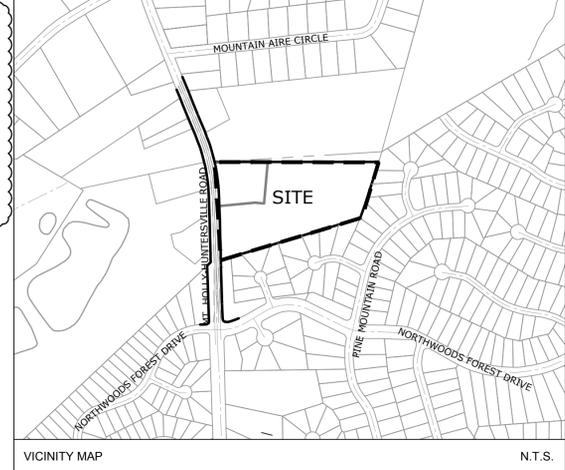


- FIRE DEPARTMENT REQUIREMENTS:**
1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85,000 POUNDS.
  2. A MINIMUM 16' IS REQUIRED AT GATE ACCESS.
  3. TURN RADIUS 39' INSIDE AND 42' OUTSIDE.
  4. FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 100' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM.
  5. FIRE HYDRANT SHALL BE LOCATED WITHIN 800' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL SPRINKLED BUILDINGS AND 400' TO THE MOST REMOTE POINT OF BUILDING FOR ALL NON-SPRINKLED BUILDINGS.
  6. FOR NON-SPRINKLED BUILDINGS PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR AND TYPE OF CONSTRUCTION.



**DEVELOPMENT STANDARDS (CONTINUED)**

1. **PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:**

FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREA A AND B (EACH DEVELOPMENT AREA AND COLLECTIVELY THE "DEVELOPMENT AREAS").

A. WITHIN DEVELOPMENT AREA A UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF POLICE STATION, NEIGHBORHOOD SERVICES AND GENERAL OFFICE USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

B. WITHIN DEVELOPMENT AREA B UP TO 12,500 SQUARE FEET OF GROSS FLOOR AREA OF EMERGENCY SERVICES AND GENERAL OFFICE USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS FOR THIS PETITION (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS OR DEFINITION SET BY THE ORDINANCE), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).
2. **ACCESS AND TRANSPORTATION:**

A. ACCESS TO THE SITE WILL BE FROM MT. HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. PETITIONER AGREES TO DEDICATE RIGHT OF WAY, MEASURED 52' FROM EXISTING ROAD CENTERLINE, ALONG MT. HOLLY-HUNTERSVILLE ROAD THROUGH FEE SIMPLE CONVEYANCE TO CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF PROJECT'S FIRST CERTIFICATE OF OCCUPANCY.

C. PETITIONER AGREES TO CONSTRUCT 2'-6" CURB AND GUTTER ALONG MT. HOLLY-HUNTERSVILLE ROAD AS INDICATED ON THE REZONING PLAN IN ADDITION TO AN 8' WIDE PLANTING STRIP AND 12' WIDE MULTI-USE PATH. CURB RAMPS AS SHOWN ON THE PLAN WILL ALSO BE CONSTRUCTED.

D. PETITIONER AGREES TO CONSTRUCT LEFT TURN LANE AND RIGHT TURN LANES AS GENERALLY DEPICTED ON THIS PLAN AND WILL COORDINATE WITH NCDOT, DURING PERMITTING, TO DETERMINE THE APPROPRIATE STORAGE AND TAPER LENGTHS FOR EACH LANE.

E. 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 SPECIFICALLY DESCRIBED IN THE SITE PLAN AND/OR PERMITTED.

F. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
3. **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.
4. **STREETScape, BUFFERS AND LANDSCAPING:**

A. **SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.**

B. ALONG THE SITE'S EASTERN, SOUTHERN AND WESTERN BOUNDARY A 72 FOOT CLASS B BUFFER (REDUCED BY 25% WITH A 6' FENCE) WILL BE PROVIDED.

C. PORTIONS OF THE STREET FRONTAGE ALONG MT. HOLLY-HUNTERSVILLE ROAD MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSPORT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.
5. **ENVIRONMENTAL FEATURES:**

A. 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

B. STORM WATER QUALITY TREATMENT - FOR DEFINED WATERSHEDS GREATER THAN 12% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCM) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

C. VOLUME AND PEAK CONTROL - FOR DEFINED WATERSHEDS GREATER THAN 12% BUA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
  - FOR COMMERCIAL PROJECTS WITH GREATER THAN 12% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.
  - FOR RESIDENTIAL PROJECTS WITH GREATER THAN 12% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

E. THE SITE WILL COMPLY WITH THE ORDINANCE.
6. **SIGNAGE:**

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
7. **LIGHTING:**

A. 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 LIGHTINGS ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

C. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.
8. **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.
9. **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.

