

# **City of Charlotte**

*Charlotte-Mecklenburg Government Center  
600 East 4th Street  
Charlotte, NC 28202*



## **Zoning Agenda**

**Monday, June 15, 2020**

**Council Chambers**

### **City Council Zoning Meeting**

***Mayor Vi Lyles  
Mayor Pro Tem Julie Eiselt  
Council Member Dimple Ajmera  
Council Member Tariq Scott Bokhari  
Council Member Ed Driggs  
Council Member Larken Egleston  
Council Member Malcolm Graham  
Council Member Renee Johnson  
Council Member James Mitchell  
Council Member Matt Newton  
Council Member Victoria Watlington  
Council Member Braxton Winston II***

**REMOTE MEETING**

**REMOTE MEETING**

- 1. 5:00 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14  
(VIRTUAL MEETING)**

- 2. Follow Up Report**

## DECISIONS

**3. Rezoning Petition: 2020-044 by Charlotte Planning, Design & Development Department - Text Amendment****Summary of Petition:**

- 1) Modify the TOD requirements to provide greater flexibility, address unintended consequences, provide consistency between sections, add missing standards, update selected standards, revise administrative authority, correct inaccuracies, and update section references.
- 2) Modify and PED applicability regulations as related to TOD.
- 3) Update, delete, and add definitions and graphics.

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation  
Final Staff Analysis  
Text Amendment  
Annotated Copy of Chapter 15

**4. Rezoning Petition: 2019-113 by The Charlotte-Mecklenburg Hospital Authority - Text Amendment****Summary of petition:**

This Text Amendment adds "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation  
Final Staff Analysis  
Text Amendment

## 5. Rezoning Petition: 2019-114 by The Charlotte Mecklenburg Hospital Authority

**Location:** Approximately 70 acres bounded by Scott Avenue, East Morehead Street, and Little Sugar Creek. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office), O-6 (CD) (office, conditional), B-1 (neighborhood business), B-2 (general business), R-6 (single family residential), and R-22MF (multi-family residential)

**Proposed Zoning:** MUDD-O (mixed use development, optional) with 5-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

## 6. Rezoning Petition: 2019-115 by Northwood Development, LLC

**Location:** Approximately 454.24 acres located on the north side of Ballantyne Commons Pkwy., south of I-485 on both sides of Johnston Road. (Council District 7 - Driggs)

**Current Zoning:** BP (CD) (business park, conditional) & O-3 (CD) (office, conditional)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends **APPROVAL** of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

CMS Follow-up report

## 7. Rezoning Petition: 2019-170 by James Doyle

**Location:** Approximately 0.37 acres located at the eastern intersection of The Plaza and Shamrock Drive in the Plaza-Shamrock neighborhood. (Council District 1 - Egleston)

**Current Zoning:** B-1 (neighborhood business)

**Proposed Zoning:** NS (neighborhood services)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

## 8. Rezoning Petition: 2019-174 by 2901, LLC

**Location:** Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road. (Council District 6 - Bokhari)

**Current Zoning:** O-6(CD) (office)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**9. Rezoning Petition: 2020-003 by Fairview Builders**

**Location:** Approximately 0.3 acres located at the southern intersection of Seigle Avenue and Van Every Street in the Belmont neighborhood. (Council District 1 - Egleston)

**Current Zoning:** I-2 (heavy industrial)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**10. Rezoning Petition: 2020-008 by RK Investments Charlotte, LLC**

**Location:** Approximately 4.97 acres located on the western side of Reames Road, east of Potomac Boulevard, and west of Interstate 77. (Council District 2 - Graham)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**11. Rezoning Petition: 2020-010 by Christ the King Lutheran Church**

**Location:** Approximately 15.8 acres located south of Tryon Street, west of Steelescroft Parkway, and north of Asheford Woods Lane. (Council District 3 - Watlington)

**Current Zoning:** R-3 (single-family residential)

**Proposed Zoning:** INST (institutional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**12. Rezoning Petition: 2020-011 by Souvik Ghosal**

