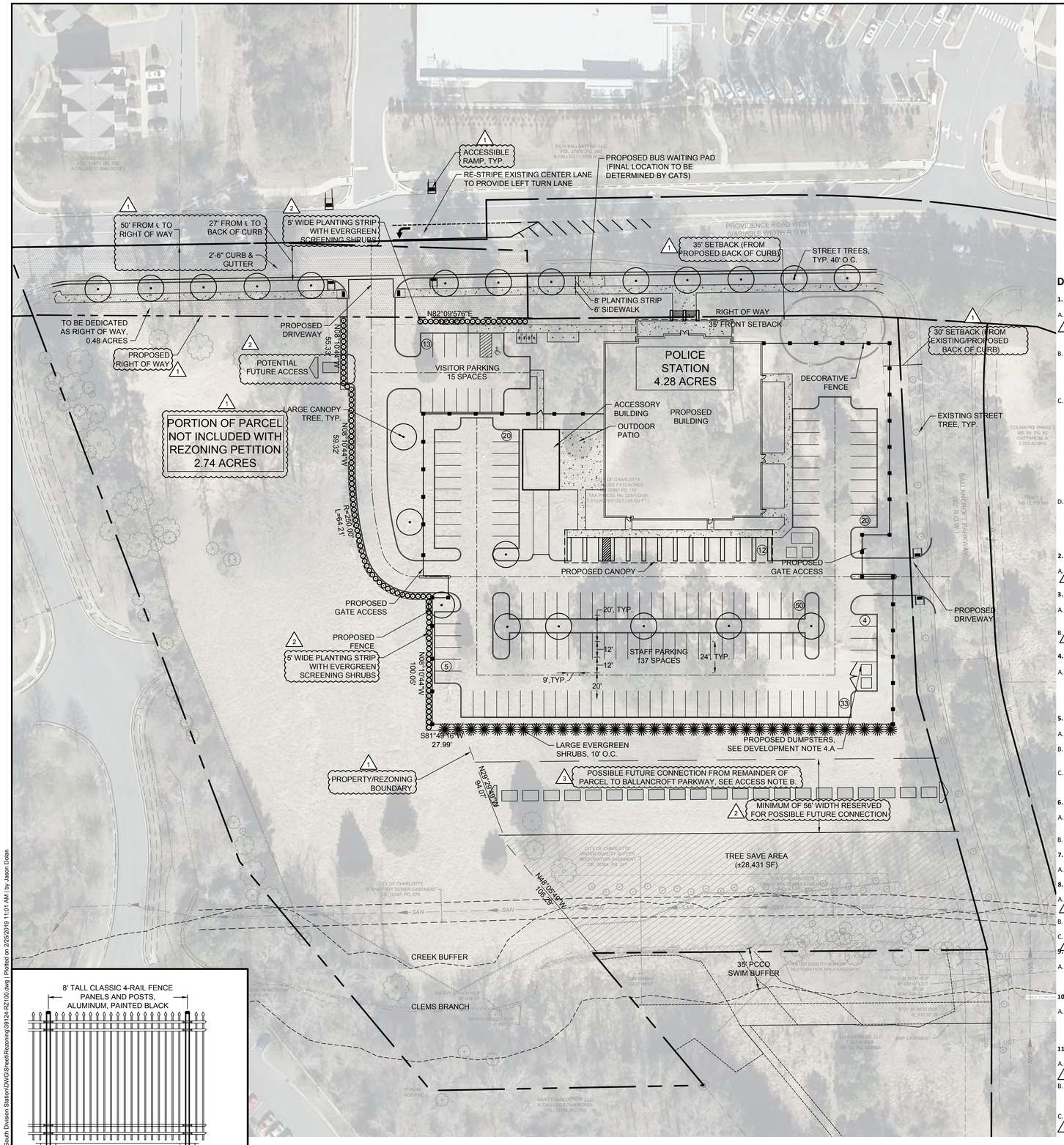
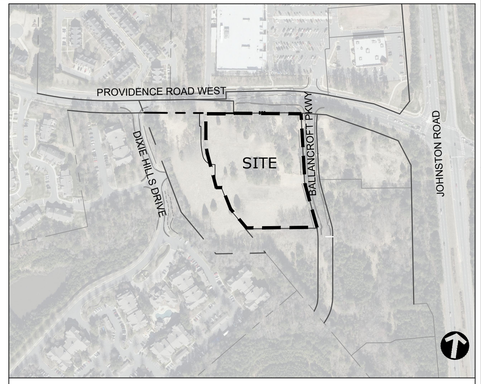




VICINITY MAP N.T.S.

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS :

A. 1 THESE DEVELOPMENT STANDARDS ARE PART OF THE REZONING PETITION FILED BY THE CITY OF CHARLOTTE TO ACCOMMODATE DEVELOPMENT OF A CHARLOTTE POLICE DEPARTMENT FACILITY ON APPROXIMATELY 4.28 ACRES OF THE 7.51 ACRE SITE LOCATED AT THE INTERSECTION OF BALLANCROFT PARKWAY AND PROVIDENCE ROAD WEST. THE REMAINING 2.74 ACRES IS NOT TO BE REZONED WITH THIS PETITION.

B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.

