



# COMMUNITY MEETING REPORT

**Petitioner:** City of Charlotte

**Rezoning Petition Number:** 2014-036 – CMPD Westover Division Station

**Property:**

Approximately 5.18 acres located on the North side of West Boulevard between Elmin Street and Old Steele Creek Road in Charlotte, NC for use by the City of Charlotte for the CMPD Westover Division Station .

**Persons and Organizations Contacted with Dates and Explanations of how contacted:**

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 and A-2 attached hereto by depositing the Community Meeting notice in the US Mail on April 21, 2014. A copy of the written notice is attached hereto as Exhibit B.

**Meeting date:** April 30, 2014  
6:00pm – 7:00pm

**Meeting Location:** Charlotte Mecklenburg Library –  
West Boulevard Branch  
2157 West Blvd  
Charlotte, NC

**Persons in Attendance at the Meeting:**

The individuals as indicated on the sign in sheet is attached here to as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner’s representatives at the Community Meeting were as follows:

C design Inc. (CDI) Shannon Crane, AIA, LEED AP, GGP  
Joe Humphrey, AIA  
Joe Bevins, LEED GA

Cole Jenest & Stone Chris Todd, PE

CMPD Captain Gerald Smith

City of Charlotte Michelle Haas

Community Members (Please see attached sign in sheet for listing, Exhibit C)

### **Summary of Issues Discussed at the Meeting:**

- 1) Welcome, introductions and project overview:
  - a) Project Team members introduced themselves to the group.
  - b) Proposed Site Plan: C. Todd presented the proposed site plan, including buffers, site entry and exit, extents of fencing, sidewalk improvements, storm water improvements, and landscape areas. See attached Exhibits D-1, D-2, D-3.
  - c) Building Design: S. Crane gave an overview of the building design, describing archetype and precedence, building program, materials, corner prominence, and floor plan zones. It was explained to the group that the building footprint did increase due to additional space required for Neighborhood and Business Services (N&BS). See attached Exhibits D-4, D-5.
  
- 2) Project Strategy Summary:
  - a) C. Todd described that the original site layout positioned the building and parking as much to the Western side of the site to allow for possible future development of unused open space. After meeting with the Charlotte Planning Staff, it was decided to shift the building and parking lot to the Southern side of the site along West Boulevard. This will allow the new station to have a more prominent presence along West Boulevard along with creating open parcels along Elmin for possible future development.
  - b) C. Todd described the design of sidewalks and vegetation along both Elmin Street and West Boulevard. The current sidewalk for West Blvd. provides no traffic buffer for pedestrians and there is no existing sidewalk along Elmin St. The design includes the addition of a planting strip along both roads which will provide a buffer between the roadway and sidewalk allowing for an improved pedestrian experience.
  - c) Questions from Attendees:
    - 1) Q: Will any work take place North of Elmin Street? If so, where?  
A: No work is scheduled on the north side of Elmin Street. The proposed development is between West Boulevard and Elmin Street.
    - 2) Q: There was discussion a few years ago about building on the proposed parcel(s), but the land was not purchased due to the site being too small. Why is it large enough now?  
A: When the City attempted to purchase the proposed parcels a few years ago, the land owner and City of Charlotte were not able to come to an agreement on the desired parcels. The current site is now 5.18 acres, meeting the needs of the proposed layout.
  
- 3) Building Design:
  - a) S. Crane introduced the building floor plan and general layout.
  - b) S. Crane described what the building program entails:

- 1) CMPD division station with includes all amenities required by officers.
  - 2) Neighborhood and Business Services (N&BS) offices.
  - 3) Large meeting space for both CMPD and Neighborhood and Business Services (N&BS).
  - 4) Secured parking for CMPD officers and employees along with sufficient visitor parking.
  - 5) Canopy parking for covered access to the station.
  - 6) A separate accessory building for use by both the CMPD and Neighborhood and Business Services (N&BS).
  - 7) Brick detailing and scale.
  - c) S. Crane informed the attendees a brick artist is to integrate city art into the building. The Arts and Science Council is to provide additional information for the artist to better define the program.
  - d) Questions from Attendees:
    - 1) Q: Will the Station have an enlarged meeting room available for community use?  
A: Yes, the meeting room has been enlarged for use by both the CMPD and Neighborhood and Business Services (N&BS) as well as community special events.
    - 2) Q: Will there be more visitor parking?  
A: Yes. Due to an increase in meetings and meeting space, additional visitor parking spaces have been provided.
- 4) Next steps include:
- a) The rezoning process is currently underway.
  - b) The City Council Public Hearing date is scheduled for May 19, 2014 in the Government Center.
  - c) The Zoning Committee Meeting Work Session will be on May 28, 2014.
  - d) The City Council final decision will be made at the June 16, 2014 meeting.
  - e) Construction is currently scheduled to begin in December of 2014 and will conclude in approximately 10 – 12 months.

