

DEVELOPMENT STANDARDS (CONTINUED)

- PERMITTED USES & DEVELOPMENT AREA LIMITATION :**
 - FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREA A AND B (EACH A DEVELOPMENT AREA AND COLLECTIVELY THE "DEVELOPMENT AREAS").
 - WITHIN DEVELOPMENT AREA A UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF POLICE STATION, NEIGHBORHOOD SERVICES AND GENERAL OFFICE USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.
 - WITHIN DEVELOPMENT AREA B UP TO 12,500 SQUARE FEET OF GROSS FLOOR AREA OF EMERGENCY SERVICES AND GENERAL OFFICE USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS FOR THIS PETITION (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS OR DEFINITION SET BY THE ORDINANCE), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM MT. HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE LOCATION AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE PETITIONER WILL DEDICATE AND CONVEY VIA A FEE SIMPLE DEED ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE PROPOSED SITE PLAN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. RIGHT-OF-WAY CONVEYANCE TO BE LOCATED FIFTY FEET FROM THE EXISTING ROAD CENTERLINE.
 - ALL REQUIRED TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - 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 AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- ARCHITECTURAL STANDARDS:**
 - 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.
 - STREETSCAPE, BUFFERS AND LANDSCAPING:**
 - SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
 - ALONG THE SITE'S EASTERN, SOUTHERN AND WESTERN BOUNDARY A 54 FOOT CLASS B BUFFER (REDUCED BY 25%) WILL BE PROVIDED.
 - ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
 - PORTIONS OF THE STREET FRONTAGE ALONG MT. HOLLY-HUNTERSVILLE ROAD MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSIT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.

- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

- SIGNAGE:**
 - SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
- LIGHTING:**
 - ALL NEW LIGHTING SHALL BE DOWNWARDLY DIRECTED AND 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.
 - ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCENES, WILL BE PERMITTED.

