

**MANDATORY REFERRAL REPORT NO. 09-03**  
**Proposed New Police Station Location for Providence Division of Charlotte-Mecklenburg Police**

**Re-submitted as MR09-14**

**PROJECT PROPOSAL AND LOCATION:**

City of Charlotte Real Estate proposes that a new facility be designed and constructed to meet the specifications for a new Charlotte-Mecklenburg Police Department (CMPD) Providence Division station that would replace the current 7,000 square foot facility with a 12,000 square foot facility. The proposed site is 1.9 acres at the northeast corner of North Wendover Road and Ellington Street in the Grier Heights neighborhood of Charlotte (involving all of PID's 157-054-06 through 08, and 15705432, plus portions of 125705409 and 10). See attached site diagram.

The current land use is residential (the site currently contains approximately 15 dwelling units, all currently occupied) and the site is zoned R-22 multi-family residential, according to the Charlotte Zoning Ordinance. Land use in the area is residential and commercial.

The residential units that currently occupy the rear (northern) portion of parcel 12570510 not affected by this proposed development are proposed to remain, with access by way of a cross-easement north to Billingsley Road.

It is the intent of Real Estate to seek re-zoning of the property from R-22 to UMUD (Urban Mixed Use District) to accommodate the proposed land use and in order to minimize setbacks and therefore minimize site size (and acquisition costs).

**PROJECT JUSTIFICATION:**

The current Providence Division is located in 7,000 square feet of leased space in a flex space building on Latrobe Avenue. The CMPD wants to have highly visible and easily accessible division offices, with 12,000 square feet of space. The current Latrobe location is too small, and not visible, being at least 1/4 mile from a public bus stop. It also lacks direct access to the Grier Heights Neighborhood which the new site would provide.

The possibility of owning the facility outright (as opposed to leasing) is being explored; however capital funds for acquisition are currently not available, so a "lease-purchase" option is being pursued. By doing a build-to-suit, the City can use already budgeted General Funds to pay the rent while the project is entered into the City's Capital Investment Program process to secure funds for eventual purchase.

The following criteria guided City staff in identifying a site suitable for this facility:

- Site must be highly visible
- Site must be easily accessible from patrol division area.
- Site must be sufficient to accommodate a facility containing a minimum of 12,000 square feet of floor area, secured parking for 95 vehicles and public parking for at least 10 vehicles.
- Site must be centrally-located within the patrol division boundaries

By having the building designed and constructed specifically to be a police station, the efficiency of the space will be improved over the existing facilities, while avoiding the potential need to spend a significant amount of funding in renovation of the existing leased facilities.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Policies governing facility placement are contained in the criteria listed above. Additionally, priority is given to owning (as opposed to leasing) station locations as it is over time more cost-effective.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

**PROJECT IMPACT:**

The development group with whom the City proposes to work on this project has an adequate number of vacancies in the housing immediately adjacent to the land to be used for the CMPD station so the tenants currently occupying units to be displaced by the proposed station will have suitable replacement housing available to them.

The redevelopment of this site has the potential to be a catalyst for reinvestment in the Grier Heights Neighborhood. Several sites along Wendover Road appear to be suitable for development or redevelopment.

The presence of a highly visible police station located in the Grier Height Neighborhoods should have a positive impact on crime in the area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no other public or private projects currently planned in this area.

**ESTIMATED PROJECT COMPLETION DATE:**

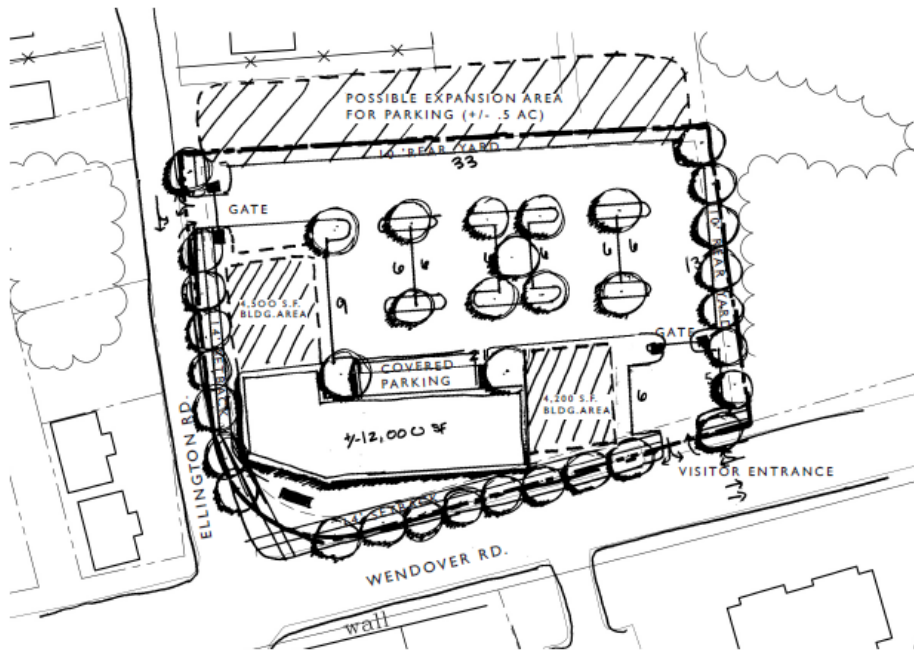
The developer will construct the building and all site improvements to CMPD's specifications and offer a 15 year lease, with an option to purchase the building after the tenth year. The project would be completed by December 2010.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their January 7, 2009 meeting and no joint use suggestions were made.