C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, AND EXCEPT AS OTHERWISE SPECIFIED IN THESE DEVELOPMENT STANDARDS, IS INTENDED TO DESCRIBE THE POSSIBLE ARRANGEMENTS OF USES AND SITE ELEMENTS. THE POLICE STATION BUILDING WILL GENERALLY BE LOCATED ALONG PROVIDENCE ROAD WEST. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THIS REZONING PLAN, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED; THE EXACT ALIGNMENTS OF POINTS OF ACCESS; THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF BUILDINGS AND PARKING AREAS; AND THE DEPICTIONS OF OTHER SITE ELEMENTS ON THE REZONING PLAN ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207.(2).

D. PARKING LAYOUTS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND PARKING SPACES MAY BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE. SIDEWALKS GENERALLY DEPICTED ON THE REZONING PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION :

A. 1 THE SITE MAY BE DEVELOPED WITH POLICE AND NEIGHBORHOOD SERVICES OFFICES WITH ACCESSORY USES ALLOWED IN THE NS ZONING DISTRICT.

3. ACCESS:

A. ACCESS TO THE SITE WILL BE FROM BALLANCROFT PARKWAY AND PROVIDENCE ROAD WEST AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. 2 A 56 FOOT WIDE CROSS ACCESS EASEMENT WILL BE PROVIDED ALONG THE SOUTH SIDE FOR FUTURE POSSIBLE CONNECTION.

4. ARCHITECTURAL STANDARDS:

A. DUMPSTER AND/OR RECYCLING AREAS ARE PROVIDED AND WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING AN OPAQUE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

5. STREETSCAPE, BUFFERS AND LANDSCAPING:

A. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

B. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

C. PORTIONS OF THE STREET FRONTAGE ALONG PROVIDENCE ROAD WEST AND/OR BALLANCROFT PARKWAY MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSIT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.

6. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

7. SIGNAGE:

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

8. LIGHTING:

A. 1 ALL NEW LIGHTING SHALL BE DOWNWARDLY DIRECTED AND FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

C. 1 ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.

9. AMENDMENTS TO THE REZONING PLAN :

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION :

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

11. TRANSPORTATION

A. 1 RIGHT OF WAY TO BE DEDICATED ALONG PROVIDENCE ROAD WEST THROUGH FEE SIMPLE CONVEYANCE TO CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF PROJECT'S FIRST CERTIFICATE OF OCCUPANCY.

B. 1 PETITIONER AGREES TO CONSTRUCT 2'-6" CURB AND GUTTER ALONG PROVIDENCE ROAD WEST AS INDICATED ON THE REZONING PLAN (FROM DIXIE HILLS DRIVE TO BALLANCROFT PARKWAY) IN ADDITION TO AN 8' WIDE PLANTING STRIP AND 6' WIDE SIDEWALK. CURB RAMPS AS SHOWN ON THE PLAN WILL ALSO BE CONSTRUCTED.

C. 2 ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF PROJECT'S FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

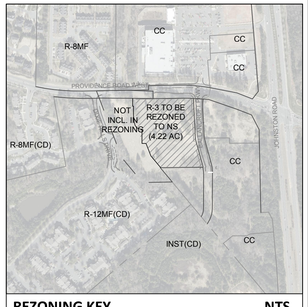
REZONING SUMMARY

PETITIONER & OWNER:	CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202
REZONING SITE AREA:	4.28 ACRES (186,500 SF)
TAX PARCEL #:	223-13-208 (PORTION OF)
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS
EXISTING USES:	VACANT (PREV. RESIDENTIAL)
PROPOSED USES:	POLICE STATION
MAX. BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED 60'
MAX. BUILDING AREA:	22,500 SF
MAX. FLOOR AREA RATIO:	AS ALLOWED BY THE ORDINANCE
PARKING:	
REQ. PARKING:	38, ONE SPACE/600 SF
PROP. PARKING:	AS ALLOWED BY THE ORDINANCE
REQ. SHORT-TERM BIKE:	2 (2, OR 1 PER 10,000 SF)
PROV. SHORT-TERM BIKE:	8
REQ. LONG-TERM BIKE:	8 (5% OF PARKING SPACES)
PROV. LONG-TERM BIKE:	8
TREE SAVE:	
REQUIRED:	27,975 SF
PROVIDED:	28,000 SF

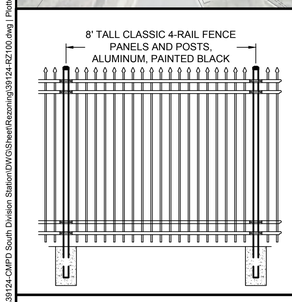
TREE LEGEND

PROPOSED NEW TREES

EXISTING TREES



REZONING KEY NTS



DECORATIVE FENCE NTS

THIS DRAWING PREPARED AT THE CHARLOTTE OFFICE OF
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North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/14/2018	ADDRESS REZONING COMMENTS
01/17/2019	ADDRESS REZONING COMMENTS
02/25/2019	ADDRESS REZONING COMMENTS

DATE 10/16/2018
DRAWN BY SCE
DESIGNED BY SCE
CHECKED BY CJT
SCALE 1"=40'

TIMMONS GROUP

CMPD SOUTH DIVISION STATION
MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN - PETITION #2018-133

JOB NO. 39124
SHEET NO. RZ-100

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STREET VIEW

FINAL MASSING