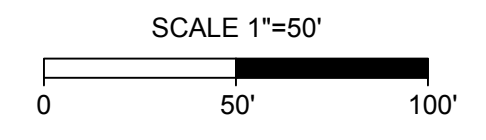
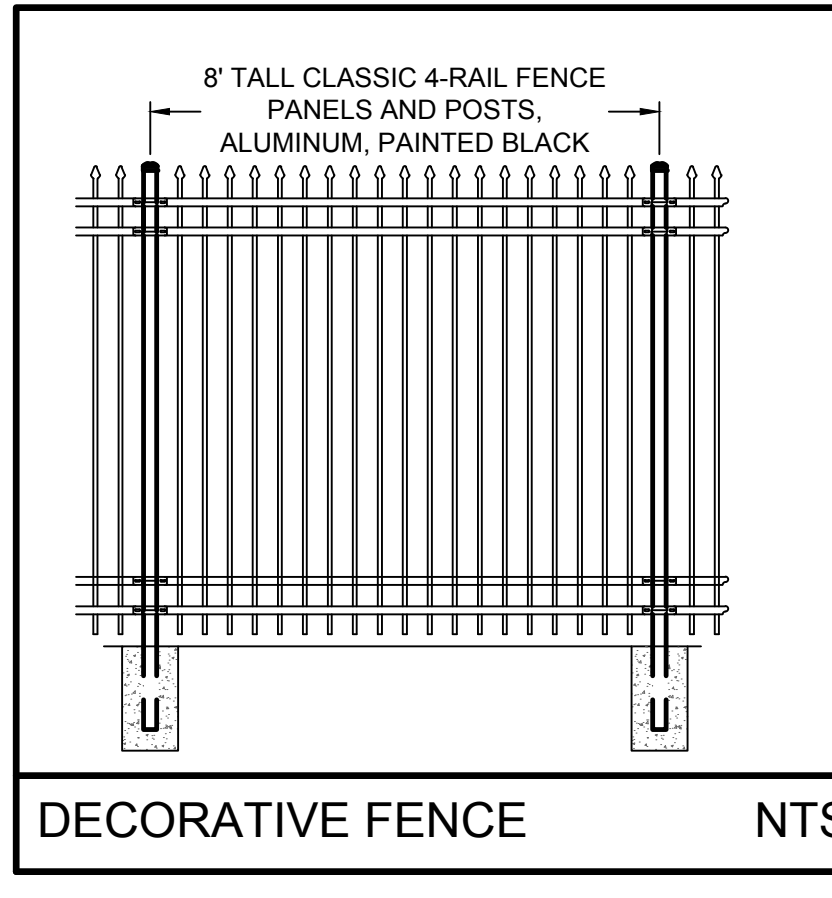
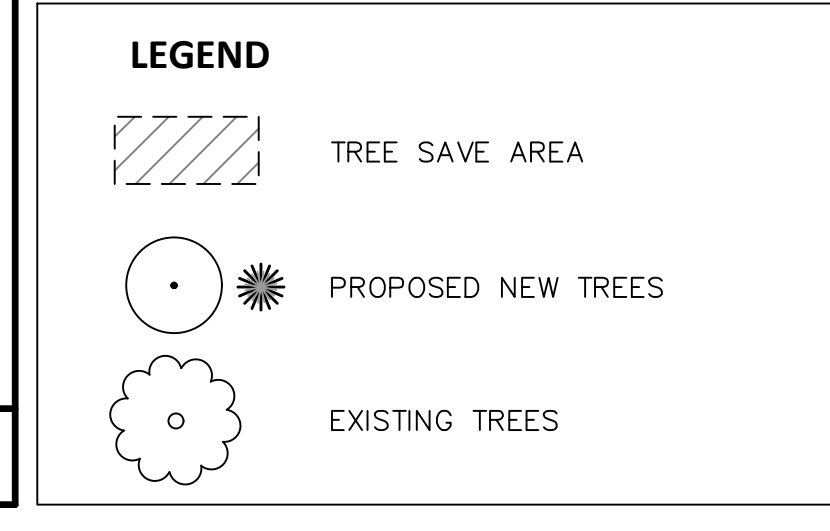
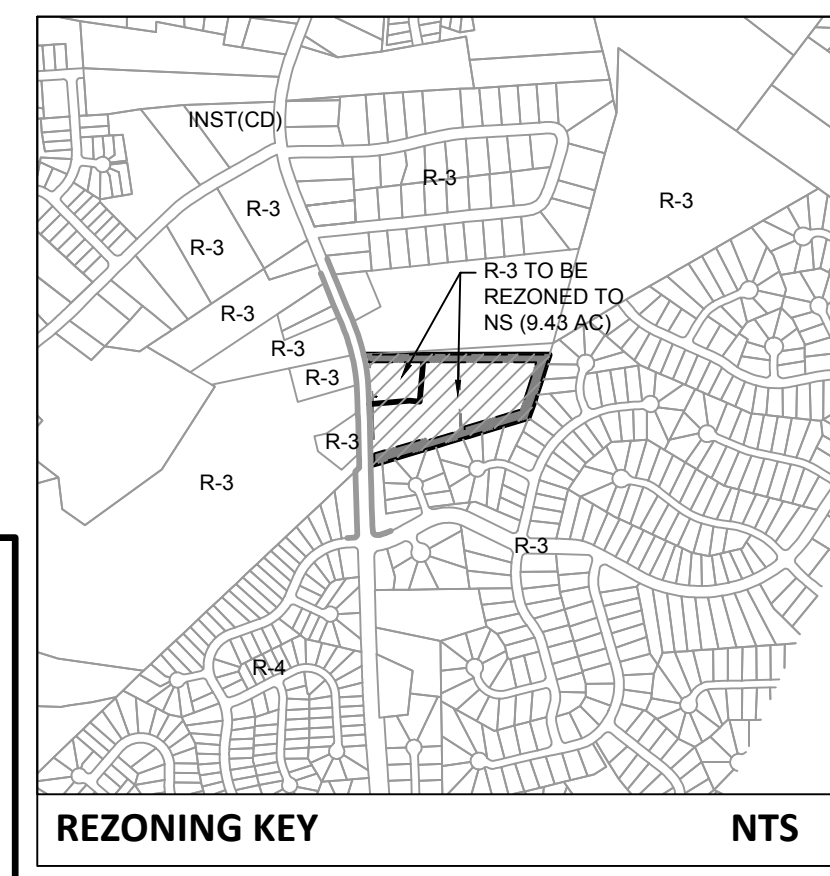
- AMENDMENTS TO THE REZONING PLAN :**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 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.
- TRANSPORTATION**
 - RIGHT OF WAY TO BE DEDICATED ALONG MT. HOLLY-HUNTERSVILLE ROAD THROUGH FEE SIMPLE CONVEYANCE TO CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF PROJECT'S FIRST CERTIFICATE OF OCCUPANCY.
 - PETITIONER AGREES TO CONSTRUCT 2'-6" CURB AND GUTTER ALONG MT. HOLLY-HUNTERSVILLE ROAD AS INDICATED ON THE REZONING PLAN IN ADDITION TO AN 8' WIDE PLANTING STRIP AND 12' WIDE MULTI-USE PATH. CURB RAMPS AS SHOWN ON THE PLAN WILL ALSO BE CONSTRUCTED.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF PROJECT'S FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER AGREES TO CONSTRUCT PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

