



Zoning Committee Recommendation

Rezoning Petition 2022-014

October 4, 2022

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.
(Council District 1 - Anderson)

PETITIONER

Stewart (on behalf of Charlotte Fire)

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 1 place type for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
 - 10: Fiscally Responsible 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.

Motion/Second: Barbee / Russell
Yeas: Barbee, Gaston, Gussman, Harvey, Russell,
Welton
Nays: None
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Gussman asked about the portion of the existing building to remain. Staff responded that part of the building was primarily used to store their historical equipment and was newer construction and some updates may be made. The remainder of the building is older and doesn't meet the Fire Departments current needs and standards.

There was no further discussion of this petition.

PLANNER

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