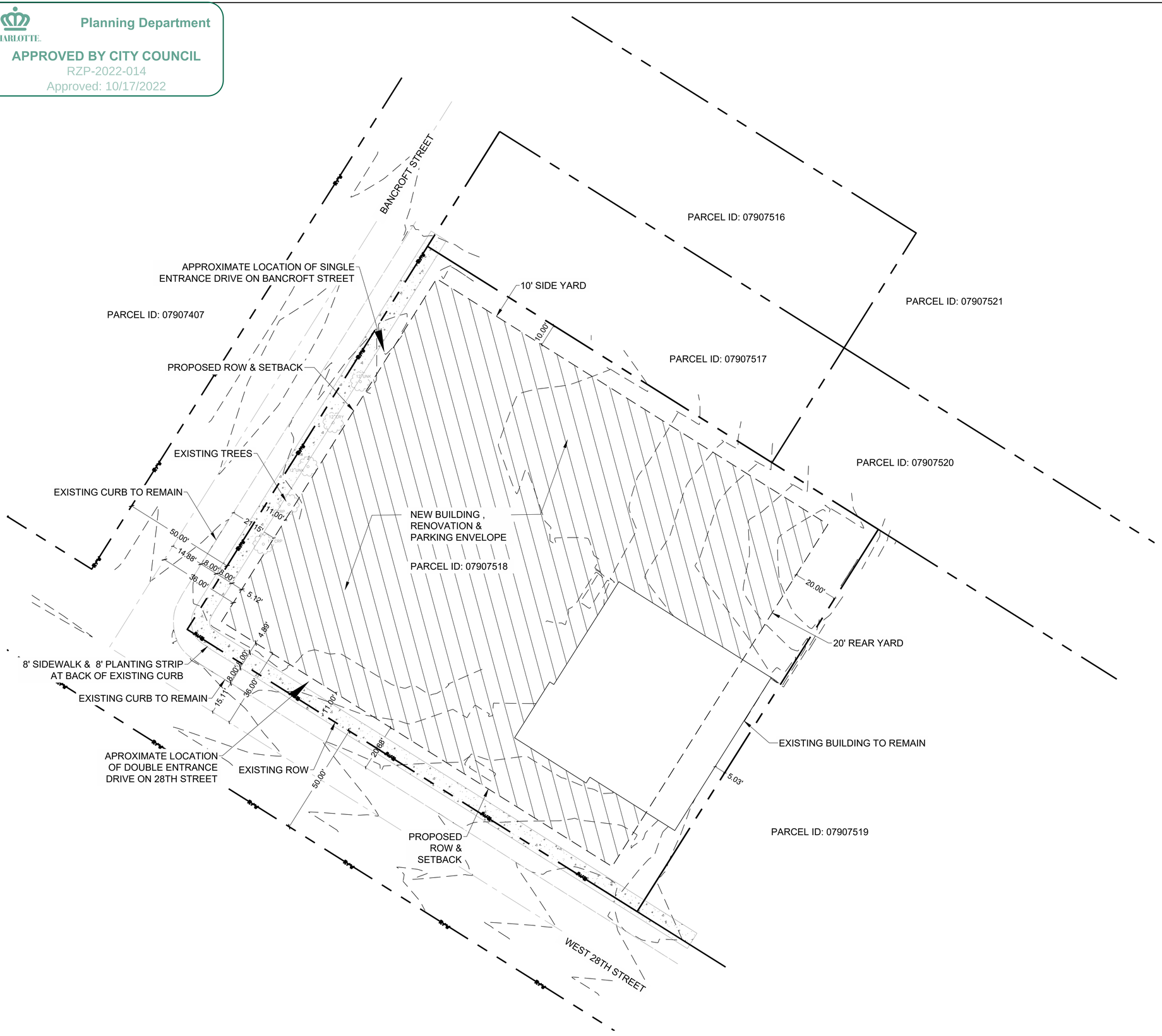
Planning Department

CHARLOTTE.

APPROVED BY CITY COUNCIL

RZP-2022-014

Approved: 10/17/2022



REZONING DATA:

PARCEL NUMBER: 07907518
CURRENT ZONING: R-5
PROPOSED ZONING: NEIGHBORHOOD SERVICES (NS)

1. Development Data Table

a. Site Acreage: 1.077 acres

b. Tax Parcels included Rezoning: 07907518

c. Existing Zoning: R-5

d. Proposed Zoning: Neighborhood Services (NS)

e. Floor Area Ratio: 2.0 max

f. Maximum Building Height: 40'

g. Maximum Number of Buildings: 3

h. Number and/ or Ratio of Parking Spaces: 1 space per 600 square feet

2. General Provisions

a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Stewart (the "Applicant") to accommodate the redevelopment and renovation of the Fire Station 11. The station is owned and operated by Charlotte Fire Department ("the Owner") and sits on 1.077 acres located at 620 W 28th St, which is depicted on the Rezoning Plan ("the Site"). The Site is comprised of the entirety of Parcel 07907518

b. 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").

c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning district shall govern the development and use of the site.

d. Future amendments to the Rezoning Plan (which is these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

3. Permitted uses

a. Allowed use is a Fire Station and any related incidental and accessory uses.

4. Transportation

a. Dedication and reservation of street tight-of-way to City/ NCDOT shall be dedication of 36' ROW as measured from centerline of existing street ROW.

b. Dedication and fee simple conveyance of all rights-of-way to the City shall be complete before the site's first building certificate of occupancy is issued as needed.

c. Per CDOT request, 8' Sidewalk and 8' Planting strip shall be installed along 28th Street and Bancroft Street.

d. Roadway Transportation Improvements constructed in conjunction with development: N/A

e. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed.

5. Architectural Standards

RESERVED

6. Streetscape and Landscaping

a. Street trees and sidewalks will be provided in accordance with a City Council adopted streetscape plan for the area. If there is no adopted streetscape plan, a six-foot sidewalk separated by a planting strip in accordance with the Charlotte Tree Ordinance, is required along all streets.

b. Screening will be provided per Section 12.303 of the Zoning Ordinance.

c. Per City request, screening will be provided along the property lines adjacent to single-family residential parcels.

7. Environmental Features

a. Site shall comply with the City of Charlotte Tree Ordinance.

b. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

8. Parks, Greenways, and Open Space

RESERVED

9. Fire Protection

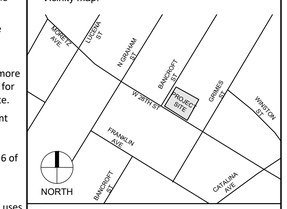
a. Fire lane treatment: Proposed development is for a fire station. Fire lanes will be provided to and through building for fire truck parking and maneuvering.

STEWART

101 N. TRYON ST., #1400
CHARLOTTE, NC 28202
T: 704.334.7925

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21066

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale:

0 10 20 40

SCALE: 1" = 20'

NORTH

Project:

CHARLOTTE FIRE DEPARTMENT STATION 11

Issued for:

REZONING PETITION 2022-014

No.	Date	Description
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Title:

REZONING SITE PLAN

Project number: C21066
Issued Date: 08.08.2022
Drawn by: NA
Approved by: EMB

Sheet #: L1.00

L:\Projects\2021\C21066 - Fire Station 11 Replacement\DWGS\1-SD\2-Exhibits\Fire Station Site Plan\C21066-C3.00 Site Plan.dwg Aug 08, 2022 - 2:57pm