

DEVELOPMENT DATA:
SITE AREA : 24.342 ACRES (PER CITY OF CHARLOTTE BOUNDARY SURVEY)
TAX ID: 141-241-03
PROPOSED ZONING: B-2(CD) (SITE PLAN AMENDMENT)
EXISTING USE: GOVERNMENTAL (TRAINING FACILITY)
PROPOSED USE: NO CHANGE OF USE
MAXIMUM BUILDING HEIGHT : 40 FEET

DEVELOPMENT STANDARDS

January 22, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the City of Charlotte, (the "Petitioner") to accommodate the development of an expansion to the Vehicle Operations Center on that approximately 24.32 acres located at the intersection of Beam Road and Shopton Road. The improvements are depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the B-2 District zoning district shall govern the development and use of the Site.
- C. One new building is to be developed on the Site.
- D. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 3 years due to the size of the development, the level of investment, economic cycles and market conditions.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance, provided, however, that such alterations do not directly contradict provisions herein relating to exterior building materials and off-street parking requirements.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site will be used as a training facility for all branches of government, including the Police and Fire Departments, and will primarily be used for driver training.
- B. The proposed governmental use building will function as both a training facility and an observation platform.
- C. Surface parking to accommodate the proposed use.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT.
- B. Parking on site will adhere to the requirements of the Zoning Ordinance.

4. ARCHITECTURAL STANDARDS

- A. The maximum building height is 40 feet.
- B. Set out on the Rezoning Plan are conceptual, architectural elevations of the building that are intended to depict the general conceptual architectural style and character of the building.

5. STREETScape AND LANDSCAPING/URBAN OPEN SPACE

- A. Subject to the optional provisions set out above, development of the Site shall comply with the applicable setback, side yard and rear yard requirements.
- B. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk along the Site's frontage.

6. ENVIRONMENTAL FEATURES

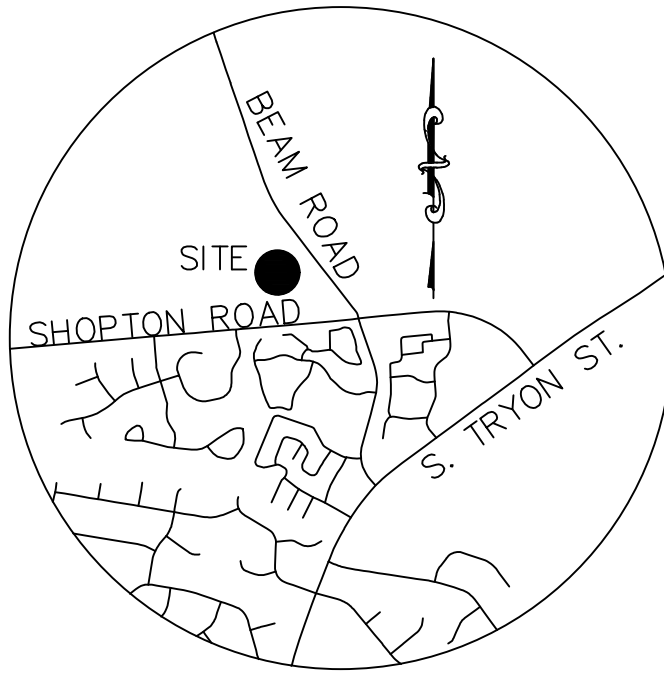
- A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. All buffers shall meet the requirements of the Ordinance.

8. LIGHTING

- A. The maximum height of any freestanding lighting fixture installed on the Site shall be 30 feet.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



1. THIS DRAWING IS THE PROPERTY OF A.L.R. ARCHITECTURE, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

2. MATERIALS, DIMENSIONS AND ALL OTHER CONDITIONS WHICH ARE NOT OTHERWISE DEFINED ON THIS DRAWING SHALL BE CONSTRUED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS FOR THIS PROJECT.

Revisions		
No.	Date	Descrip.

City of Charlotte
Engineering & Property
Management
**VEHICLE
OPERATIONS
CENTER**
2725 BEAM ROAD
CHARLOTTE, NC 28217

