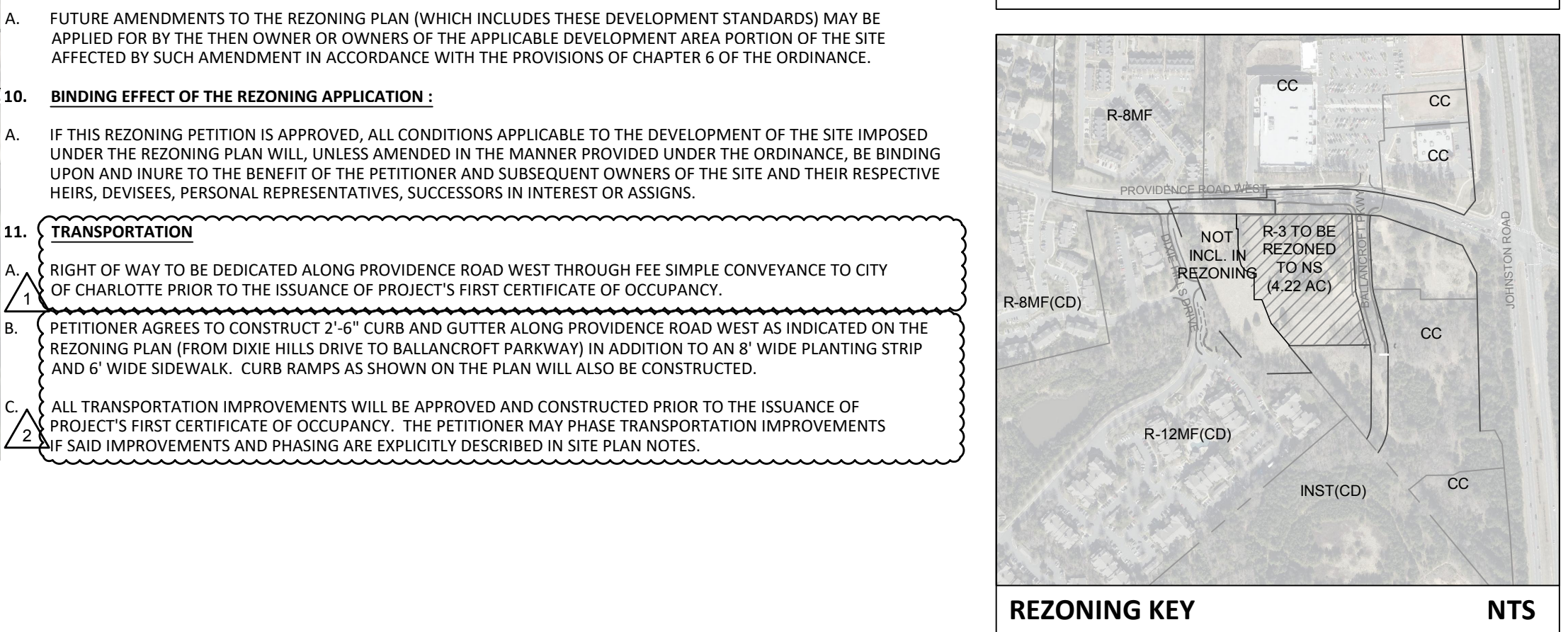


REZONING SUMMARY	
PETITIONER & OWNER:	CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202
REZONING SITE AREA:	4.28 ACRES (186,500 SF)
TAX PARCEL #:	223-13-208 (PORTION OF)
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS
EXISTING USES:	VACANT (PREV. RESIDENTIAL)
PROPOSED USES:	POLICE STATION
MAX. BUILDING 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 AS ALLOWED BY THE ORDINANCE
REQ. PARKING:	2 (2, OR 1 PER 10,000 SF)
REQ. 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



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	ADDRESS REZONING COMMENTS	REVISION DESCRIPTION
12/14/2018	ADDRESS REZONING COMMENTS	
07/17/2019	ADDRESS REZONING COMMENTS	
02/25/2019	ADDRESS REZONING COMMENTS	

CMPD SOUTH DIVISION STATION
MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN { PETITION #2018-133

JOB NO.
39124

SHEET NO.
RZ-100

STREET VIEW

FINAL MASSING

