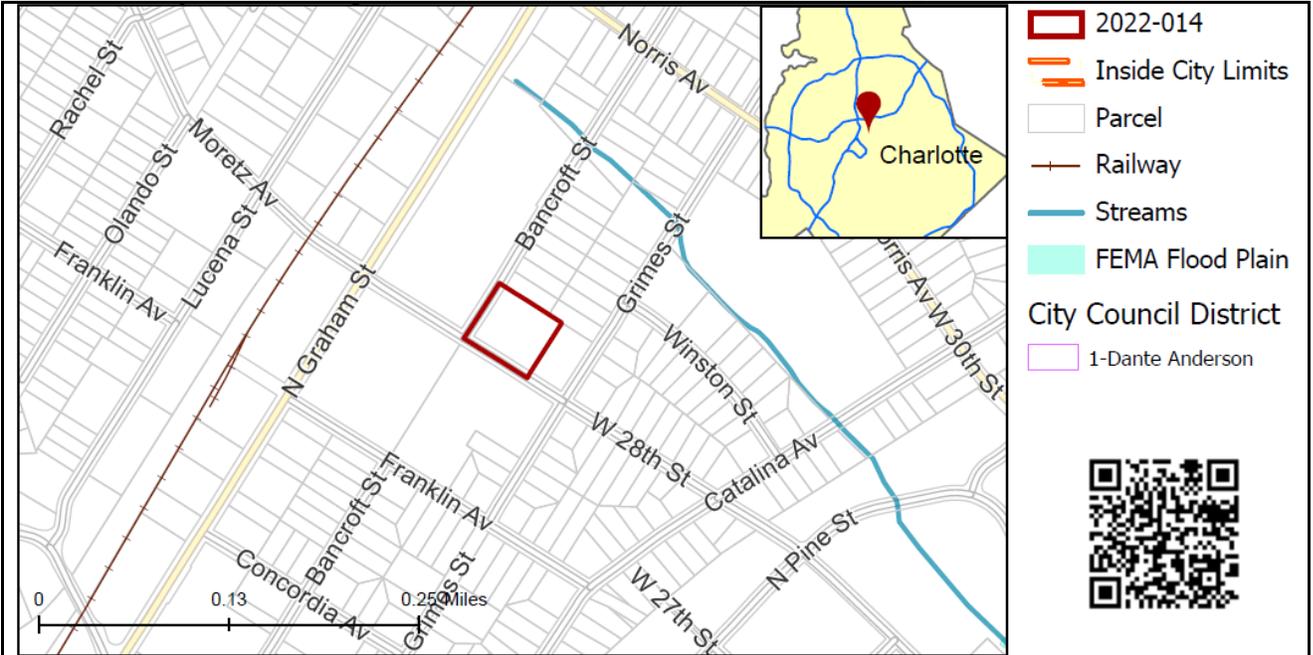


**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately 1.08 acres located at the northeast intersection of West 28th Street and Bancroft Street, east of North Graham Street.



**SUMMARY OF PETITION**

The petition proposes to construct a new Charlotte Fire Department station to replace an existing station northwest of downtown.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

Stewart (on behalf of Charlotte Fire)

**AGENT/REPRESENTATIVE**

Emily Blackwell/ Stewart

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type.

Rationale for Recommendation

- The site is developed with an existing Charlotte Fire Department station, the new station will exceed 12,500 sqft which is the limit for government buildings in residential zoning.
- Fire stations are an institutional use generally compatible with low scale residential uses however the proposed zoning is more compatible with the Neighborhood Center place type than the Neighborhood 1 place type.
- Neighborhood centers provide goods and services to surrounding neighborhoods and can provide a transition of uses and development intensity.

- The site is located on and oriented to E. 28<sup>th</sup> St. the proposed Fire station provide a transition from the industrial and commercial uses north and west of the site to the single family residential to the north of the site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood Center Place Type for the site.