SITE DEVELOPMENT DATA:

- ACREAGE: ± 9.43 ACRES
- TAX PARCEL #: 03111234, 03111235
- EXISTING ZONING: R-3
- PROPOSED ZONING: NS
- EXISTING USES: SINGLE FAMILY RESIDENTIAL
- PROPOSED USES: (I) WITHIN DEVELOPMENT AREA A, POLICE STATION, AND GENERAL OFFICE USES; AND (II) WITHIN DEVELOPMENT AREA B EMERGENCY SERVICES AND GENERAL OFFICE USES. ALL AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: WITHIN DEVELOPMENT AREA A UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF POLICE STATION, AND GENERAL OFFICE USES. WITHIN DEVELOPMENT AREA B UP TO 12,500 SQUARE FEET OF EMERGENCY SERVICES AND GENERAL OFFICE USES.
- MAXIMUM BUILDING HEIGHT: WITHIN DEVELOPMENT AREA A ONE (1) STORY BUT NOT TO EXCEED 40 FEET. WITHIN DEVELOPMENT AREA B UP TO ONE (1) STORY BUT NOT TO EXCEED 40 FEET. HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

DEVELOPMENT STANDARDS

- 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 APPROXIMATELY 9.43 ACRES LOCATED 780' SW FROM THE INTERSECTION OF MT. HOLLY-HUNTERSVILLE ROAD AND MOUNTAIN AIRE CIRCLE.
 - 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 POLICE STATION BUILDING WILL GENERALLY BE LOCATED ALONG MT. HOLLY-HUNTERSVILLE ROAD. 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).
 - THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
 - THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1) ON DEVELOPMENT AREA A, AND NOT EXCEED ONE(1) WITHIN DEVELOPMENT AREA B. 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, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.
 - THE SITE MAY BE CONSIDERED A UNIFIED DEVELOPMENT PLAN AS AND AS SUCH SEPARATION STANDARDS SUCH AS BUFFERS, SIDE AND/OR REAR YARDS MAY BE ELIMINATED OR REDUCED BETWEEN DEVELOPMENT AREA A AND B WITHIN THE SITE, SUBJECT TO THE NORMALLY REQUIRED STAFF REVIEW AND APPROVAL PROCESS.



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DATE	TBD
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SCALE	1" = 50'

TIMMONS GROUP

CMPD NORTHWEST DIVISION STATION
 CHARLOTTE, NORTH CAROLINA
REZONING PLAN

JOB NO.	99999
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