

REQUEST Current Zoning: R-4, single family residential and R-22MF, multi-family residential
Proposed Zoning: NS, neighborhood services

LOCATION Approximately 3.24 acres located on the north side of Central Avenue between Merry Oaks Road and Saint Andrews Home Place.

SUMMARY OF PETITION The petition proposes to allow for the development of a 15,500 square foot government building to be used for a police facility and other government office space.

PROPERTY OWNER City of Charlotte
PETITIONER City of Charlotte
AGENT/REPRESENTATIVE Michelle Haas, City of Charlotte

COMMUNITY MEETING Meeting is required and has been held. Report available online.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *Briar Creek/Woodland and Merry Oaks Small Area Plan* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

1. Designated an area along Merry Oaks Road for a neighborhood signage structure.
2. Reduced the size of the primary structure from 16,500 square feet to 15,500 square feet.
3. Added a note that commits to additional measures to enhance the chances for survival of several existing trees located on the site.
4. Increased the number of existing trees that are committed to be preserved.
5. Provided supplemental buffer in excess of a class "C" buffer along the residence located along the northern property line.

VOTE

Motion/Second:	Eschert/Phipps
Yeas:	Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps
Nays:	None
Absent:	Allen
Recused:	None

ZONING COMMITTEE DISCUSSION Staff presented the petition and noted the various modifications made to the site plan following the public hearing. One committee member questioned if the changes addressed the area residents' concerns regarding tree preservation and lighting. Staff indicated notes were added to the plan that commit to additional trees being saved on the site and also commit to enhanced tree preservation measures during the construction of the development to minimize the impact on other trees to increase their chances of survival. As for lighting, staff indicated the plan specifies full cut-off type lighting fixtures that direct lighting downward. Staff also noted the petitioner has indicated supplemental buffering along the northern property line adjacent to residential that will further reduce the impacts of site lighting.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A government building with up to 15,500 square feet of police and other government office space and associated accessory structures.
 - Building location on the corner of Central Avenue and Merry Oaks Road with no parking or maneuvering between the building and the streets.
 - Vehicular access provided from Central Avenue and Merry Oaks Road. Access from Merry Oaks Road is proposed to be gated.
 - An eight-foot high black aluminum fence provided around the perimeter of the parking area.
 - Parking rate increased from the standard one space per 600 square feet within the NS district to one parking space per 300 square feet as typically required for government buildings.
 - A 22-foot class "C" buffer is provided along the northern property line and a 20-foot class "C" buffer is provided along the eastern property line.
 - Building elevations are provided, which indicate the building will be constructed with predominately masonry materials.
 - All freestanding lighting will be limited to 25 feet in height and be full cut-off type lighting fixtures.
 - No "wall-pak" type lighting will be allowed.
 - A bus passenger waiting pad is proposed along Central Avenue.
 - Area for a proposed streetcar stop has been reserved along Central Avenue.
 - Utility structures for transit related facilities may be located along Central Avenue. All above ground utilities will be screened.
- **Public Plans and Policies**
 - The *Briar Creek/Woodland and Merry Oaks Small Area Plan* (1998) recommends multi-family residential for the four parcels closest to Central Avenue and residential up to four dwelling units per acre for the two northern parcels. However, area plans frequently do not specify locations for institutional uses. The plan's community safety objectives further recommend that a greater police presence be provided within the study area.
 - The petition is inconsistent with the *Briar Creek/Woodland and Merry Oaks Small Area Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** 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*.
 - Facilitates the use of alternative modes of transportation by providing for a bus passenger waiting pad and a streetcar stop.
 - Minimizes impacts to the natural environment by building on an infill lot.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Shad Spencer (704) 353-1132