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## **MANDATORY REFERRAL | REPORT NO. 2018-07**

### **Proposed Acquisition of 11217 Providence Road West for New CMPD South Division**

#### **PROJECT PROPOSAL AND LOCATION**

The City of Charlotte proposes to purchase 11217 Providence Road West (parcel identification number 223-132-08) for the construction of the Charlotte-Mecklenburg Police Department (CMPD) South Division station. The parcel is 7.5 acres of vacant land and is zoned R-3 according to the Charlotte Zoning Ordinance.

#### **PROJECT JUSTIFICATION**

City Real Estate has searched for land to build the CMPD South Division station for the past two years but has been unsuccessful due to rapid development and high prices. The proposed acquisition will provide enough land to build a division station capable of staff expansion as well as house the co-location of a Code Enforcement office.

City Real Estate regularly assists CMPD in the search for property to house Division stations. The parcel is located within the South Division boundaries. The South Division is currently housed in leased facilities located at 8050 Corporate Center Drive.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES**

In February 2010, CMPD adopted the Facilities Strategic Plan, which outlines division facility goals through 2025. In this plan, CMPD prioritized the transition from renting leased spaces to occupying City-owned facilities. This recommendation supports CMPD's objectives to be highly visible and accessible within the community, reduce operating costs, and accommodate future personnel growth. The Facilities Strategic Plan was updated in 2016 to address the progress made since 2010 and to prioritize construction moving forward.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS**

The parcel is within the *South District Plan* (1993) and is recommended for residential use at a density of up to 3 dwelling units per acre. The General Development Policies (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. With appropriate design standards, the GDP criteria could support consideration of increased residential densities on some portion of, or the entire site. Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Rather, such uses are evaluated on a case by case basis.

#### **PROJECT IMPACT**

The project will heighten community safety to the South Charlotte area and alleviate some perceptions about CMPD's weaker presence in this part of town. The acquisition may also offer further development opportunities for the surplus acreage not required for construction of the division station. In particular, the city is considering affordable housing for the remaining acreage.

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

This parcel is adjacent to ongoing commercial development including the recently completed retail hub, Ballantyne Town Center. To the east, a branch of the Bank of North Carolina, office space and a hotel are under construction.

#### **ESTIMATED PROJECT COMPLETION DATE**

Engineering & Property Management's Special Projects team estimates that construction will be completed within five years. The project received CIP funding for land acquisition in FY2017.

#### **JOINT USE TASK FORCE REVIEW COMMENTS**

The Joint Use Task Force reviewed the proposed transaction at their February 7<sup>th</sup>, 2018 meeting and the following comments were offered:

- City Real Estate said that they hope to do a co-location with code enforcement and that there will be surplus land remaining that could be considered for affordable housing.
- Park and Recreation shared their interest in a greenway connection. Clems Branch is included in the Long Range Master Plan for an overland connector to McAlpine Creek. They would like to reserve an easement for a greenway trail. The City Real Estate representative said there is a dry creek on the east side and that consideration could be given to accommodating the trail.
- Charlotte Water said that a lift station project to improve sewer capacity in this area began in February and is a 13 month project.

#### **Agencies Represented:**

Charlotte Mecklenburg Schools, Charlotte-Mecklenburg Planning, City Engineering & Property Management, Charlotte Water, County Park & Recreation, County Asset Management, Charlotte Department of Transportation, County Manager's

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Office, Town of Matthews Planning, Central Piedmont Community College, County Finance, Town of Huntersville Planning, County Health Department, Medic, Charlotte-Mecklenburg Police Department.

#### **PLANNING STAFF REVIEW**

Planning staff has reviewed the proposed transaction and below are their key findings:

##### **Conclusions:**

- The potential residential use is supported by the *South District Plan*. Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Rather, such uses are evaluated on a case by case basis. A police station use at this location would be compatible with surrounding non-residential uses as developed.
- Civic/Government buildings are permitted in residential zoning districts subject to certain prescribed conditions involving access from major streets and buffers to residential areas.
- The property is zoned R-3 (single family residential), but is entirely surrounded by properties in multi-family, commercial center, and Institutional uses. It has frontage on Ballancroft Parkway, a new street accessing a mixed use development across the street that includes a bank, a Sprouts grocery store, office space, and a hotel. A rezoning petition is underway at present (petition 2018-014) for a Novant medical campus in institutional zoning just to the south.
- Housing & Neighborhood Services has reviewed this Mandatory Referral. While the amount of land available for a housing element is not yet determined, a site in this general size range would be sufficient for an appropriate affordable housing development.

##### **Adopted Goals and Policies:**

- The adopted future land use for the parcel is for single family residential use and would likely meet GDP criteria for densities above 4 dwellings per acre. A rezoning would be required to increase the residential density above what is allowed in the existing zoning (R-3). Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Rather, such uses are evaluated on a case by case basis.
- A police station at this location would be permitted as currently zoned.
- City Council's Letter to the Community (2016) identified open access to safe, affordable housing as critical to our community's success. The letter set a goal of creating 5,000 workforce and affordable housing units over the next three years.
- Charlotte City Council's Housing and Neighborhood Development Committee adopted their FY 2018 & 2019 Strategic Focus Area Plan, which includes the objective to preserve and create neighborhoods that offer affordable housing options. A proposed strategy is to expand and disperse the supply of newly constructed affordable and workforce housing geographically throughout the city.

#### **CMPC PLANNING COMMITTEE REVIEW**

The Planning Committee reviewed Mandatory Referral report 2018-07 on April 17<sup>th</sup>, 2018 and has the following comment. The Planning Committee is supportive of affordable housing and applauds the partnership with CMPD to make this happen and sincerely hopes that this is the start of other partnerships. The motion was unanimously approved.

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