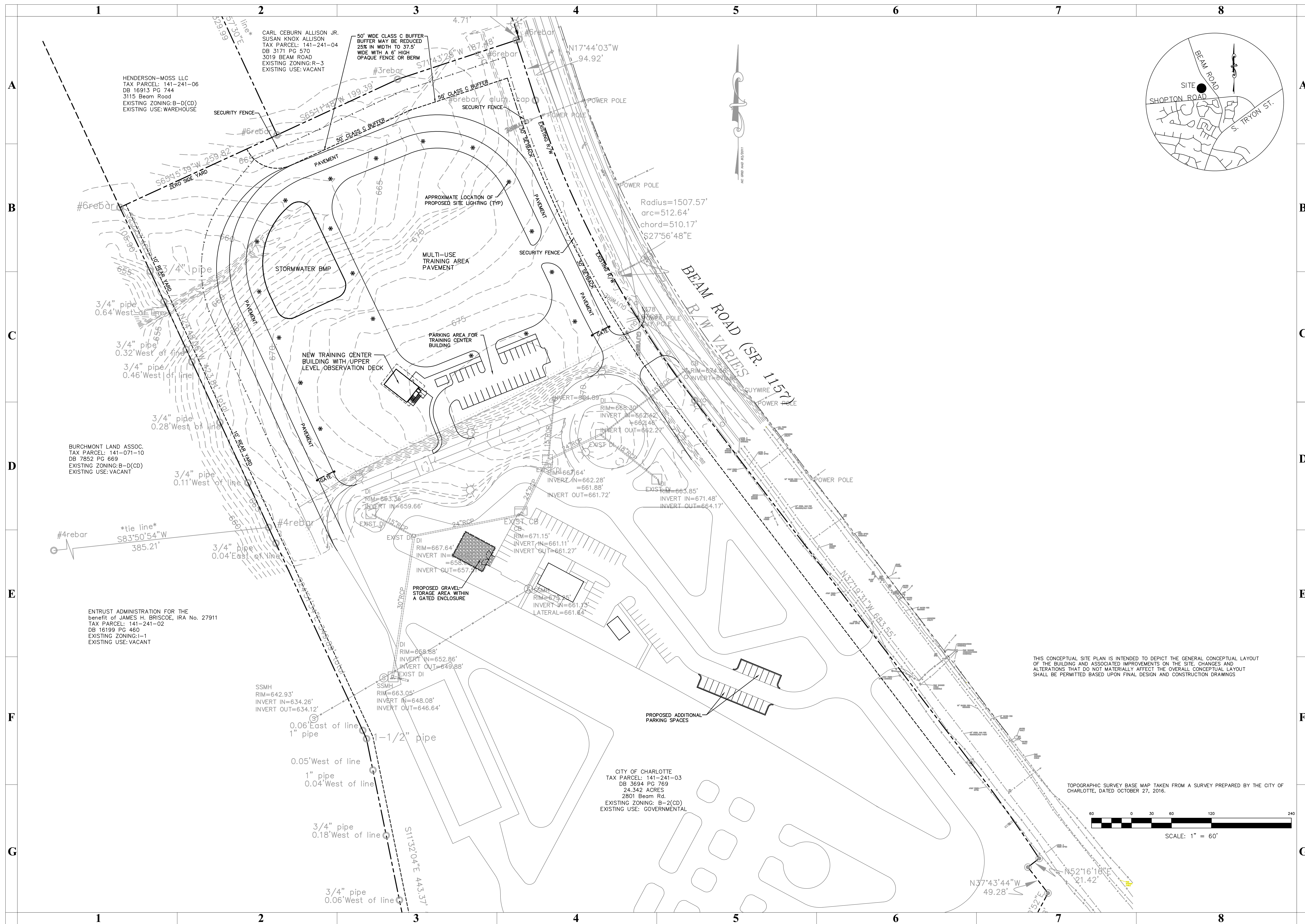
**GEOSCIENCE
GROUP**
500-K Glanton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC Firm License: F-0585(PE)
NC Firm License: C-279(LA)

ALR
architecture
www.alr-arch.com
517 East Blvd., Suite 100
Charlotte, NC 28203
Phone: 704.348.2699
Fax: 704.348.9399

**TECHNICAL DATA
SHEET**

SHEET TITLE:

RZ-1
SHEET NUMBER:
PROJECT# **1009.04**
DATE: 01/22/2018



1. THIS DRAWING IS THE PROPERTY OF A.L.R. ARCHITECTURE, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

2. MATERIALS, DIMENSIONS AND ALL OTHER CONDITIONS WHICH ARE NOT OTHER WISE DEFINED ON THIS DRAWING SHALL BE CONSTRUED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS FOR THIS PROJECT.

[illegible]

City of Charlotte
Engineering & Property
Management
**VEHICLE
OPERATIONS
CENTER**
2725 BEAM ROAD
CHARLOTTE, NC 28217

GEOSCIENCE GROUP
 incorporated
 500-K Clanton Road
 Charlotte, NC 28217
 Phone: 704.525.2003
 Fax: 704.525.2051
www.geosciencegroup.com
 NC Firm Licence: F-0585(PE)
 NC Firm License: C-279(LA)

ALR
architecture
www.alr-arch.com

517 East Blvd. Suite 100
Charlotte, NC 28203

Phone: 704.348.2699
Fax: 704.348.9399

SITE PLAN

SHEET TITLE:

RZ-2	
SHEET NUMBER:	
PROJECT#	1609.04
DATE:	01/22/2018