

**DEVELOPMENT NOTES**

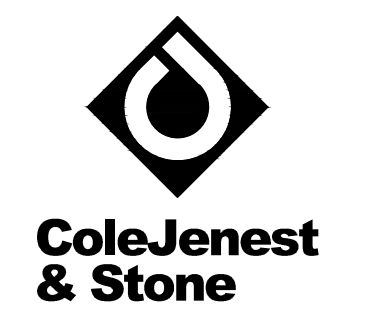
- General Provisions:**
  - These Development Standards are part of the Rezoning Petition filed by the City of Charlotte to accommodate development of a Charlotte Police Department facility on an approximately 5.18 acre site located between West Boulevard and Elmin Street (the "Site").
  - Development 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.
  - 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 building will front West Boulevard and parking/maintenance will not be allowed between the building and the street. 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 streets and points of access, the numbers, the size, configuration and placements of buildings and parking areas; and the depictions 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).
  - 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.
- Permitted Uses & Development Area Limitation:**
  - The Site may be developed with police and neighborhood services offices with accessory uses allowed in the NS zoning district.
- Access:**
  - Access to the Site will be from West Boulevard and Elmin Street.
- Architectural Standards:**
  - Dumpster and/or recycling areas are provided and will be enclosed by a solid wall or fence with one side being a decorative 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.
- Streetscape, Buffers and Landscaping:**
  - Screening requirements of the Ordinance will be met.
  - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
  - A 20-foot class "C" buffer will be provided adjacent to residentially zoned and/or use property as depicted on the Rezoning Plan.
- Environmental Features:**
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - The Site will comply with the Tree Ordinance.
- Signage:**
  - Signage as allowed by the Ordinance will be provided.
- Lighting:**
  - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
  - Detached lighting on the Site will be limited to 25 feet in height.
- Amendments to the Rezoning Plan:**
  - 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.
- Binding Effect of the Rezoning Application:**
  - 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.

**SURVEY DISCLAIMER**

SURVEY DATED OCTOBER 24, 2013. PROVIDED BY CITY OF CHARLOTTE ENGINEERING AND PROPERTY MANAGEMENT (DAVID H. SNIDER, P.L.S.), 600 EAST FOURTH STREET, CHARLOTTE, NC 28202. T.(704) 336-2291.

**REZONING SUMMARY**

|                       |  |
|-----------------------|--|
| PETITIONER & OWNER:   | CITY OF CHARLOTTE<br>600 E. FOURTH STREET<br>CHARLOTTE, NC 28202   |
| REZONING SITE AREA:   | 5.18 ACRES   |
| TAX PARCEL #:         | 117-076-06, 117-076-07,<br>117-076-11, 117-076-12,<br>117-076-13, 117-076-14                                     |
| EXISTING ZONING:      | R-5, O-1(CD)   |
| PROPOSED ZONING:      | NS   |
| EXISTING USES:        | VACANT   |
| PROPOSED USES:        | POLICE AND NEIGHBORHOOD<br>SERVICES WITH ASSOCIATED<br>STRUCTURES  |
| MAX. BUILDING HEIGHT: | 60'; AS ALLOWED BY THE<br>ORDINANCE  |
| MAX. BUILDING AREA:   | PRIMARY 16,000 SQ.FT.<br>ACCESSORY 2,000 SQ.FT.<br>CANOPY 5,000 SQ.FT.   |
| PARKING:              | A MINIMUM OF ONE (1) SPACE<br>PER 300 SQ.FT. AS REQUIRED<br>FOR GOVERNMENT BUILDINGS                             |
| OPEN SPACE:           | A MINIMUM OF 15% OF THE<br>SITE WILL BE ESTABLISHED AS<br>TREE SAVE AREAS AS<br>DEFINED BY THE TREE<br>ORDINANCE |
| SETBACK:              | 14 FEET FROM BACK OF<br>EXISTING AND/OR PROPOSED<br>CURB   |
| SIDE YARD:            | 10 FEET  |
| REAR YARD:            | N/A  |
| BUFFERS:              | 20 FEET ADJACENT TO<br>RESIDENTIALLY ZONED<br>AND/OR USE PROPERTY  |



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**REZONING PLAN**

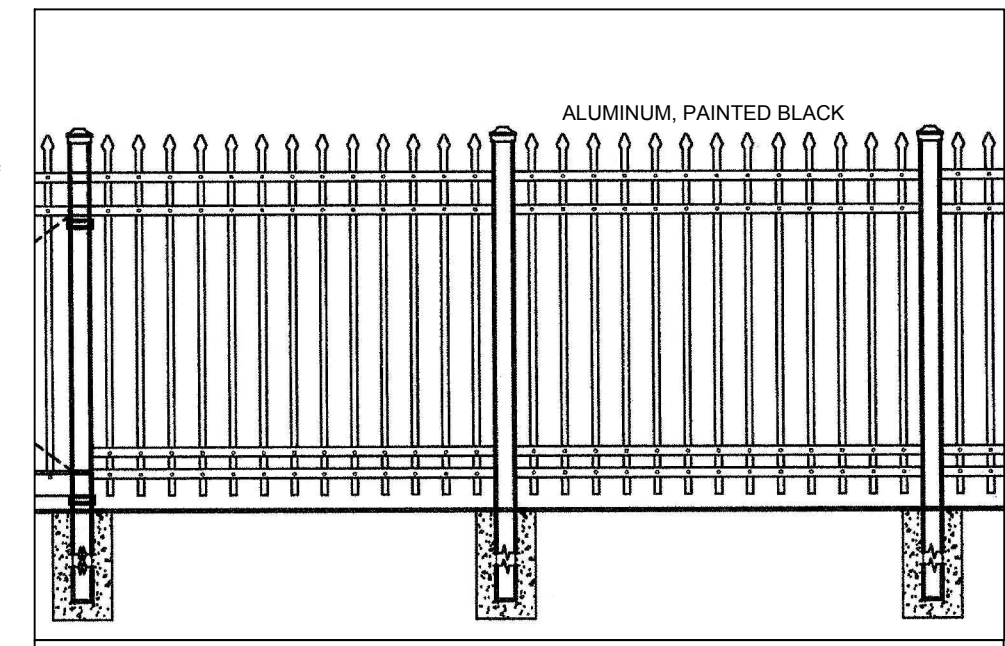
**PETITION # 2014-036**

Project No.  
4292

Issued  
04/18/14

Revised

04/21/14 - REVISED PER CITY COMMENTS



**FENCE DETAIL** N.T.S. 1

SCALE: 1"=30'  
0 15 30 60

**RZ1.0**

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