We believe the foregoing is an accurate and complete account of the items discussed and conclusions reached during this meeting.





**ColeJenest & Stone**

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**CITY OF CHARLOTTE**  
600 East 4th Street  
Charlotte, North Carolina, 28202

**CMPD WESTOVER STATION**  
2550 West Boulevard  
Charlotte, North Carolina, 28208

**REZONING PLAN**

**PETITION # 2014-036**

Project No. 4292

Issued 04/04/14

Revised 04/21/14 - REVISED PER CITY COMMENTS



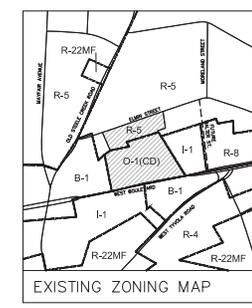
SCALE: 1"=30'

**RZ1.0**

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REZONING PETITION # 2014-036



EXISTING ZONING MAP



VICINITY MAP N.T.S.

**DEVELOPMENT NOTES**

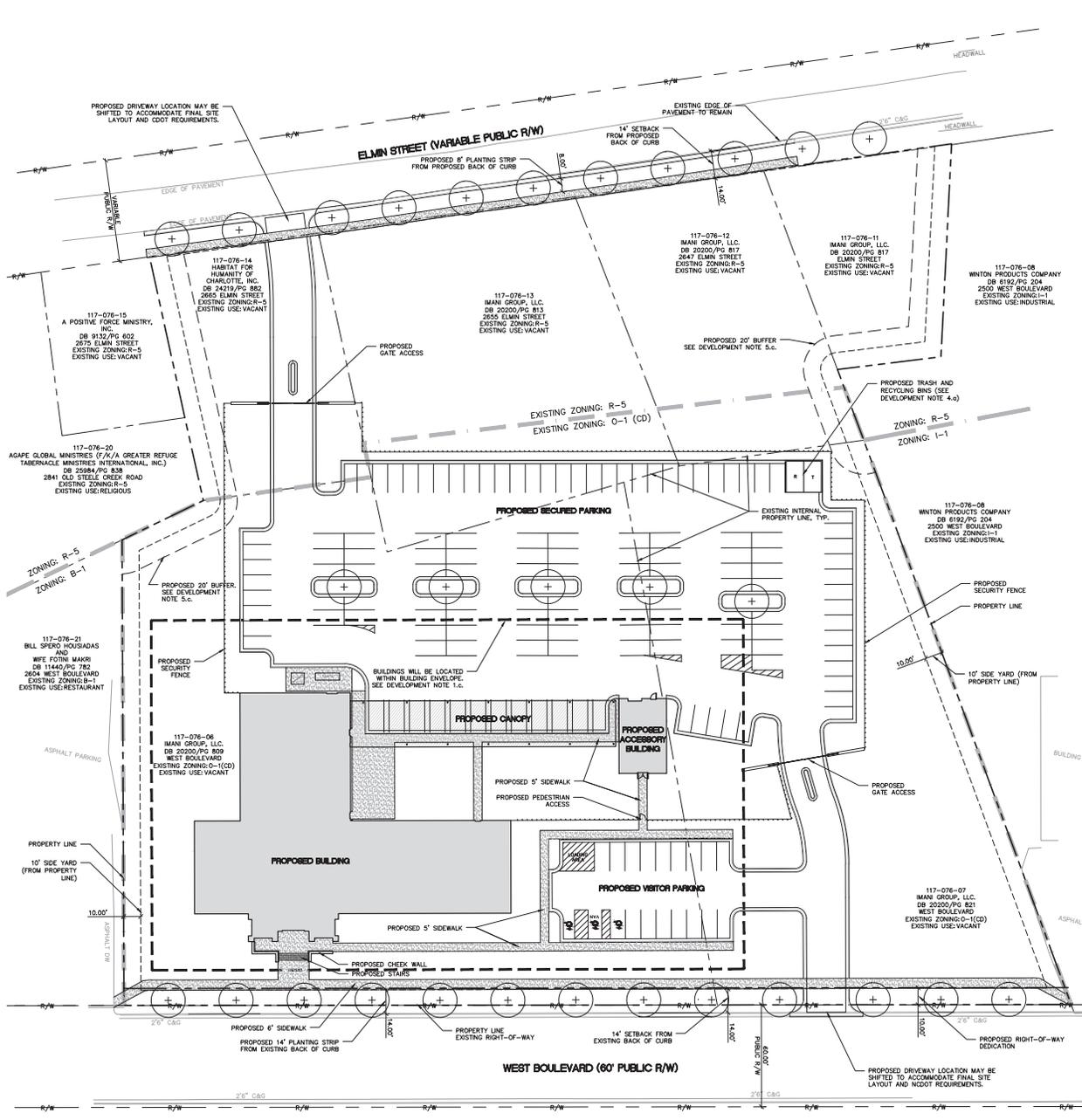
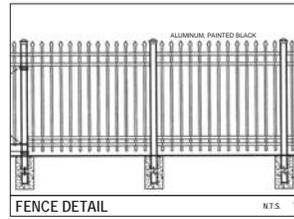
- General Provisions:**
  - These Development Standards are part of the Rezoning Petition filed by the City of Charlotte to accommodate development of a Charlotte Police Department facility on an approximately 5.18 acre site located between West Boulevard and Elmin Street (the "Site").
  - Development of the Site will be governed by these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NS zoning district classification shall govern development taking place on the Site.
  - The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The building will front West Boulevard and parking maneuvering will not be allowed between the building and the street. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Development Standards. Consequently, except as otherwise expressly specified on this Rezoning Plan, the ultimate layout of the development proposed, the exact alignment of streets and points of access, the number, the size, configuration and placement of buildings and parking areas, and the depiction of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.3.07.12.
  - Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- Permitted Uses & Development Area Limitation:**
  - The Site may be developed with police and neighborhood services offices with accessory uses allowed in the NS zoning district.
- Access:**
  - Access to the Site will be from West Boulevard and Elmin Street.
- Architectural Standards:**
  - Dormer and/or recycling areas are provided and will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dormer will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a dormer area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
  - Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
  - A 28-foot class "C" buffer will be provided adjacent to residentially zoned and/or use property as depicted on the Rezoning Plan.
- Environmental Features:**
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - The Site will comply with the Tree Ordinance.
- Signage:**
  - Signage as allowed by the Ordinance will be provided.
- Lighting:**
  - All new lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
  - Detached lighting on the Site will be limited to 25 feet in height.
- Amendments to the Rezoning Plan:**
  - Provisions amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:**
  - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**SURVEY DISCLAIMER**

