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<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: NS, neighborhood services
<b>LOCATION</b>	Approximately 2.5 acres located on the northeast corner at the intersection of North Wendover Road and Ellington Street.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes the development of a police station.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is inconsistent with the <i>Central District Plan</i> ; 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.
<b>Property Owner</b>	Jeanne Fontana
<b>Petitioner</b>	Jeanne Fontana
<b>Agent/Representative</b>	Brent Green, Creech & Associates
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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#### **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 N. Wendover Road and Ellington Street.
- Class C buffer abutting multi-family zoning to the side and rear.

- **Existing Zoning and Land Use**

One-story multi-family and single family dwellings are currently located on the subject property. The surrounding properties to the northeast and across N. Wendover Road are zoned R-22MF and used for both single and multi-family residential purposes. The property to the east of the petitioned site is zoned R- 22MF and developed with a general office.

- **Rezoning History in Area**

Petition 2006-057 rezoned property located on the northwest corner of the intersection of Ellington Street and Billingsley Road from R-5 to O-1(CD) to expand a parking lot for the Mecklenburg County Mental Health Center.

- **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*.

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: 500 trips per day.

Proposed Zoning: The trip generation for the proposed use of a police station is not available from ITE. Based on similar uses and structure size the site is expected to generate approximately the same amount of trips as the existing zoning.

- **CDOT:** North Wendover Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way, measured 50 feet from the centerline of the existing right-of-way. CDOT requests that the petitioner convey right-of-way in fee simple title to meet this requirement.

The NS zoning district requires a six-foot sidewalk along Wendover Road. CDOT requests that this sidewalk be located behind a 12-foot planting strip to allow for the construction of a future bicycle lane on North Wendover Road.

- **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Schools:** CMS does not comment on nonresidential petitions.
  - **Park and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
    - The site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Note that all outdoor freestanding lighting will have full cut-off fixtures.
    2. Note the zoning of the adjoining properties on the site plan.
    3. Indicate the FAR and note that the maximum FAR is 2.0.
    4. Indicate the maximum building height.
    5. Address CDOT comments listed above.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Tammie Keplinger (704) 336-5967