**Location:** Approximately 1.35 acres located west of Margaret Wallace Road, northeast of Glen Lyon Drive.  
(Council District 5-Newton)

**Current Zoning:** R-4 (single family)

**Proposed Zoning:** UR-1 (CD) - (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**13. Rezoning Petition: 2020-015 by McShane Partners, LLC**

**Location:** Approximately 0.23 acres located on the eastern side of Park Drive, southeast of the intersection of Lamar Avenue and 7th Street. (Council District 1 - Egleston)

**Current Zoning:** R-43MF (multifamily residential)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**14. Rezoning Petition: 2020-020 by RIAB Properties, LLC**

**Location:** Approximately 2.962 acres located south of Arrowood Road, north of Hanson Road, and east of Microsoft Way. (Council District 3 - Watlington)

**Current Zoning:** BD (CD) (business distributive, conditional), I-1 (light industrial), and R-3 (single family residential)

**Proposed Zoning:** O-2 (general office)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**15. Rezoning Petition: 2020-024 by Dominion Realty Partners, LLC**

**Location:** Approximately 1.827 acres located south of Fairview Road, east of Barclay Downs Drive, and west of Sharon Road. (Council District 6 - Bokhari)

**Current Zoning:** O-1 (office)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan



**16. Rezoning Petition: 2020-027 by the City of Charlotte and Crosland Southeast**

**Location:** Approximately 78 acres of the former Eastland Mall site, located near the eastern intersection of N. Sharon Amity Road and Central Avenue. (Council District 5 - Newton)

**Current Zoning:** B-1 SCD, CC, MUDD-O, and B-1 (CD)

**Proposed Zoning:** MUDD-O (mixed use development, optional; and MX-2 (innov) (mixed residential, innovative) with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**17. Rezoning Petition: 2020-028 by Nyesha Weaver**

**Location:** Approximately 5.33 acres located at the intersection of Monroe Road on the western side of the property and Wallace Road on the north side of the property. (Council District 5 - Newton)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** INST (institutional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**18. Rezoning Petition: 2020-029 by JACO Acquisition**

**Location:** Approximately 1 acre located at the intersection of Distribution Street and Dunavant Street, east of Tryon Street. (Council District 3 - Watlington)

**Current Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**Proposed Zoning:** TOD-NC (transit oriented development - transit neighborhood center)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**19. Rezoning Petition: 2020-031 by The Creek Kids Zone**

**Location:** Approximately 3.1 acres located on the western side of Sugar Creek Road, north of Cushman Street, and south of Merlane Drive. (Council District 1 - Egleston)

**Current Zoning:** INST (CD) (institutional, conditional)

**Proposed Zoning:** INST (institutional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

ACTIVE TRANSPORTATION PROJECTS

**20. Active Transportation Projects**

**HEARINGS****21. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC**

***Update: Petitioner is requesting deferral to July 20, 2020***

**Location:** Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential) & R-22MF (multi-family residential)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

**22. Rezoning Petition: 2020-042 by Boulevard Real Estate Advisors, LLC**

***Update: Petitioner is requesting deferral to July 20, 2020***

**Location:** Approximately 1.21 acres located on the north side of East Woodlawn Road between Brandywine Road and Selwyn Avenue. (Council District 1 - Egleston)

**Current Zoning:** UR-2(CD) (urban residential, conditional)

**Proposed Zoning:** TOD-TR (transit oriented development, transit transition)

**23. Rezoning Petition: 2020-081 by University City Partners - Text Amendment****Summary of Petition:**

This Text Amendment proposes to modify the setbacks in the RE-1 and RE-2 zoning districts.

