaries, the Petitioner is advised to consider roof slopes and/or roof drainage facilities necessary to convey storm water from roof areas to any stormwater management facilities which may be required by local ordinance.