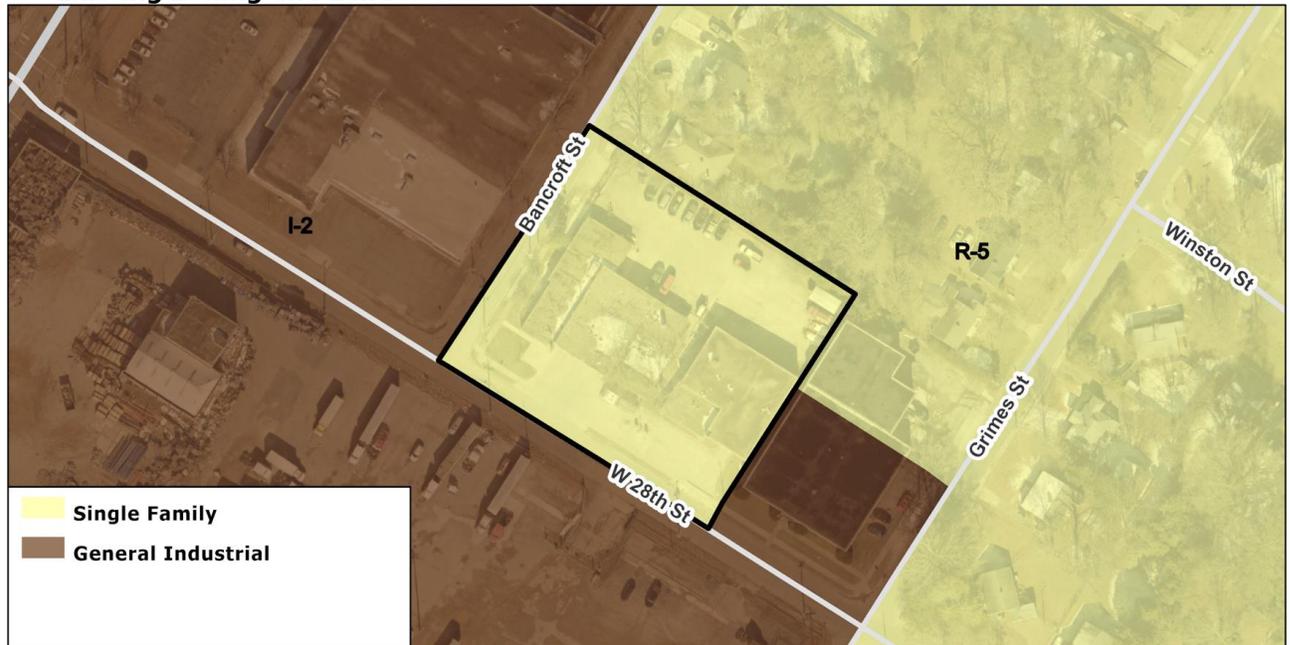
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a fire station with a maximum building height of 40 ft.
- Access from 28<sup>th</sup> Street and Bancroft St.
- Constructs an 8 ft sidewalk and 8 ft planting strip on both 28<sup>th</sup> St. and Bancroft St.
- Site plan illustrates existing building to remain and new building/renovation and parking envelope.
- Provides a 10 ft side yard adjacent to single family use/zoning.

- **Existing Zoning and Land Use**



The site is located in between an area of industrial uses to the south and west and single family residential to the north and east.



The site is in an area with a mixture of manufacturing, warehouse, wholesale uses and single family residential uses.



The site is developed with a City of Charlotte Fire Station 11.



North of the site, at the corner of Bancroft St. and W 28<sup>th</sup> St. is a warehouse, auto parts supplier use.



East of the site are single family homes along Brancroft St.

