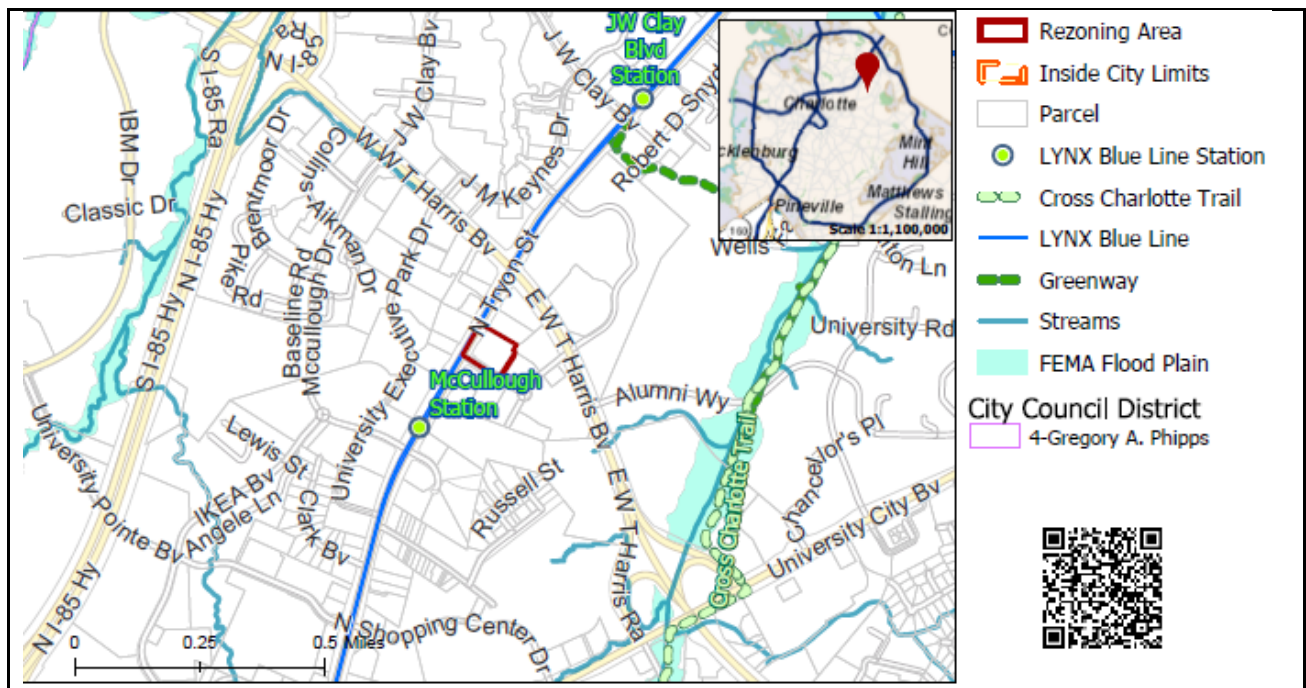


**REQUEST** Current Zoning: O-2 (office), INST (institutional) and MUDD-O (mixed use development, optional)  
Proposed Zoning: TOD-MO (transit oriented development - mixed-use)

**LOCATION** Approximately 3.02 acres located off of Ken Hoffman Drive, east of N. Tryon Street, south of W.T. Harris Boulevard.  
(Council District 4 - Phipps)



**SUMMARY OF PETITION** The petition proposes to redevelop the site to allow a 28,582-square foot police and fire station and accessory uses.

**PROPERTY OWNER** City of Charlotte  
**PETITIONER** City of Charlotte  
**AGENT/REPRESENTATIVE** ADW Architects

**COMMUNITY MEETING** Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9.

**STAFF RECOMMENDATION** Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

Plan Consistency

The petition is consistent with the *University City Area Plan*, which recommends a mixture of residential, office, retail, and civic/institutional uses for the area in which the site is located.

Rationale for Recommendation

- The requested government building/office use is consistent with the adopted area plan.
- The proposed building location on the corner of N. Tryon Street and Ken Hoffman Drive creates a cohesive corridor that provides a feeling of continuous building activation and comfortable

- pedestrian oriented environment along N. Tryon Street.
- The site is located within a ¼ mile walk distance of the McCullough transit station. The proposed government building/office use is an appropriate element in the mix of uses on and around the site along the North Tryon corridor
- Urban open space is provided along both street frontages and will enhance the public realm by providing an open air area improved with seating, plantings and/or other amenities accessible and open to the public.
- Elevations are provided, which indicate the building will be constructed with predominately masonry materials, consistent with area plan design standards.
- The building is designed to avoid a continuous building wall and breaks up visual mass and bulk.

