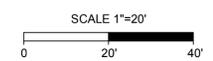
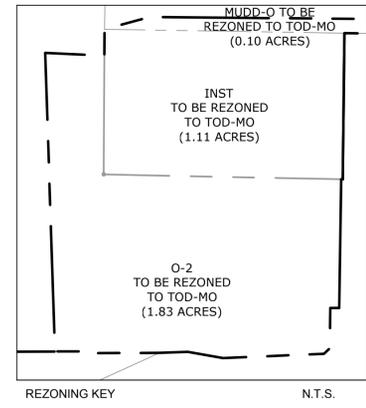
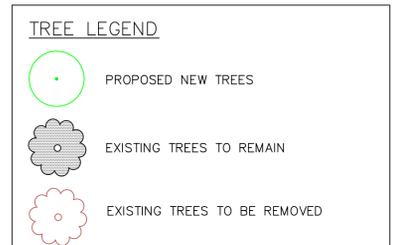


**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 November 19, 2018

REZONING SUMMARY											
PETITIONER & OWNER:	CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202										
REZONING SITE AREA:	3.018 ACRES										
TAX PARCEL #:	04933601, 04933602, 04933608										
EXISTING ZONING:	O-2, INST, MUDD-O										
PROPOSED ZONING:	TOD-MO										
EXISTING USES:	FIRE STATION										
PROPOSED USES:	POLICE AND FIRE STATION										
MAX. BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED 60'										
MAX. BUILDING AREA:	<table border="0"> <tr> <td>POLICE STATION</td> <td>15,500 SF</td> </tr> <tr> <td>ACCESSORY</td> <td>2,000 SF</td> </tr> <tr> <td>CANOPY</td> <td>5,000 SF</td> </tr> <tr> <td>FIRE STATION</td> <td>6,082 SF*</td> </tr> <tr> <td colspan="2">*EXCLUDES APPARATUS AREA</td> </tr> </table>	POLICE STATION	15,500 SF	ACCESSORY	2,000 SF	CANOPY	5,000 SF	FIRE STATION	6,082 SF*	*EXCLUDES APPARATUS AREA	
POLICE STATION	15,500 SF										
ACCESSORY	2,000 SF										
CANOPY	5,000 SF										
FIRE STATION	6,082 SF*										
*EXCLUDES APPARATUS AREA											
MAXIMUM PARKING:	PER SECTION 9.1208 (6)										
	FIRE STATION: 20										
	POLICE STATION: 75										
PROPOSED PARKING:	FIRE STATION: 24										
	POLICE STATION: 142										
REQUIRED BIKE PARKING:	FIRE STATION: 4										
	POLICE STATION: 10										
PROPOSED BIKE PARKING:	FIRE STATION: 4										
	POLICE STATION: 10										
OPEN SPACE:	PER SECTION 9.1208 (12) (E) 660 SF, TO BE PROVIDED OUTSIDE PUBLIC R/W										
TREE SAVE:	NONE REQUIRED, REDEVELOPED SITE										



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**CMPD**  
**UNIVERSITY CITY**  
**CITY**  
 CHARLOTTE, NC

**REZONING PLAN**

DATE	06.25.2018
PROJECT NO	40957
REVISIONS	
NUM. DATE	DESCRIPTION:
1 09/10/18	ADDRESS REZONING COMMENTS
2 10/16/18	ADDRESS OUTSTANDING ISSUES

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SEAL  
 PETITION # 2018-082  
 SHEET NUMBER **RZ-100**

R:\104\_40957-CMPD University City Division Station DMC Sheet\Rezoning\40957C-RZ100.dwg | Plotted on 10/16/2018 4:58 PM | by Royen Samuels

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 3.018 GROSS ACRES
- TAX PARCEL #: 04933601, 04933602, 04933608
- EXISTING ZONING: O-2, INST, MUDD-O
- PROPOSED ZONING: TOD-MO (TOD MIXED-USE ORIENTED - OPTIONAL)
- EXISTING USE: VACANT, FIRE STATION
- PROPOSED USE: POLICE STATION, FIRE STATION
- 2. --PROPOSED FLOOR AREA RATIO: 0.15
- MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 60 FEET.
- PARKING: NO MAXIMUM PARKING.

**1. GENERAL PROVISIONS:**

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE CITY OF CHARLOTTE ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A NEW CHARLOTTE MECKLENBURG POLICE STATION AND EXISTING FIRE STATION ON APPROXIMATELY 3.018 ACRE SITE LOCATED ALONG NORTH TRYON STREET AND KEN HOFFMAN DRIVE (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY 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 TOD-M ZONING CLASSIFICATION AND OPTIONAL PROVISIONS BELOW SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS.** 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 GENERALLY BE LOCATED AT THE CORNER OF NORTH TRYON STREET AND KEN HOFFMAN DRIVE AND PARKING/MAEUVERING 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)

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

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.

e. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF NEW PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO; COVERED PARKING, STORAGE BUILDING, LOGGIA, AND OTHER STRUCTURES.

