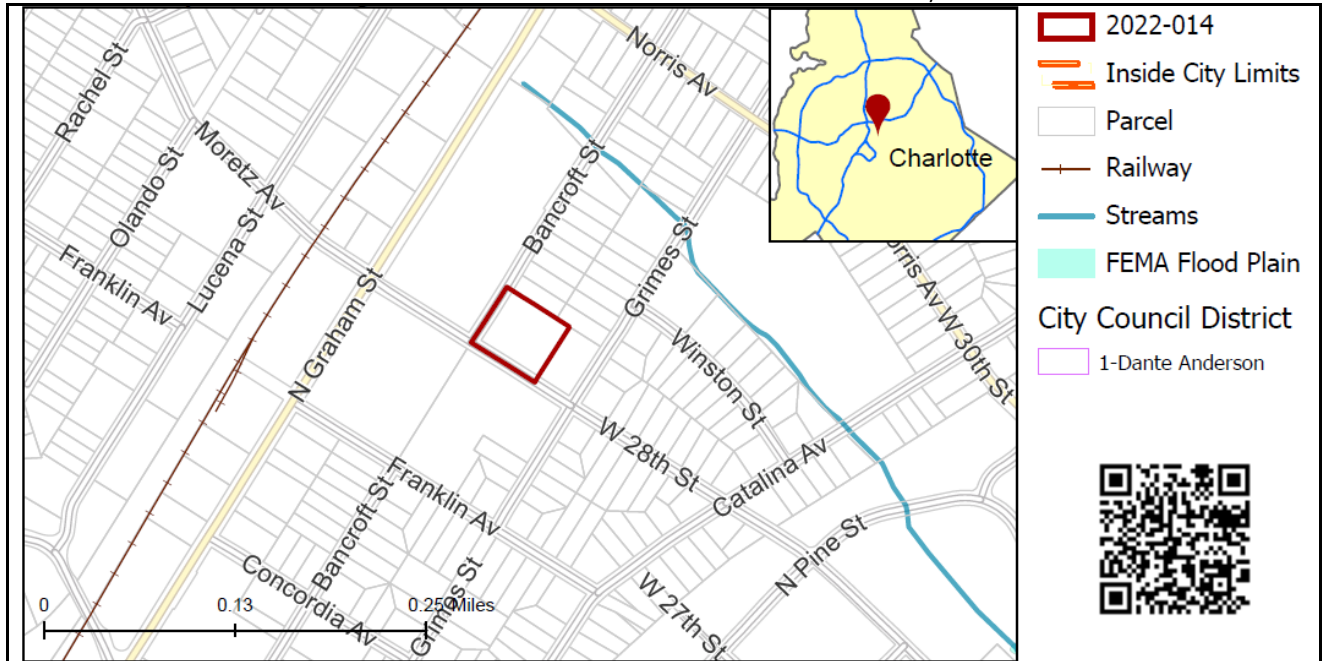


REQUEST

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. A portion of the existing station would remain and be renovated.

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 **consistent** with the 2040 Policy Map recommendation for the Neighborhood 1 place type.

Rationale for Recommendation

- The petition could facilitate Goal 10: Fiscally Responsible of the 2040 Comprehensive Plan.
- 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 under the current Ordinance.
- Fire stations are an institutional use generally compatible with low scale residential uses.

- The Neighborhood Service zoning district provides flexibility in development standards to allow renovation and expansion of the Fire departments facilities and services at this location..
- The site is located on and oriented to E. 28th 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.

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 28th Street and Bancroft St.
- Constructs an 8 ft sidewalk and 8 ft planting strip on both 28th 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 28th St. is a warehouse, auto parts supplier use.