**Attachments:**

Pre-Hearing Staff Analysis

Text Amendment

**24. Rezoning Petition: 2019-146 by ALB Architecture, PA**

**Location:** Approximately .17 acres located at the eastern corner of N. Davidson Street and E. 19th Street in the Optimist Park community. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential)

**Proposed Zoning:** UR-1 (CD) (urban residential, conditional) & UR-C (CD) (urban residential commercial, conditional)

**Staff Recommendation:**

Staff Recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design and transportation.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**25. Rezoning Petition: 2019-160 by Meritage Homes of the Carolinas, Inc.**

**Location:** Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road. (Outside City Limits)

**Current Zoning:** R-3 LWPA (single-family residential, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 (Innov) LWPA (mixed use, innovative standards, Lake Wylie Protected Area) with five years vested rights

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and land use.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**26. Rezoning Petition: 2019-167 by Grubb Management, LLC**

**Location:** Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue. (Council District 2 - Graham)

**Current Zoning:** I-2 (General Industrial) and R-8 (Single Family Residential)

**Proposed Zoning:** MUDD-O (Mixed Use Development, Optional)

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**27. Rezoning Petition: 2019-182 by Carolina Center for Recovery, LLC**

**Location:** Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77.

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** INST (CD) (institutional, conditional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of technical issues related to site design.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

**28. Rezoning Petition: 2020-032 by Bridgewood Houston Property Company, L.P.**

**Location:** Approximately 1.379 acres bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O PED (mixed use development district, optional, pedestrian overlay)

**Proposed Zoning:** MUDD-O PED SPA (mixed use development district, optional, pedestrian overlay, site plan amendment)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design and transportation.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

**29. Rezoning Petition: 2020-050 by Charlotte-Mecklenburg Housing Partnership**

**Location:** Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue. (Council District 1 - Egleston)

**Current Zoning:** INST (CD) (institutional, conditional)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

**30. Rezoning Petition: 2020-002 by The Drakeford Company**

**Location:** Approximately 0.55 acres located on the northeastern side of Vail Avenue, south of Deacon Avenue, and southeast of Dotger Avenue. (Council District 1 - Egleston)

**Current Zoning:** R-22MF (multifamily residential)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional) with 3-year vested rights

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to design, environment, and technical revision.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**31. Rezoning Petition: 2020-004 by Boulevard Real Estate Advisor, LLC**

**Location:** Approximately 0.76 acres located on the south side of Freeland Lane, east of Tryon Street, and west of South Boulevard. (Council District 3 - Watlington)

**Current Zoning:** R-8 (single family residential)

**Proposed Zoning:** TOD-TR (transit-oriented development - transit transition)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**32. Rezoning Petition: 2020-006 by JFW Realty, Inc. and 501 Associates, LLC**

**Location:** Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard. (Council District 1 - Egleston)

**Current Zoning:** B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed-use district, pedestrian overlay)

**Proposed Zoning:** TOD-UC (transit-oriented development - urban center, pedestrian overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**33. Rezoning Petition: 2020-009 by Ballantyne Country Club, Inc.**

**Location:** Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane. (Council District 7 - Driggs)

**Current Zoning:** MX-1 (mixed use)

**Proposed Zoning:** MX-1 SPA (mixed use, site plan amendment)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**34. Rezoning Petition: 2020-012 by Bowman Sumner, LLC**

**Location:** Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road. (Outside City Limits)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** MX-1 INNOV (mixed use, innovative)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, environment and technical revisions related to land use.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**35. Rezoning Petition: 2020-016 by Nolan Elanz**

**Location:** Approximately 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street. (Council District 3 - Watlington)

**Current Zoning:** MUDD-O (mixed use development district)

**Proposed Zoning:** TOD-UC (transit-oriented development - urban center)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**36. Rezoning Petition: 2020-018 by Hopper Communities**

**Location:** Approximately 0.917 acres located west of Baltimore Road, south of Remount Road, and east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** R-22MF (multi-family residential)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, environment, and technical items.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan



**37. Rezoning Petition: 2020-026 by Union at Tryon, LP (advertised as Annex of Charlotte, LLC)**

**Location:** Approximately 7.5 acres located between Shopping Center Drive and Hampton Church Road, east of N. Tryon Street in the University City neighborhood. (Council District 4 - Johnson)

**Current Zoning:** B-1 (CD) (neighborhood business, conditional)

**Proposed Zoning:** MUDD-O (mixed-use development, optional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**38. Rezoning Petition: 2020-030 by OZF Properties, LLC**