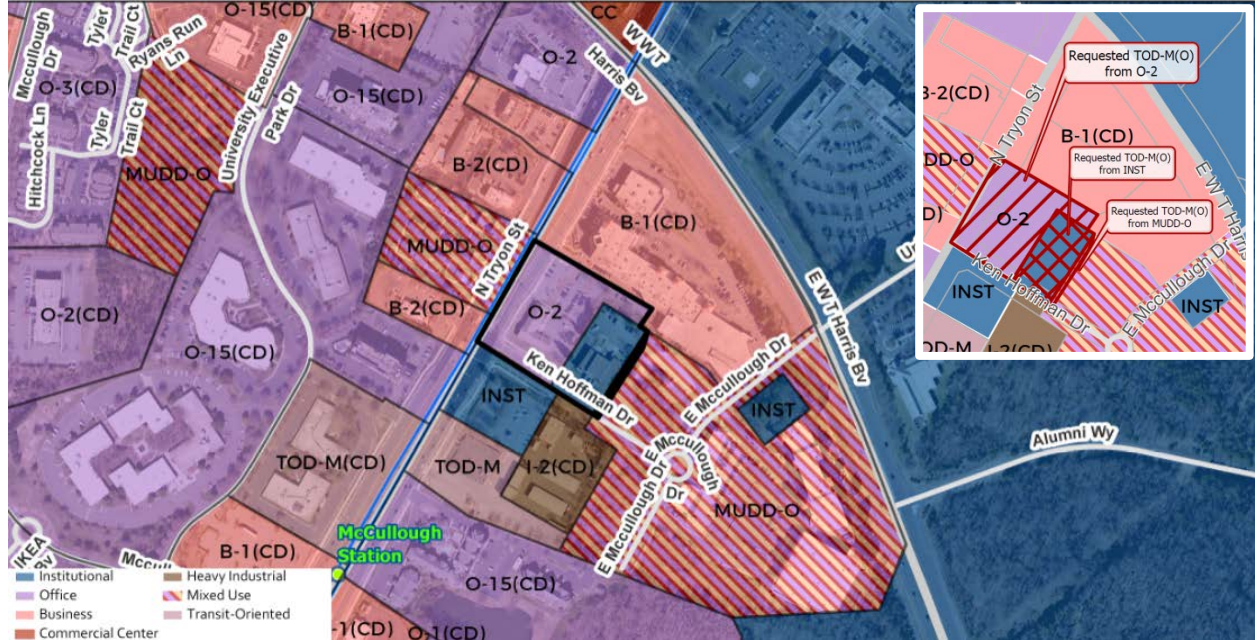
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows police and fire stations, with accessory buildings/uses, at a maximum of 28,582 square feet.
- Proposed new police department will be located on the corner of N. Tryon Street and Ken Hoffman Drive, with no parking or maneuvering between the building and the streets. The existing fire station is located at the rear of the site, with frontage on Ken Hoffman Drive.
- Vehicular access is provided from existing driveways on N. Tryon Street and Ken Hoffman Drive. Access from both streets is proposed to be gated.
- An eight-foot high black aluminum fence may be provided around the perimeter of the parking area. Urban open space provided along both street frontages.
- Building elevations are provided, which indicate the building will be constructed with predominately masonry materials.
- Building is limited to 60 feet in height.
- Optional Requests:
  - Allow parking to be increased from the maximum parking rate of one space per 300 square feet allowed for the TOD district. Providing a total of 167 parking spaces, which is an increase from the 95 spaces allowed for the police station.
  - Allow the requirement for 50% of the street walls along public streets to have windows and doors to not be met with windows and doors alone but also with a supplement of heavy landscaping along walks and in planters, pedestrian walks, benches, and articulated facades to engage the pedestrian.
  - Allow a reduction of the transitional setback along N. Tryon Street from 40 feet to 24 feet as measured from the back-of-curb.
  - Eliminate the minimum requirement for floor area ratio within one mile of a transit station.
  - Allow urban space to be located on either side of the public sidewalk and inside the public right-of-way pending an approved encroachment agreement with CDOT and NCDOT.

• Existing Zoning and Land Use



- The subject property is developed with an office and a fire station.
- A portion of the property was rezoned to MUDD-O via Petition 2001-079 to allow new retail/restaurant, office, hotel, and residential uses, interconnected with the existing Grande Promenade development.
- A portion of the subject property was rezoned to MUDD-O via petition 2005-031 to allow an increase in the size of wall signage and to allow canopy encroachments into the building setbacks.
- Surrounding uses include a variety of office, retail, eating/drinking/entertainment uses, and hotels.



A portion of the subject property is developed with Fire Station 27 and the remaining portion is vacant.





The property to the north along North Tryon Street is developed with McCullough Commons Shopping Center.



The property to the south across Ken Hoffman Drive is developed with a warehouse and office use.

