

REQUEST	Current Zoning: R-5, single family residential and O-1(CD), office, conditional Proposed Zoning: NS, neighborhood services
LOCATION	Approximately 5.18 acres located on the north side of West Boulevard and generally surrounded by Old Steele Creek Road, Elmin Street, Walter Street, and West Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow for the development of a 16,000-square foot government building to be used for a police facility and other government office space.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Habitat for Humanity and Imani, Inc. City of Charlotte Monifa Hendrickson-Woodside
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
STATEMENT OF CONSISTENCY	A portion of this petition is found to be inconsistent with the <i>Central District Plan</i> and a portion is found to be consistent with the <i>Central District Plan</i> . The request is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Clarified that the height of the black aluminum security fence proposed around the secured parking area and open space/landscape area is eight feet. 2. The petitioner has moved the proposed security fence to enclose the portion of the site near Elmin Street. This acreage will be open space/landscape area for use by the employees. 3. The security fence along Elmin Street will be screened by additional landscaping via a 14-foot wide landscape strip and a new sidewalk will be provided along Elmin Street. 4. A note has been added that states parking/maneuvering will not be allowed between the building and the street. 5. Staff recommended that the parking area be situated so as to be consistent with the proposed building line (of the main structure). Staff is rescinding this request as the parking area meets the minimum requirement. 6. Trees are now shown in the islands around the perimeter of the parking area and in the islands in order to meet the requirement that each parking space be within 40 feet of a tree. 7. The size of the primary building has increased from 16,000 square feet to 17,500 square feet. 8. Added a sidewalk with pedestrian security access gates to connect the rear of the proposed building to the new sidewalk along Elmin Street.
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VOTE	Motion/Second:	Walker/Sullivan
	Yeas:	Allen, Dodson, Labovitz, Sullivan and Walker
	Nays:	None
	Absent:	Nelson and Ryan
	Recused:	None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and noted that the outstanding issues had been addressed. In addition, the petitioner made the following changes to the site plan:

- increased the square footage from 16,000 to 17,500 square feet;
- moved the security fence so that all of the open space/landscaping area is located within the fenced area; and
- provided a sidewalk with pedestrian security access gate from the building to Elmin Street.

The Committee questioned the route of the sidewalk from the building to Elmin Street. Staff indicated that there are notes on the site plan that allow adjustments to the sidewalk and driveway location during the permitting process.

A Committee member asked how the open space along Elmin Street that is not within the fence would be treated. Staff indicated that this area will remain open space.

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**• Background**

- Approval of petition 2005-097 rezoned a portion of the subject site from R-5 (single family residential) and I-1 (light industrial) to O-1(CD) (office, conditional) to allow the construction of a 15,400-square foot funeral home with associated parking, landscaping, and streetscape improvements. To date, this development has not been constructed.

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- A government building with up to 17,500 square feet of police and other government office uses and a 2,000-square foot accessory structure.
- Visitor parking area accessible from West Boulevard and secured parking for police vehicles to the rear of the building.
- A black aluminum fence is provided around the perimeter of the parking area and open space/landscape area.
- Parking rate increased from the standard one parking space per 600 square feet within the NS (neighborhood services) district to one parking space per 300 square feet as typically required for government buildings.
- A 20-foot class "C" buffer is provided along property lines abutting parcels with residential zoning and/or use(s).
- Building elevations are provided, indicating the building will be constructed with predominantly masonry materials.
- All freestanding lighting is limited to 25 feet in height and will be full cut-off type lighting fixtures.
- Dedication of 10 feet of right-of-way along the property frontage on West Boulevard to achieve 40 feet of right-of-way as measured from centerline.

• Public Plans and Policies

- The *Central District Plan* (1993), as amended by rezoning petition 2005-097, recommends institutional land uses for the O-1(CD) (office, conditional) portion of the rezoning site. The plan recommends single family residential up to five (5) dwelling units per acre on the portion of the rezoning site zoned R-5 (single family residential).
 - The portion of the rezoning site zoned O-1(CD) (office, conditional) is consistent with the institutional land use recommendation in the *Central District Plan*, as amended by a previous rezoning. The portion of the rezoning site zoned R-5 (single family residential) is inconsistent with the plan's recommendation for single family residential up to five (5) dwelling units per acre.
 - Area plans frequently do not specify locations for institutional uses. However, this type of use is appropriate at this location given its siting on a major thoroughfare, and its proximity to neighboring areas the proposed facility will support via its community safety services.
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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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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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*.
 - Minimizes impacts to the natural environment by building on an infill lot.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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