

	7518 HBORHOOD ICES (NS) HORKOOD
 1. Development Data Table a. Site Acreage: 1.077 acres b. Tax Parcels included Rezoning: 07907518 c. Existing Zoning: R-5 d. Proposed Zoning: Neighborhood Services (NS) e. Floor Area Ratio: 2.0 max f. Maximum Building Height: 40° g. Maximum Number of Buildings: 3 h. Number and/ or Ratio of Parking Spaces: 1 space 2. General Provisions a. These Development Standards form a part of the with the Rezoning Application filed by Stewart (traccommodate the redevelopment and renovatic The station is owned and operated by Charlotte Owner') and sits on 1.077 acres located at 620 (depicted on the Rezoning Plan ("the Site"). The Sentity of Parcel 07907518 b. Development of the Site will be governed by the Development Standards, and the applicable prov. Charlotte Zoning Ordinance ("the Ordinance"). c. Unless the Rezoning Plan or these Development strandards, the regulation setablished the NS zoning district shall govern the developm d. Future amendments to the Rezoning Plan (which Standards) may be applied for by the then Owne applicable development area or portion of the Si amendment in accordance with the provisions h the Ordinance. 3. Permitted uses a. Allowed use is a Fire Station and any related incid 4. Transportation a. Dedication and fee simple conveyance of all righ be complete before the site's first building certifissued as needed. c. Per CODT request, S' Sidewalk and B' Planting str 28th Street and Bancroft Street. d. Rodaway Transportation Improvements construt development: N/A e. All transportation improvements will be approvided in ao Council adopted streetscape plan of the area. If street Steps plan, a Sir-Cos sidewalk separated baccord accordance with the Charlott Tree Ordinance; 5. Architectural Standards 6. Streetscape and Landscaping a. Street trees and sidewalks will be provided in ao Coun	Rezoning Plan associated (* "Applicant") to of the Fire Station 11. ize Department ("the 28 th st, which is te is comprised of the Rezoning Plan, these sions of the City of tandards establish more nder the Ordinance for int and use of the site. is these Development or Owners of the e affected by such rein and of Chapter 6 of ental and accessory uses to City/ NCDOT shall be ne of existing street so-of-way to the City shall ate of occupancy is p shall be installed along red in conjunction with d and constructed before issued as needed. bridnance. to Council approved and a. a fire station. Fire lanes Here sta