

REQUEST	Current Zoning: R-22MF, multi-family residential Proposed Zoning: NS, neighborhood services
LOCATION	Approximately 2.5 acres located on the northeast corner at the intersection of North Wendover Road and Ellington Street.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes the development of a police station.
Property Owner	Jeanne Fontana
Petitioner	Jeanne Fontana
Agent/Representative	Brent Green, Creech & Associates
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added that all outdoor freestanding lighting will have full cut-off fixtures. 2. The zoning of the adjoining properties has been noted on the site plan. 3. The FAR and the maximum FAR is 2.0 have been noted on the site plan. 4. The maximum building height has been noted as 60-feet. 5. The right-of-way for North Wendover Road has been noted on the site plan as 100 feet. 6. The sidewalk has been located behind a 12-foot planting strip to allow for the construction of a future bicycle lane on North Wendover Road.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Randolph/Simmons</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Randolph, Rosenburgh, Simmons and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Randolph/Simmons	Yeas:	Allen, Dodson, Randolph, Rosenburgh, Simmons and Walker	Nays:	None	Absent:	Griffith	Recused:	None
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Nays:	None										
Absent:	Griffith										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff reviewed the petition noting that all outstanding site plan issues had been addressed.. The petition is inconsistent with the *Central District Plan*. Staff explained that many times area plans do not specify locations for institutional uses such as police stations. Staff noted that this is an appropriate location for the new satellite station.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *Central District Plan* but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Randolph).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A 12,500 square foot police station with the ability to expand up to 15,000 square feet.
- A 600 square foot garage area.
- Total of 135 parking spaces, 12 of which are covered spaces.
- A decorative, eight-foot fence with two access gates around the majority of the parking area.
- Building elevations.
- Eight-foot planting strips and six-foot sidewalks along North Wendover Road and Ellington Street.
- Class C buffer abutting multi-family zoning to the side and rear.

• Public Plans and Policies

- The *Central District Plan* (1993) recommends multi-family residential development. However, area plans frequently do not specify locations for institutional uses. In addition, the proposed use is compatible with the existing office uses to the east of the site.
- This petition is inconsistent with the *Central District Plan*.

• STAFF RECOMMENDATION (Updated)

- Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** No issues.
 - **Park and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Utilities Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review