**CMPC STAFF RECOMMENDATION:**

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



**SITE TABULATION**

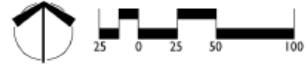
Proposed zoning: MUDD  
 Total acreage: +/- 1.9 Ac.  
 Useable acreage (minus setbacks and rear yards): +/- 1.5 Ac.  
 Required Open Space: 871 s.f.  
 Proposed Open Space (includes yards and setbacks): > than 871 s.f.

**PARKING**

Total Parking Spaces: 113  
 Visitor Spaces: 11  
 Covered Parking Spaces: 10

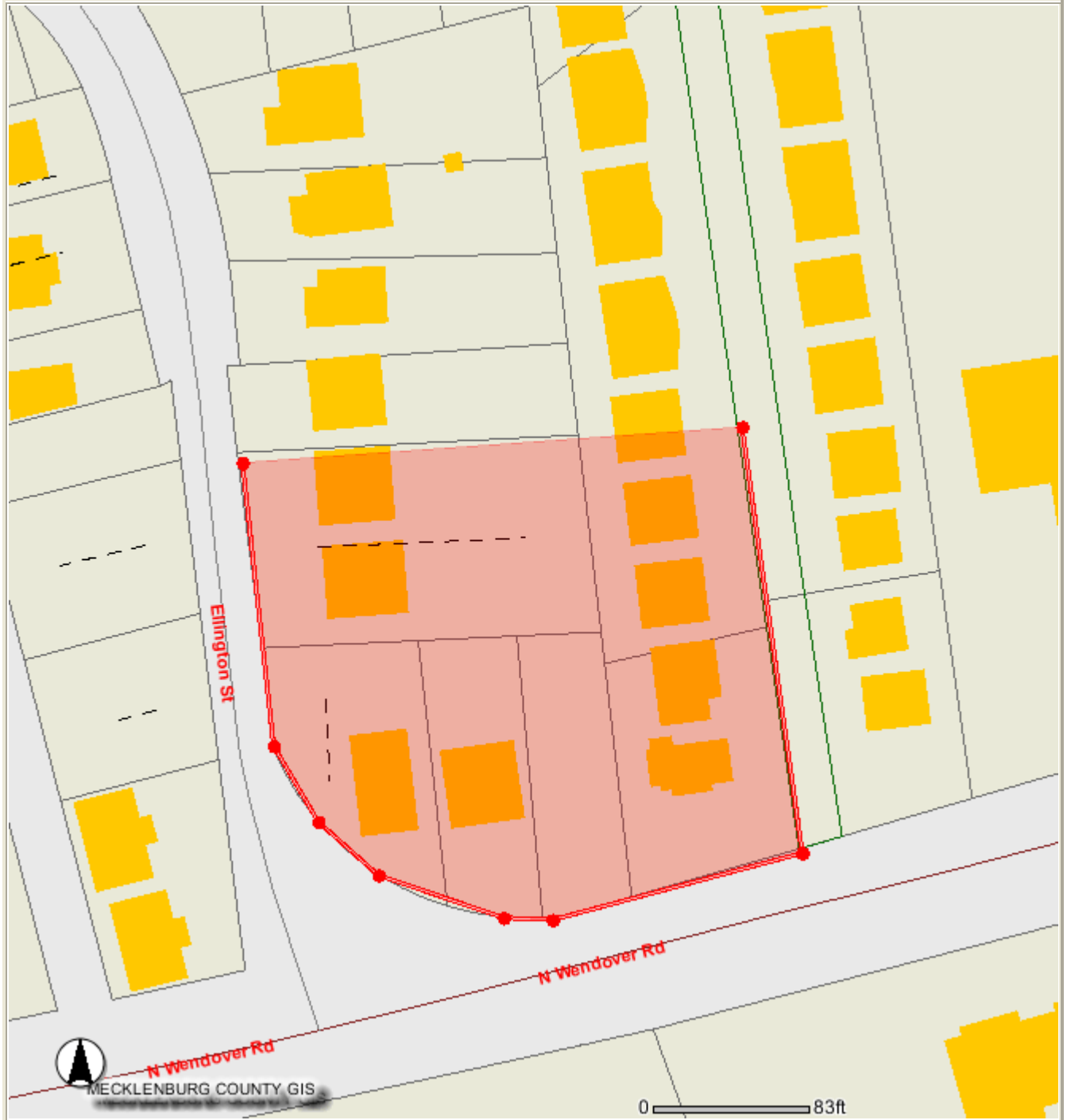
**BUILDING**

Total Building S.F.: 12,000 Gross  
 Expansion Opportunities: +/- 8700 s.f.  
 +/- 5 spaces could be added within current acreage shown. If more spaces are needed for building expansion, then we would need to acquire more land.