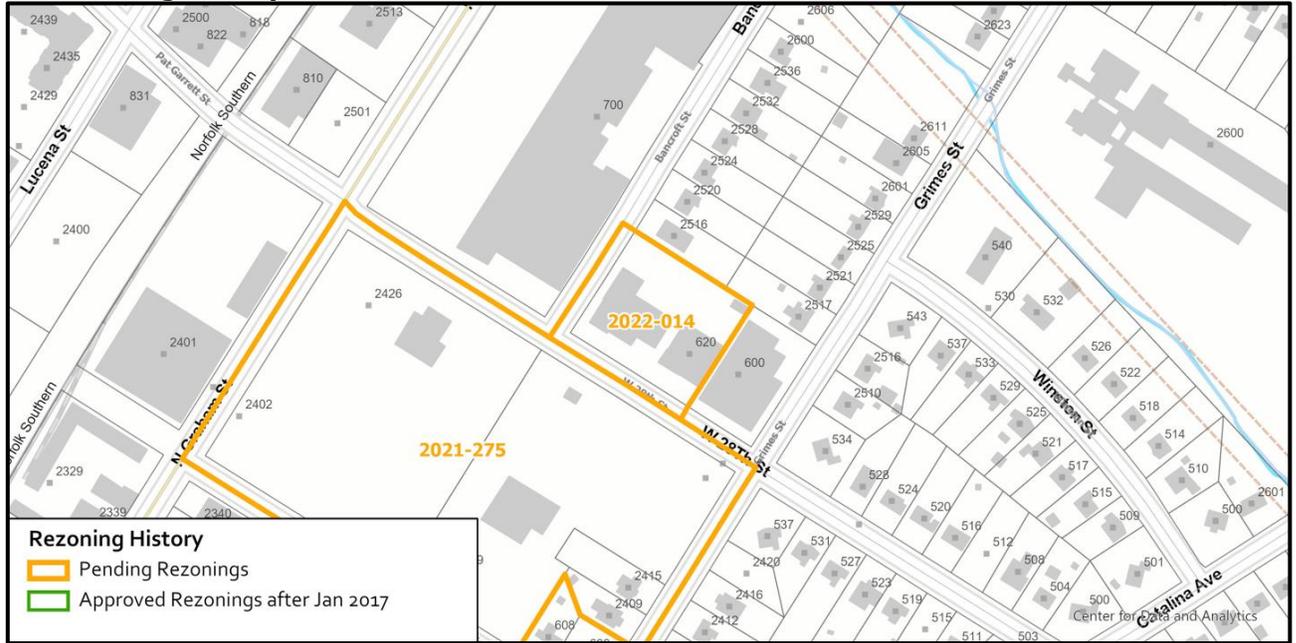


South of the site, at the corner of Grimes St. and W. 28<sup>th</sup> St. is a warehouse, building supplier use.



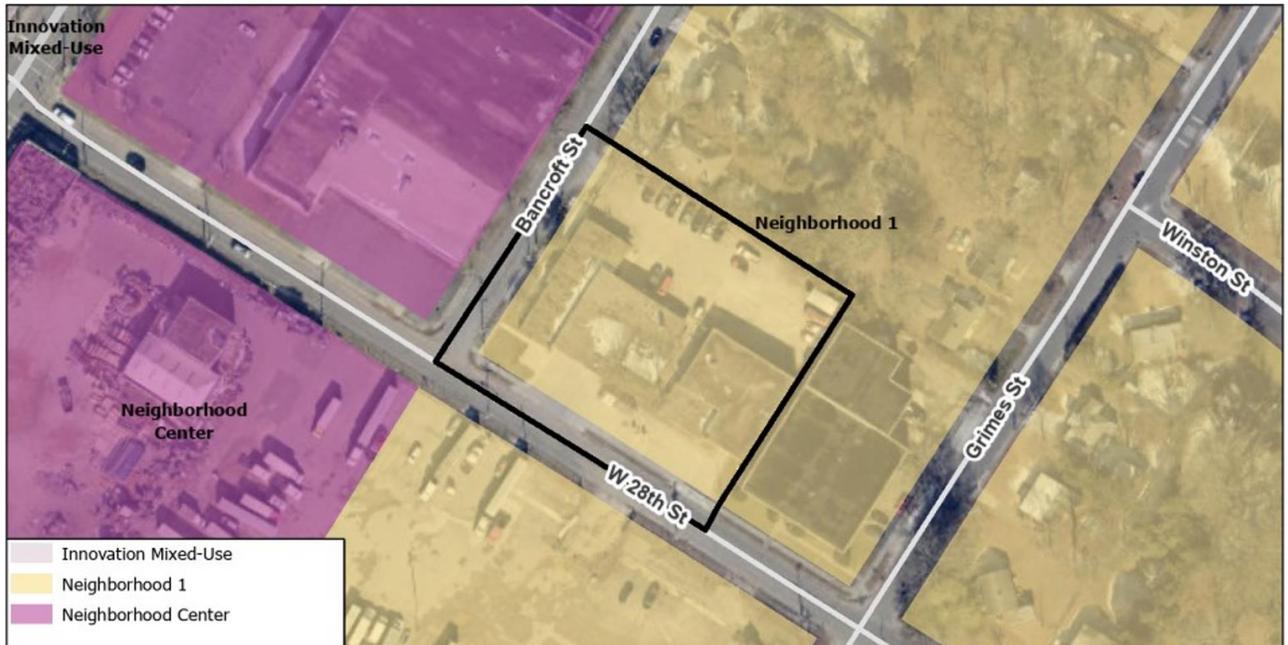
West of the site, across W. 28<sup>th</sup> St. is industrial use (pallet storage). This site is under pending rezoning described below.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-275	7.54 acres south of the site, across W 28 <sup>th</sup> Street from I-1 and R-5 to MUDD(CD) for up to 370 multi-family and 31 townhome style dwelling units.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for the site.

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- **TRANSPORTATION SUMMARY**

- The petition located adjacent to 28th Street, a city-maintained major collector and Bancroft Street, a city-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to provide 36-feet of right-of-way in order to accommodate an 8-foot planting strip along with an 8-foot sidewalk. All outstanding CDOT comments have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 80 trips per day (based on 16,004 sqft of fire station use).  
Entitlement: 5 trips per day (based on 5 single family dwelling units).  
Proposed Zoning: 80 trips per day (based on 16,0004 sqft fire station use).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Bancroft St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Bancroft St. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311

## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-122

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	<p><b>N/A</b></p>
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	<p><b>N/A</b></p>
	<p><b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	<p><b>N/A</b></p>
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	<p><b>N/A</b></p>

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b> Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p>N/A</p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b> All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b> Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b> Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b> Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b> Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>✓</p>