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

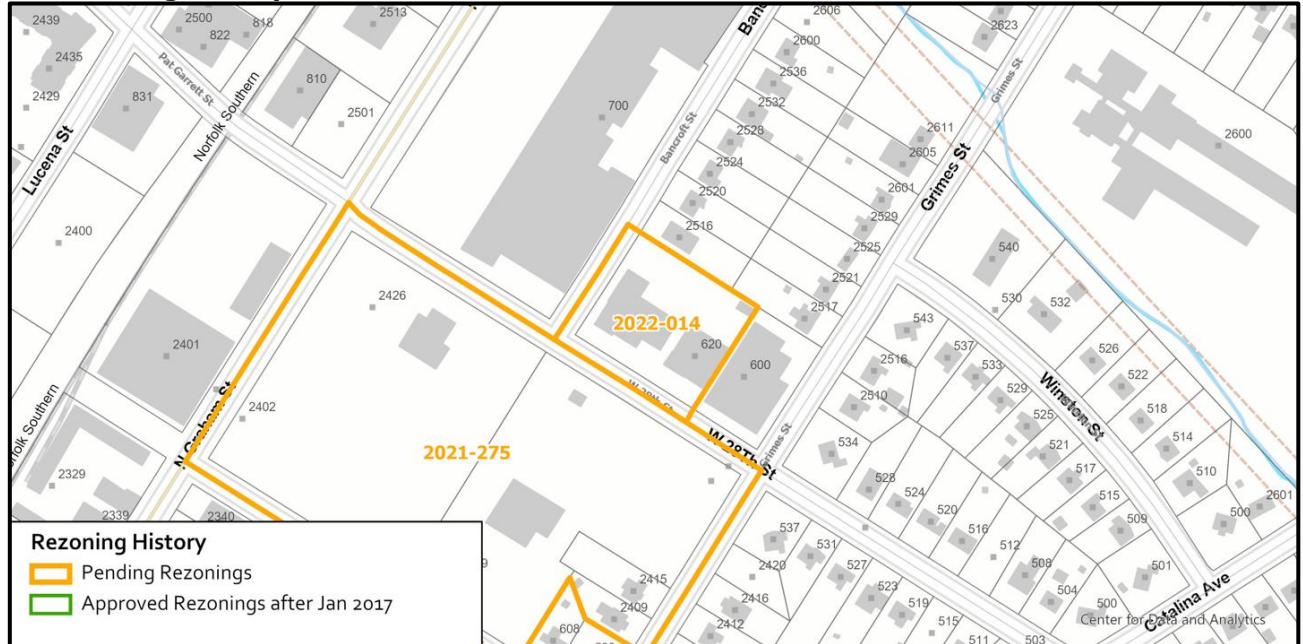


South of the site, at the corner of Grimes St. and W. 28th St. is a warehouse, building supplier use.



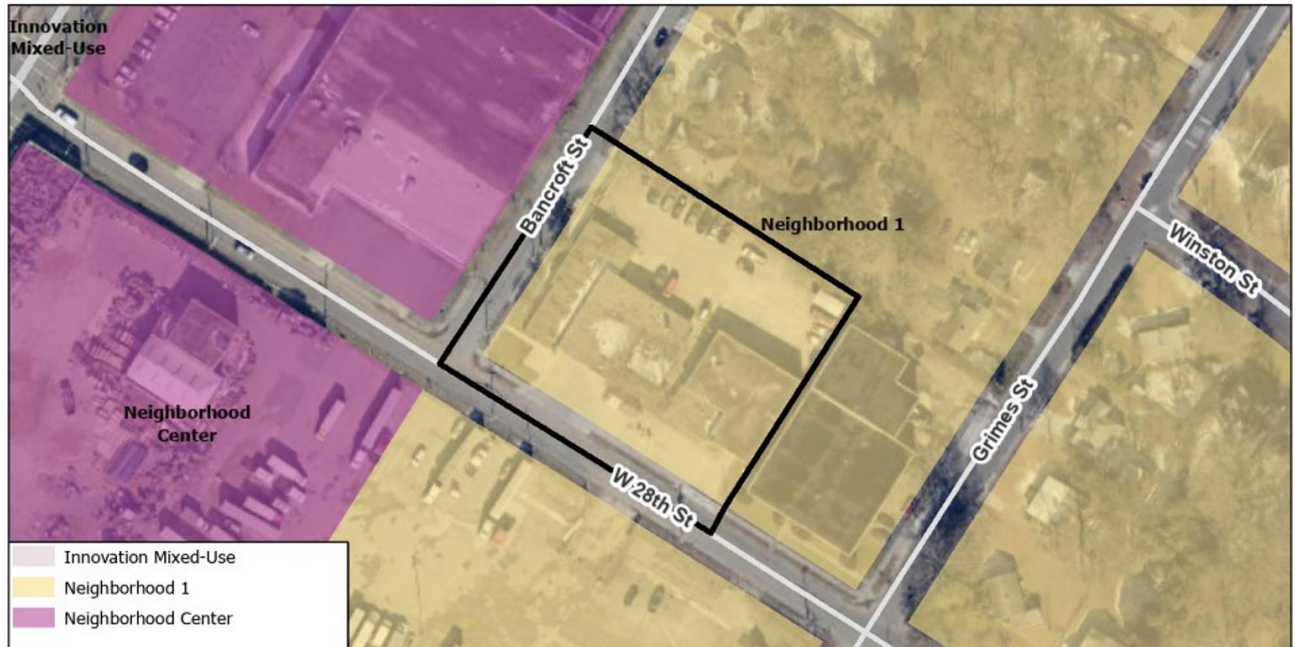
West of the site, across W. 28th St. is industrial use (pallet storage). This site is under pending rezoning described below.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-275	7.54 acres south of the site, across W 28 th 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.

- **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
- **Charlotte-Mecklenburg Historic Landmarks:** See advisory comments at 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
- **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.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311