**Location:** Approximately 1.46 acres located south of Greenland Avenue, bound on the east side of Monument Street, and Remount Road on the west side. (Council District 3 - Watlington)

**Current Zoning:** R-5 (single family residential)

**Proposed Zoning:** MUDD-O (mixed use development district, optional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design and transportation.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**40. Rezoning Petition: 2020-025 by SunCap Property Group**

**Location:** Approximately 25.97 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

**Current Zoning:** CC (commercial center)

**Proposed Zoning:** I-1(CD) (light industrial, conditional)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of technical issues related to transportation.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**41. Rezoning Petition: 2020-040 by Alenky Signature Homes, LLC**

**Location:** Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue and south of Woodland Drive. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single family residential)

**Proposed Zoning:** R-8 (single family residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**42. Rezoning Petition: 2020-064 by Truist Bank**

**Location:** Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 1 - Egleston)

**Current Zoning:** UMUD-O (uptown mixed use, optional)

**Proposed Zoning:** UMUD-O SPA (uptown mixed use, optional, site plan amendment)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to requested technical revisions.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan



# City of Charlotte

Charlotte-Mecklenburg  
Government Center  
600 East 4th Street  
Charlotte, NC 28202

**Agenda Date:** 4/20/2020

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**Agenda #:** 1. **File #:** 15-13141 **Type:** Dinner Briefing

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**5:00 P.M. CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, CH-14  
(VIRTUAL MEETING)**



# City of Charlotte

Charlotte-Mecklenburg  
Government Center  
600 East 4th Street  
Charlotte, NC 28202

**Agenda Date:** 2/17/2020

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**Agenda #:** 2. **File #:** 15-12822 **Type:** Dinner Briefing

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## **Follow Up Report**



## **City Council Follow-Up Report From the May 18, 2020 Zoning Meeting**

**2020-027 – City of Charlotte and Crosland Southeast – Located near the eastern intersection of N. Sharon Amity Road and Central Avenue (Council District 5 – Newton)**

### **Why is the City/County not committing to a public park to fight displacement?**

**Staff Response:** This is a broader policy issue for discussion with our partners at the County. The petition provides the opportunity for land for a park, but there are not currently funds in place to commit to develop a park through Parks and Rec. This topic can continue to be explored and discussed as we work through the next phase of this project that will outline additional commitments for this project, including infrastructure. The rezoning provides a good framework for the opportunity, and we can take the additional time working on the development agreement to coordinate on this further.

**2020-011 – Souvik Ghosal – Located west of Margaret Wallace Road, northeast of Glen Lyon Drive (Council District 5 – Newton)**

### **Where is the Storm Water conveyance on the site?**

**Staff Response:** Doug Lozner with Stormwater Services responded to this question.

Since this site is essentially undeveloped (minus the lone existing detached home), currently there is not a stormwater drainage system on this parcel. Stormwater runoff naturally drains to a several different directions due to topography. A small portion of the site drains towards Margaret Wallace Road. Another small portion drains towards the back of a home along Glenmeadow Drive, while the rest drains towards the homes on Glen Verde Court. The closet drainage systems to tie into would be behind the home on Glenmeadow Drive or within Margaret Wallace Rd.

Storm Water Services (SWS) concern is that development of this parcel can go from this more natural runoff scenario of an undeveloped site to a concentrated runoff from development and an increase of impervious area. This could create a flooding and/or erosion of downstream homes/properties, or make an existing situation worse. Since a grading and drainage plan is not required until the Land Development plan submittal and review process, SWS will make recommendations similar to those for this petition during the rezoning process to help alleviate potential concerns.

We intentionally keep the effort on how to mitigate broad and unspecific in our recommendations. The reason for this is to not limit how it can be done since some measures may work better than others. For example, mitigating impacts could be making downstream improvements to a drainage system. This could result in cooperation with and approval from adjacent neighbors to access their property. Other examples could include increasing the amount of detention on site, or using energy dissipation methods on site to slow down runoff and/or spread it out to mimic more natural and existing conditions.

The petitioner has addressed all of Stormwater Services concerns with this petition.