

REQUEST	Current Zoning: R-4, single family residential and R-22MF, multi-family residential Proposed Zoning: NS, neighborhood services
LOCATION	Approximately 3.24 acres located on the north side of Central Avenue between Merry Oaks Road and Saint Andrews Home Place.
SUMMARY OF PETITION	The petition proposes to allow for the development of a 16,500 square foot government building to be used for a police facility and other government office space.
STAFF RECOMMENDATION	Staff recommends approval of this petition. This petition is inconsistent with the <i>Briar Creek/Woodland and Merry Oaks Small Area Plan</i> ; however, area plans frequently do not specify locations for institutional uses.
PROPERTY OWNER	City of Charlotte
PETITIONER	City of Charlotte
AGENT/REPRESENTATIVE	Michelle Haas, City of Charlotte
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - A government building with up to 16,500 square feet of police and other government office space and associated accessory structures.
 - Building location on the corner of Central Avenue and Merry Oaks Road with no parking or maneuvering between the building and the streets.
 - Vehicular access provided from Central Avenue and Merry Oaks Road. Access from Merry Oaks Road is proposed to be gated.
 - An eight-foot high black aluminum fence provided around the perimeter of the parking area.
 - Parking rate increased from the standard one space per 600 square feet within the NS district to one parking space per 300 square feet as typically required for government buildings.
 - A 22-foot class "C" buffer is provided along the northern property line and a 20-foot class "C" buffer is provided along the eastern property line.
 - Building elevations are provided, which indicate the building will be constructed with predominately masonry materials.
 - All freestanding lighting will be limited to 25 feet in height and be full cut-off type lighting fixtures.
 - No "wall-pak" type lighting will be allowed.
 - A bus passenger waiting pad is proposed along Central Avenue.
 - Area for a proposed streetcar stop has been reserved along Central Avenue.
 - Utility structures for transit related facilities may be located along Central Avenue. All above ground utilities will be screened.

- **Existing Zoning and Land Use**
The subject site is partially occupied with single family and duplex residential units. Some units have been demolished and the ones remaining are in the process to be demolished. East of the subject site is a religious institution zoned R-22MF and R-4. R-4 zoning is also located to the north with a single family home and a vacant parcel. West of the property, across Merry Oaks Road is R-22MF zoning occupied with multi-family residential uses. An office building and two childcare centers are located south of the subject site, across Central Avenue, and are zoned R-22MF.

- **Rezoning History in Area**
Petition 2008-157 rezoned approximately 0.44 acres located on the south side of Central Avenue between Crystal Road and Cyrus Drive from R-22MF to UR-C(CD) to allow for a medical office. This site is located approximately 200 feet west of the subject rezoning on the opposite side of Central Avenue.

- **Public Plans and Policies**

- The *Briar Creek/Woodland and Merry Oaks Small Area Plan* (1998) recommends multi-family residential for the four parcels closest to Central Avenue and residential up to four dwelling units per acre for the two northern parcels. However, area plans frequently do not specify locations for institutional uses. The plan's community safety objectives further recommend that a greater police presence be provided within the study area.
 - The petition is inconsistent with the *Briar Creek/Woodland and Merry Oaks Small Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 400 trips per day.
Proposed Zoning: 1,000 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Facilitates the use of alternative modes of transportation by providing for a bus passenger waiting pad and a streetcar stop.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review

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