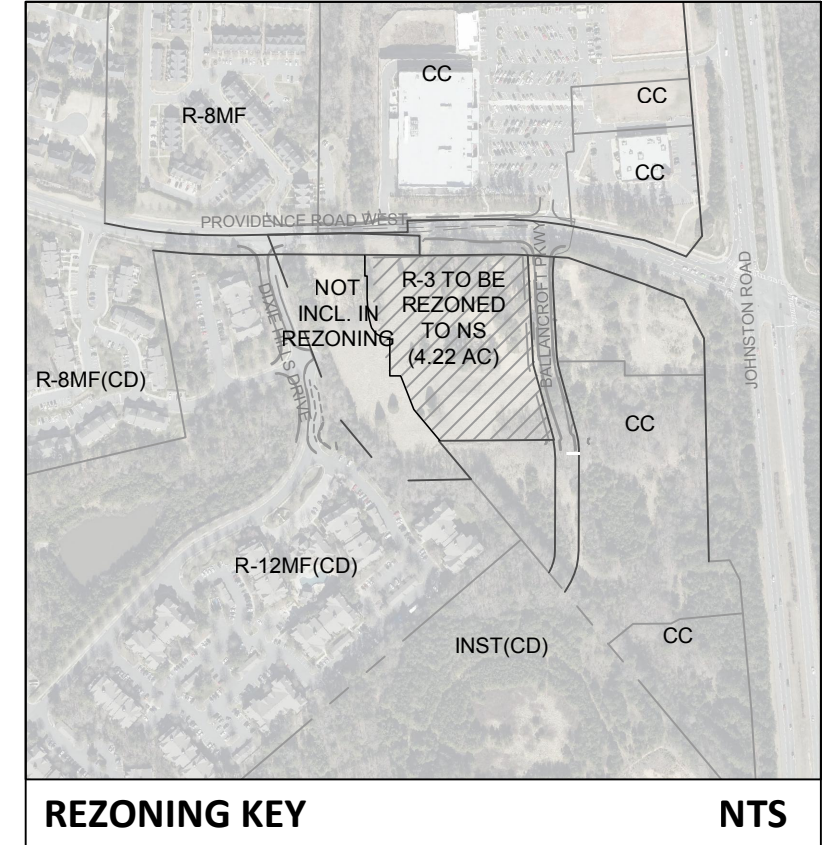
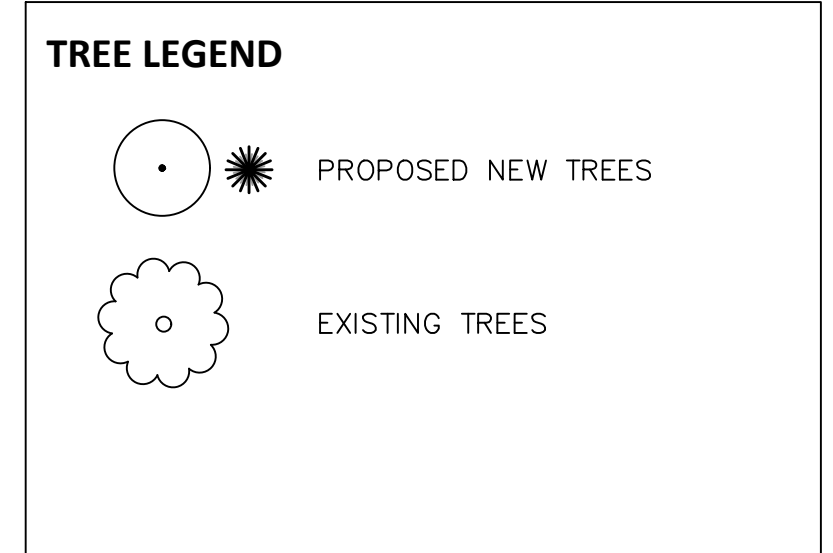


REZONING SUMMARY	
PETITIONER & OWNER:	CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202
REZONING SITE AREA:	4.28 ACRES (186,500 SF)
TAX PARCEL #:	223-13-208 (PORTION OF)
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS
EXISTING USES:	VACANT (PREV. RESIDENTIAL)
PROPOSED USES:	POLICE STATION
MAX. BUILDING 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:	38, ONE SPACE/600 SF
REQ. PARKING:	AS ALLOWED BY THE ORDINANCE
REQ. SHORT-TERM BIKE:	2 (2, OR 1 PER 10,000 SF)
REQ. LONG-TERM BIKE:	8 (5% OF PARKING SPACES)
PROV. LONG-TERM BIKE:	8
TREE SAVE:	
REQUIRED:	27,975 SF
PROVIDED:	28,000 SF



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

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

DRAWN BY

SCE

DESIGNED BY

SCE

CHECKED BY

CJT

SCALE

1"=40'

CMPD SOUTH DIVISION STATION

MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN - PETITION #2018-133

JOB NO.

39124

SHEET NO.

RZ-100

STREET VIEW

FINAL MASSING