**2. OPTIONAL PROVISIONS:**

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

a. **STREET WALLS** SECTION 9.8506 (2) (A). ON BOTH TYRON STREET AND KEN HOFFMAN DRIVE, THE 50% REQUIREMENT IS NOT MET WITH WINDOWS AND DOORS ALONE (SEE CALCULATIONS BELOW). BOTH FACADES, IN ADDITION TO TRANSPARENCY, ARE SUPPLEMENTED WITH HEAVY LANDSCAPING ALONG WALKS AND IN PLANTERS, PEDESTRIAN WALKS, BENCHES, AND ARTICULATED FAÇADES TO ENGAGE THE PEDESTRIAN. THIS BUILDING IS A POLICE STATION AND WITH SECURITY A FOCUS AND CONCERN, THERE ARE NOT WIDE EXPANSES OF GLAZING ALONG THE FAÇADE. THE USE OF GLAZING IS FOCUSED ON THE CORNER ENTRANCE WHERE THE BUILDING MAKES CONNECTION WITH THE PUBLIC AND IS USED IN OCCUPIED AREAS TO CREATE THE CONNECTION FROM INTERIOR TO EXTERIOR AND VICE VERSA.

- TRYON STREET LENGTH OF BUILDING FAÇADE (DOES NOT INCLUDE SCREENING WALLS): 111'-4". 50% (111'-4") = 55'-8" REQUIRED. ACTUAL FRONTAGE OF WINDOWS AND DOORS: 34'-0".
- KEN HOFFMAN DRIVE LENGTH OF BUILDING FAÇADE (DOES NOT INCLUDE SCREENING WALLS): 119'-4". 50% (119'-4") = 59'-8" REQUIRED. ACTUAL FRONTAGE OF WINDOWS AND DOORS: 52'-0".

b. **SETBACK** SECTION 9.1208(1)(a)(2)

- TO ALLOW FOR THE REDUCTION OF THE SETBACK ALONG NORTH TRYON STREET FROM 40' TO 24' AS MEASURED FROM THE BACK OF CURB.

- TO ALLOW PARKING AND MANEUVERING BETWEEN THE BUILDING (EXISTING FIRE STATION) AND THE KEN HOFFMAN RIGHT OF WAY AS GENERALLY DEPICTED ON THE PLAN.

c. **FLOOR AREA RATIO** SECTION 9.1208 (5)

- TO ALLOW A MINIMUM FLOOR AREA RATIO OF 0.15 WITHIN ¼ MILE OF A TRANSIT STATION. 2

c. **PARKING STANDARDS** SECTION 9.1208 (6)

- TO PERMIT PARKING ABOVE THE MAXIMUM PARKING REQUIREMENT.

d. **URBAN OPEN SPACE** SECTION 9.1208 (12)

- TO ALLOW URBAN OPEN SPACE TO BE LOCATED ON EITHER SIDE OF THE PUBLIC SIDEWALK AND INSIDE THE PUBLIC RIGHT OF WAY PENDING AN APPROVED ENCROACHMENT AGREEMENT WITH CDOT AND NCDOT.

*NOTE: THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE TOD DISTRICT AND IS TO BE USED WITH THE REMAINDER OF TOD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.*

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

a. THE SITE MAY BE DEVELOPED WITH POLICE AND FIRE SERVICE OFFICES WITH ACCESSORY USES AS ALLOWED IN THE TOD ZONING DISTRICT.

**4. ACCESS AND TRANSPORTATION:**

- a. ACCESS TO THE SITE WILL BE FROM DRIVEWAYS WITHIN ACCESS EASEMENTS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A EIGHT (8) FOOT SIDEWALK ALONG NORTH TRYON STREET AND AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG KEN HOFFMAN DRIVE AS GENERALLY DEPICTED ON THE REZONING PETITION.
- c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

**1. ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:**

a. 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.

**6. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:**

- a. A SETBACK OF NO LESS THAN 24 FEET AS MEASURED FROM THE EXISTING BACK CURB WILL BE PROVIDED ALONG NORTH TRYON STREET AND A SETBACK OF NO LESS THAN 16 FEET WILL BE PROVIDED ALONG KEN HOFFMAN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. A DECORATIVE METAL FENCE UP TO EIGHT (8) FEET IN HEIGHT MAY BE INSTALLED WITHIN THE SETBACK AND BEHIND THE PROPOSED SIDEWALK ALONG NORTH TRYON STREET AND KEN HOFFMAN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE SETBACK OF NORTH TRYON STREET OR KEN HOFFMAN DRIVE.
- d. PORTIONS OF THE STREET FRONTAGE ALONG NORTH TRYON STREET AND KEN HOFFMAN DRIVE MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSIT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.

e. PETITIONER SHALL SUBMIT A TREE SURVEY FOR ALL TREES TWO INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR LARGER LOCATED IN THE PUBLIC RIGHT OF WAY. TREE SURVEY MAY BE COMPLETED BY LANDSCAPE ARCHITECT, SURVEYOR OR OTHER LAND DEVELOPMENT PROFESSIONAL.

**7. 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, WHEN APPLICABLE.

**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, PARKING AREAS AND COURTYARDS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.
- c. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONES, WILL BE PERMITTED. NO 'WALL PAK' LIGHTING WILL BE ALLOWED.

**9. SIGNAGE:**

- a. AS ALLOWED BY THE ORDINANCE.

**10. 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.

**11. 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.



DIVISION OFFICE  
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**CITY**  
CHARLOTTE, NC

**REZONING NOTES**

DATE	06.25.2018
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SEAL