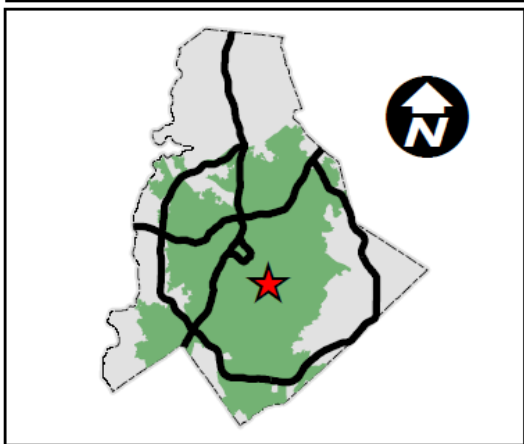
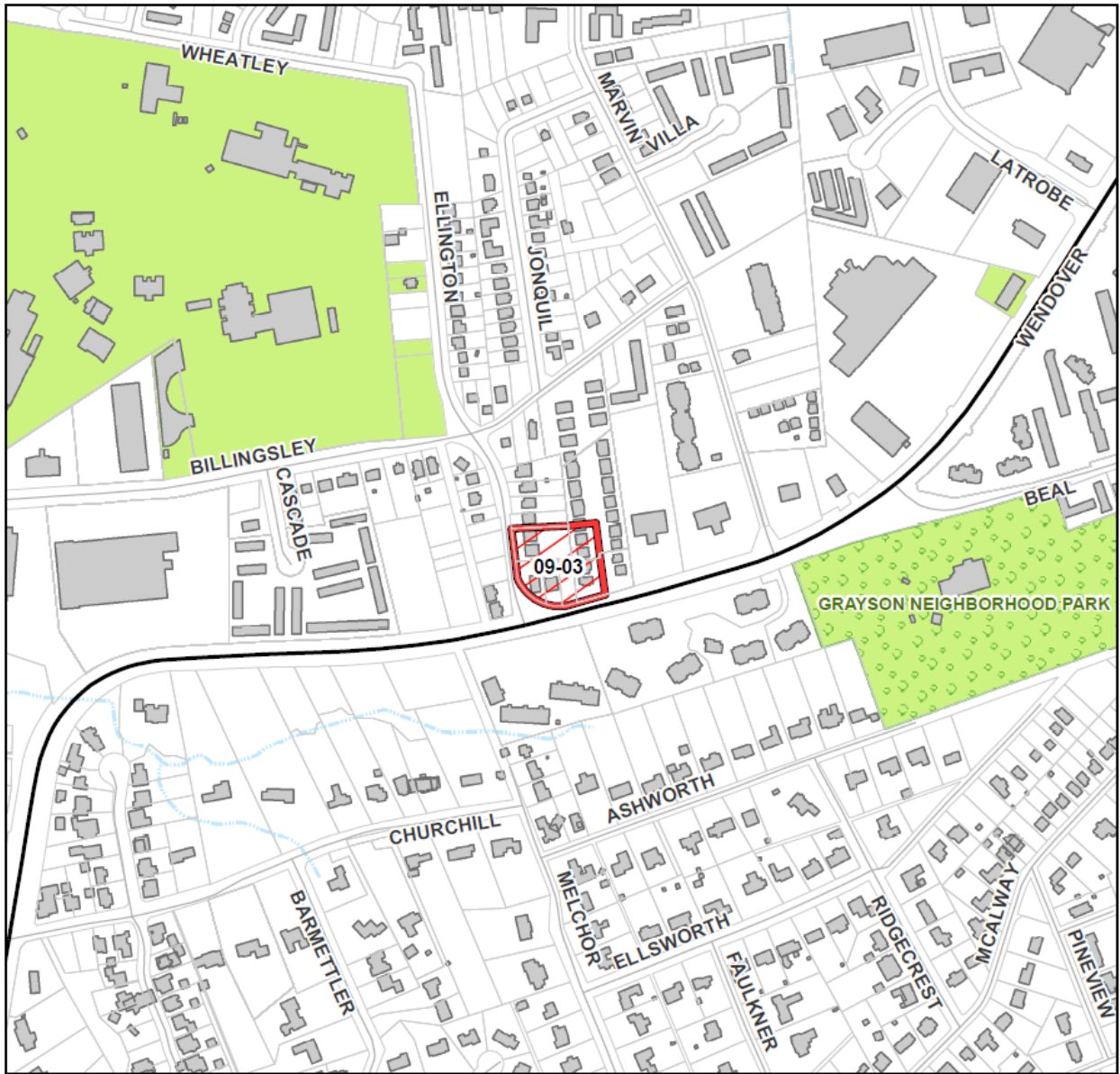
# POLARIS

## Providence






**Total Measure Acreage: 1.43 Acres**

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Mandatory Referral 09-03

*City Real Estate*

-  Mandatory Referral
-  County Property
-  Park Property

