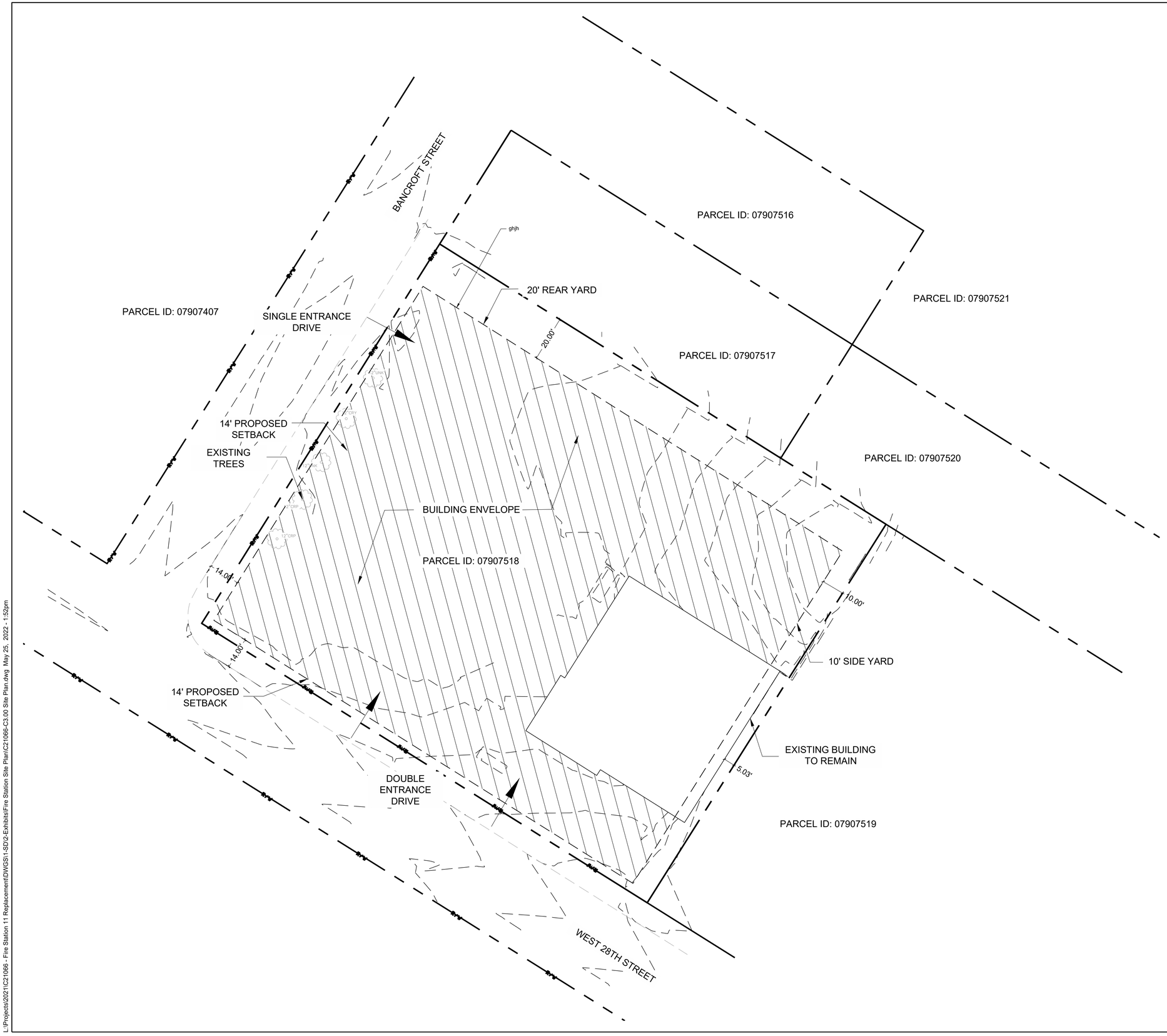


REZONING DATA:

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 in Rezoning: 07907518
- c. Existing Zoning: R-5
- d. Proposed Zoning: Neighborhood Services (NS)
- e. Number or Residential Units: N/A
- f. Residential Density: N/A
- g. Square footage of Non-Residential Uses by Type: TBD
- h. Floor Area Ratio: 2.0 max
- i. Maximum Building Height: 40'
- j. Maximum Number of Buildings: 3
- k. Number and/or Ratio of Parking Spaces: 1 space per 600 square feet

Amount of open space: N/A

2. General Provisions
- a. Note addressing applicability of ordinances: N/A
- b. Note that alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.: N/A

3. Optional Provisions (only for proposed zoning to UMUD-O, MUDD-O, PED-O, or TS-O)
- a. Listing of all optional provisions N/A
- b. Note: Optional provision should include reference the Zoning Ordinance section requested for modification.: N/A

4. Permitted uses
- a. Allowed uses or prohibited uses: Uses allowed by right and under prescribed conditions in the B-1 district are allowed in Neighborhood Services district.
- b. Other Use Restrictions: N/A

5. Transportation
- a. Dedication and reservation of street right-of-way to City/ NCDOT: N/A
- b. Transportation Improvements constructed in conjunction with development: N/A

6. Architectural Standards
- a. Building Materials: TBD
- b. Building Scale TBD
- c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies TBD
- d. Fence/Wall standards: N/A

7. Streetscape and Landscaping
- a. Streetscape (sidewalk and planting strip) standards: 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. Special landscape, buffer, screening treatment: The NS district is exempt from the buffer regulations of Section 12.302, but must be applicable screening requirement of Section 12.303. Screening shall be provided next to a residential use or district as required in Section 12.303.

8. Environmental Features
- a. Proposed Tree save areas: N/A
- b. Proposed PCSO treatment areas: N/A
- c. Environmental provisions per Environmental General Development Policies: N/A

9. Parks, Greenways, and Open Space
- a. Reservation/Dedication of park and/or greenway: N/A
- b. Park and/or greenway improvements: N/A
- c. Connections to park and/or greenway: N/A
- d. Privately constructed open space: N/A

10. 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.

11. Signage
- a. Sign limitations - size, type, location if different from ordinance requirements: N/A

12. Lighting
- a. Limitations on type or location of lighting: N/A
- b. Location and height of special lighting, such as pedestrian scale lighting: N/A

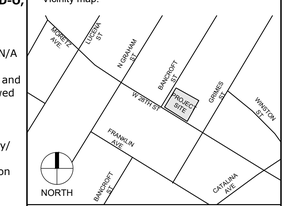
13. Phasing
- a. Development phasing by use, area and/or square footage and trigger for each phase: N/A, project is not proposed to be phased.

14. Other
- a. Indicate if a request for right-of-way abandonment or a variance has been submitted for the subject property. Such request may need approval prior to a City Council vote on the rezoning.: N/A
- b. Property corner tie points for mapping: Property corners will not be modified
- c. Public facilities/sites to be provided: Fire Station
- d. Proposed dumpster locations: TBD
- e. Provision of public art: N/A
- f. Underground utilities: No exceptions requested from ordinance requirements

Other conditions not previously listed.: N/A

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 II

Issued for:

REZONING PETITION 2022-014

No.	Date	Description
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Title:

REZONING SITE PLAN

Project number: C21066
Issued Date: 05.24.2022
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 May 25, 2022 - 1:52pm