SURVEY DATED OCTOBER 24, 2013. PROVIDED BY CITY OF CHARLOTTE ENGINEERING AND PROPERTY MANAGEMENT (DAVID H. SANDER, P.L.S.), 600 EAST FOURTH STREET, CHARLOTTE, NC 28202. T.(704) 356-2299.

**REZONING SUMMARY**

PETITIONER & OWNER:	CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202
REZONING SITE AREA:	5.18 ACRES
TAX PARCEL #:	117-076-06, 117-076-07, 117-076-11, 117-076-12, 117-076-13, 117-076-14
EXISTING ZONING:	R-5, 0-1 (CD)
PROPOSED ZONING:	NS
EXISTING USES:	VACANT
PROPOSED USES:	POLICE AND NEIGHBORHOOD SERVICES WITH ASSOCIATED STRUCTURES
MAX. BUILDING HEIGHT:	60' AS ALLOWED BY THE ORDINANCE
MAX. BUILDING AREA:	PRIMARY 16,000 SQ.FT. ACCESSORY 2,000 SQ.FT. CANOPY 5,000 SQ.FT.
PARKING:	A MINIMUM OF ONE (1) SPACE PER 300 SQ.FT. AS REQUIRED FOR GOVERNMENT BUILDINGS
OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED BY THE TREE ORDINANCE
SETBACK:	14 FEET FROM BACK OF EXISTING AND/OR PROPOSED CURB
SIDE YARD:	10 FEET
REAR YARD:	N/A
BUFFERS:	20 FEET ADJACENT TO RESIDENTIALLY ZONED AND/OR USE PROPERTY



WEST BOULEVARD (60' PUBLIC R/W)

PROPOSED DRIVEWAY LOCATION MAY BE SHIFTED TO ACCOMMODATE FINAL SITE LAYOUT AND CDD REQUIREMENTS.



