



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.