

NAD 83

SCALE 1"=40'

0 40' 80'

PROVIDENCE ROAD WEST

DIXIE HILLS DRIVE

SITE

BALLANCROFT PARKWAY

JOHNSTON ROAD

VICINITY MAP

N.T.S.

### 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 AND MULTI-FAMILY RESIDENTIAL ON AN APPROXIMATELY 7.26 ACRE SITE LOCATED AT THE INTERSECTION OF BALLANCROFT PARKWAY AND PROVIDENCE ROAD WEST.

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 PROVIDENCE ROAD WEST. 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. 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.

2. **PERMITTED USES & DEVELOPMENT AREA LIMITATION :**

A. TRACT A OF THE SITE MAY BE DEVELOPED WITH POLICE AND NEIGHBORHOOD SERVICES OFFICES WITH ACCESSORY USES ALLOWED IN THE NS ZONING DISTRICT. TRACT B OF THE SITE WILL BE DEVELOPED WITH MULTI-FAMILY USES AS ALLOWED IN THE NS ZONING DISTRICT.

3. **ACCESS:**

A. ACCESS TO THE SITE WILL BE FROM BALLANCROFT PARKWAY AND PROVIDENCE ROAD WEST AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. **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.

5. **STREETSCAPE, BUFFERS AND LANDSCAPING:**

A. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

B. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

C. PORTIONS OF THE STREET FRONTAGE ALONG PROVIDENCE ROAD WEST AND/OR BALLANCROFT PARKWAY MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSIT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.

6. **ENVIRONMENTAL FEATURES:**

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

7. **SIGNAGE:**

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

8. **LIGHTING:**

A. 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.

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

C. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.

9. **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.

10. **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.

### REZONING SUMMARY

**PETITIONER & OWNER:** CITY OF CHARLOTTE  
600 E. FOURTH STREET  
CHARLOTTE, NC 28202

**REZONING SITE AREA:** 7.17 ACRES  
TRACT A: 4.30 ACRES  
TRACT B: 2.65 ACRES  
RW DEDICATION: 0.22 ACRES

**TAX PARCEL #:** 223-13-208

**EXISTING ZONING:** R-3

**PROPOSED ZONING:** NS

**EXISTING USES:** RESIDENTIAL

**PROPOSED USES:** TRACT A: POLICE STATION  
TRACT B: MULTI-FAMILY RESIDENTIAL

**MAX. BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED 60'

**MAX. BUILDING AREA:**  
TRACT A: 16,951 SF  
POLICE STATION: 1,288 SF  
ACCESSORY: 3,869 SF  
CANOPY: 22,108 SF  
TRACT B: TBD

**MAX. FLOOR AREA RATIO:**  
ALLOWED: 2.0  
TRACT A: 0.12 (ESTIMATE)  
TRACT B: TBD

**PARKING:**  
TRACT A  
REQ. PARKING: 57, ONE SPACE/300 SF  
PROP. PARKING: 151  
REQ. SHORT-TERM BIKE: 2 (2, OR 1 PER 10,000 SF)  
PROV. SHORT-TERM BIKE: 8  
REQ. LONG-TERM BIKE: 8 (5% OF PARKING SPACES)  
PROV. LONG-TERM BIKE: 8  
TRACT B: TBD

**TREE SAVE:**  
REQUIRED (TRACT A): 28,070 SF  
PROVIDED (TRACT A): 28,431 SF  
REQUIRED (TRACT B): 17,306 SF  
PROVIDED (TRACT B): TBD (WILL MEET MINIMUM CODE REQ. OF 15%)

### TREE LEGEND

PROPOSED NEW TREES

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

### REZONING KEY

PROVIDENCE ROAD WEST

DIXIE HILLS DRIVE

R-8MF

CC

R-3 TO BE REZONED TO NS (7.17 ACRES)

R-8MF(CD)

R-12MF(CD)

INST(CD)

JOHNSTON ROAD

N.T.S.

THIS DRAWING PREPARED AT THE  
**CHARLOTTE OFFICE**  
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202  
TEL 704.602.9600 FAX 704.376.1076 www.timmons.com  
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE

10/16/2018

DRAWN BY  
SCE

DESIGNED BY  
SCE

CHECKED BY  
CJT

SCALE  
1"=40'

# TIMMONS GROUP

CMPD SOUTH DIVISION STATION  
MECKLENBURG COUNTY, NORTH CAROLINA

## REZONING PLAN

JOB NO.  
39124

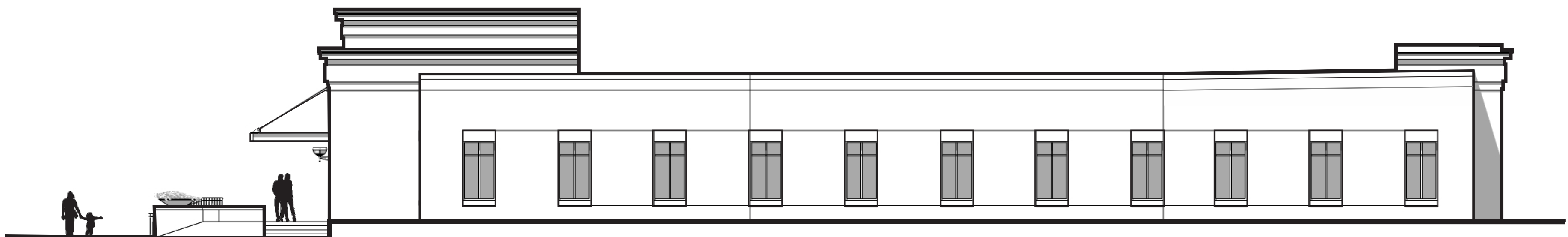
SHEET NO.  
RZ-100



VIEW ALONG PROVIDENCE RD. WEST



NORTH ELEVATION ( PROVIDENCE RD. WEST)



WEST ELEVATION