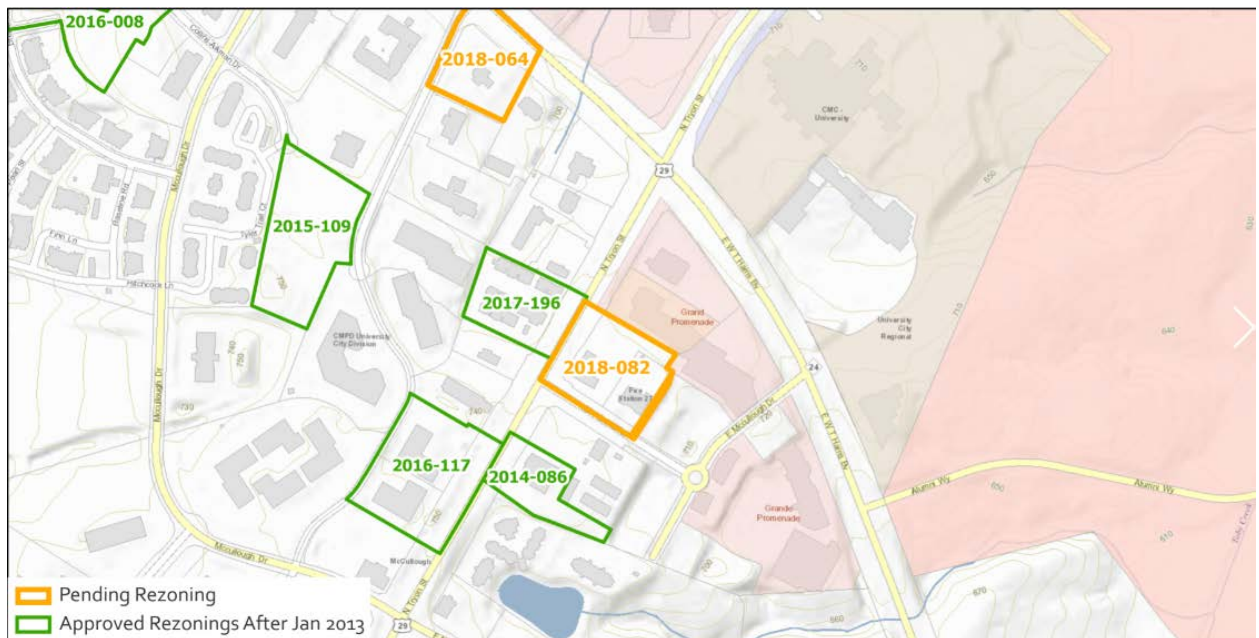


The property to the west along South Tryon and the Blue Line Extension is developed with a mix of restaurants and hotels.



The property to the east along Ken Hoffman Drive is developed with retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-064	Rezoned 2.033 acres to B-2(CD) (general business, conditional) to allow a 5,500-square foot eating/drinking/entertainment establishment, with a drive through facility.	Pending
2017-196	Rezoned 2.5 acres to MUDD-O (mixed used development, optional) to retain the existing 56,693-square foot hotel use, and eliminate nonconformities resulting from the expansion of North Tryon Street and construction of the Blue Line extension	Approved
2016-117	Rezoned 4.51 acres to TOD-M(CD) (transit oriented development – mixed-use, conditional) to allow a maximum of 280 multi-family dwelling units with incidental and accessory uses, and a minimum of 5,000 square feet of nonresidential uses allowed in the TOD-M (transit oriented development – mixed-use) district.	Approved
2016-08	Rezoned 8.64 acres to B-2(CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment) to allow increase the number of hotels allowed from two to three, allow residential dwellings, relocate a street connection, and amend development standards from the current zoning	Approved
2015-109	Rezoned 5.05 acres to MUDD-O (mixed use development, optional) to allow a mix of up to 150 hotel rooms and residential dwellings in	Approved



	one principal building designed to serve as corporate housing.	
2014-086	Rezoned 1.83 acres to TOD-M (transit oriented development - mixed-use) to allow all uses permitted in the TOD district.	Approved

• **Public Plans and Policies**



- The *University City Area Plan* (2015) recommends a mix of residential, office, retail and civic/institutional uses for the area in which the site is located.
- The site is located within a transit station area.

• **TRANSPORTATION CONSIDERATIONS**

- Site access is provided from Ken Hoffman Drive and a private street located on the site's northern property line. The petitioner will need to include accessible ramps along Ken Hoffman between the proposed site and an existing fire department facility meeting proposed right-of-way guidelines. All other transportation comments have been addressed by the petitioner.
- See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 170 trips per day (based on 6,080 square feet of government/office use).  
 Entitlement: 660 trips per day (based on 6,080 square feet of government/office use and 27,450 square feet of office use).  
 Proposed Zoning: 590 trips per day (based on 21,580 square feet of government/office use).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential land uses do not impact the schools.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water transmission main located along North Tryon Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Ken Hoffman Drive.
- **Engineering and Property Management:**
  - **Arborist:** See Outstanding Issues, Note 2.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments

submitted.

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

### **OUTSTANDING ISSUES**

#### Transportation

1. Revise the site plan and conditional note(s) to provide two accessible ramps to cross between the proposed CMPD facility and Fire Station 27 along Ken Hoffman Drive at the access driveway separating the two facilities. Parking spaces on the Fire Station side may need to be modified to accommodate these accessible ramps.

#### Environment

2. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.

#### Site Design

3. Amend Note 2b to remove "transitional."
  4. Amend Note 2c to specify a lesser FAR requirement to be met as opposed to requesting to eliminate the FAR requirement entirely.
  5. Add an optional request to allow parking and maneuvering between the building and the Ken Hoffman Drive as generally depicted on the site plan.
- 

### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704-336-8327)