**CMPD WESTOVER DIVISION STATION**  
**CITY OF CHARLOTTE**

**SITE PLAN**

Project No. 04292.00 Issued 04.29.14

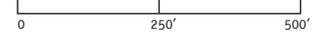




CMPD WESTOVER DIVISION STATION  
CITY OF CHARLOTTE

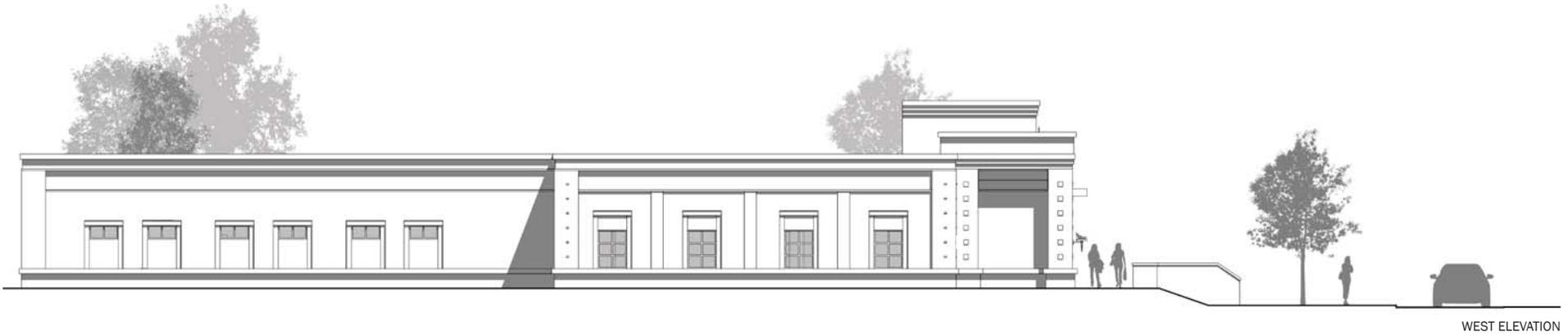
SITE AERIAL MAP

Project No. 04292.00 Issued 04.29.14





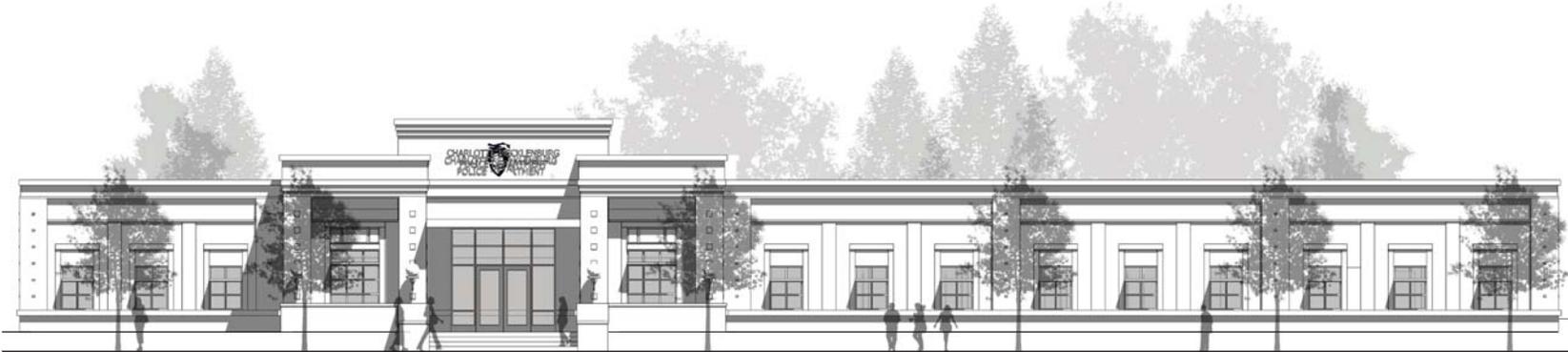
SOUTHWEST PERSPECTIVE



WEST ELEVATION



SOUTHEAST PERSPECTIVE



SOUTH ELEVATION