

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The portion of the rezoning site zoned O-1(CD) (office, conditional) is consistent with the institutional land use recommendation in the <i>Central District Plan</i> , 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 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.
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

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 16,000 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.
 - 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.

- **Existing Zoning and Land Use**
 - The rezoning site is currently undeveloped and zoned R-5 (single family residential) and O-1(CD) (office, conditional) and is surrounded by a mix of low density residential, scattered multi-family residential, undeveloped acreage, institutional, office, retail, and light industrial/warehouse uses. The surrounding uses are on properties zoned R-4, R-5, and R-8 (all single family residential), R-22MF (multi-family residential), B-1 (neighborhood business), O-1(CD) (office, conditional), and I-1 (light industrial).
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Central District Plan* recommends institutional land uses for the O-1(CD) (office, conditional) portion of the rezoning site, as amended by rezoning petition 2005-097. The plan recommends single family residential up to 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:** CATS provided information regarding nearby bus stops to the petitioner.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1,070 trips per day.
Proposed Zoning: 215 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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:** Mecklenburg County Land Use and Environmental Services Agency (LUESA) has provided information regarding ground water contamination that has been forwarded to the petitioner.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Specify the height of the black aluminum fence proposed around the secured parking area.
 2. Incorporate additional elements/amenities along Elmin Street in order to enhance compatibility with the surrounding neighborhood. Additional features/amenities may include additional landscaping, artwork and/or benches.
 3. Provide a note that states parking/maneuvering will not be allowed between the building and the street.
 4. The proposed parking area on West Boulevard is located behind the required 14-foot setback as required. Staff recommends that the parking area be situated so as to be consistent with the proposed building line (of the main structure).
 5. Ensure that there are sufficient tree islands in the parking area to meet the requirement that each parking space be within 40 feet of a tree.
 6. Label and dimension the sidewalk along Elmin Street.
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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
- 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

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