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 9.11 ACRES
- TAX PARCEL: 0311224, 0311235
- EXISTING ZONING: R-3
- PROPOSED ZONING: NS
- EXISTING USES: SINGLE FAMILY RESIDENTIAL
- PROPOSED USES: (I) WITHIN DEVELOPMENT AREA A, POLICE STATION, AND GENERAL OFFICE USES; AND (II) WITHIN DEVELOPMENT AREA B EMERGENCY SERVICES AND GENERAL OFFICE USES. ALL AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: WITHIN DEVELOPMENT AREA A UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF POLICE STATION, AND GENERAL OFFICE USES. WITHIN DEVELOPMENT AREA B UP TO 12,500 SQUARE FEET OF EMERGENCY SERVICES AND GENERAL OFFICE USES.
- MAXIMUM BUILDING HEIGHT: WITHIN DEVELOPMENT AREA A ONE (1) STORY BUT NOT TO EXCEED 40 FEET. WITHIN DEVELOPMENT AREA B UP TO ONE (1) STORY BUT NOT TO EXCEED 40 FEET. HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
- IF WATER SUPPLY WELLS EXIST WITHIN THE PROPERTY, THE WELLS WILL BE PROTECTED DURING SITE DEVELOPMENT WITH FLAGGING OR FENCING OR BE PERMANENTLY ABANDONED IN ACCORDANCE WITH THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO SITE DEVELOPMENT COMMENCEMENT.

**DEVELOPMENT STANDARDS**

1. **GENERAL PROVISIONS:**

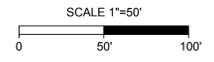
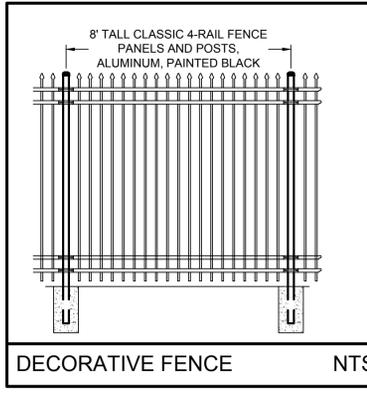
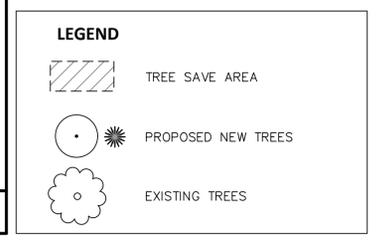
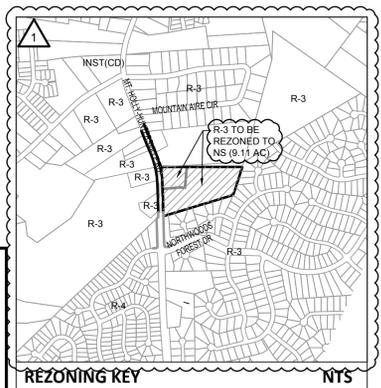
A. THESE DEVELOPMENT STANDARDS ARE PART OF THE REZONING PETITION FILED BY THE CITY OF CHARLOTTE TO ACCOMMODATE DEVELOPMENT OF A CHARLOTTE POLICE DEPARTMENT FACILITY ON APPROXIMATELY 9.43 ACRES LOCATED 780' SW FROM THE INTERSECTION OF MT. HOLLY-HUNTERSVILLE ROAD AND MOUNTAIN AIRE CIRCLE.

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 MT. HOLLY-HUNTERSVILLE ROAD. 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. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

E. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1) ON DEVELOPMENT AREA A, AND NOT EXCEED ONE(1) WITHIN DEVELOPMENT AREA B. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE. THE SITE MAY BE CONSIDERED A UNIFIED DEVELOPMENT PLAN AS AND AS SUCH SEPARATION STANDARDS SUCH AS SIDE AND/OR REAR YARDS MAY BE ELIMINATED OR REDUCED BETWEEN DEVELOPMENT AREA A AND B WITHIN THE SITE, SUBJECT TO THE NORMALLY REQUIRED STAFF REVIEW AND APPROVAL PROCESS.



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YOUR VISION ACHIEVED THROUGH OURS.

DATE: 12/13/2021  
 ADDRESS: REZONING COMMENTS: 01/20/2022  
 ADDRESS: REZONING COMMENTS

TBD  
 DRAWN BY: A. ROSENBERGER  
 DESIGNED BY: J. DOLAN  
 CHECKED BY: J. DOLAN

SCALE: 1" = 50'

CMPD NORTHWEST DIVISION STATION  
 CHARLOTTE, NORTH CAROLINA  
 REZONING PLAN - PETITION # 2021-00169

JOB NO.: 99999  
 SHEET NO.: RZ-100

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