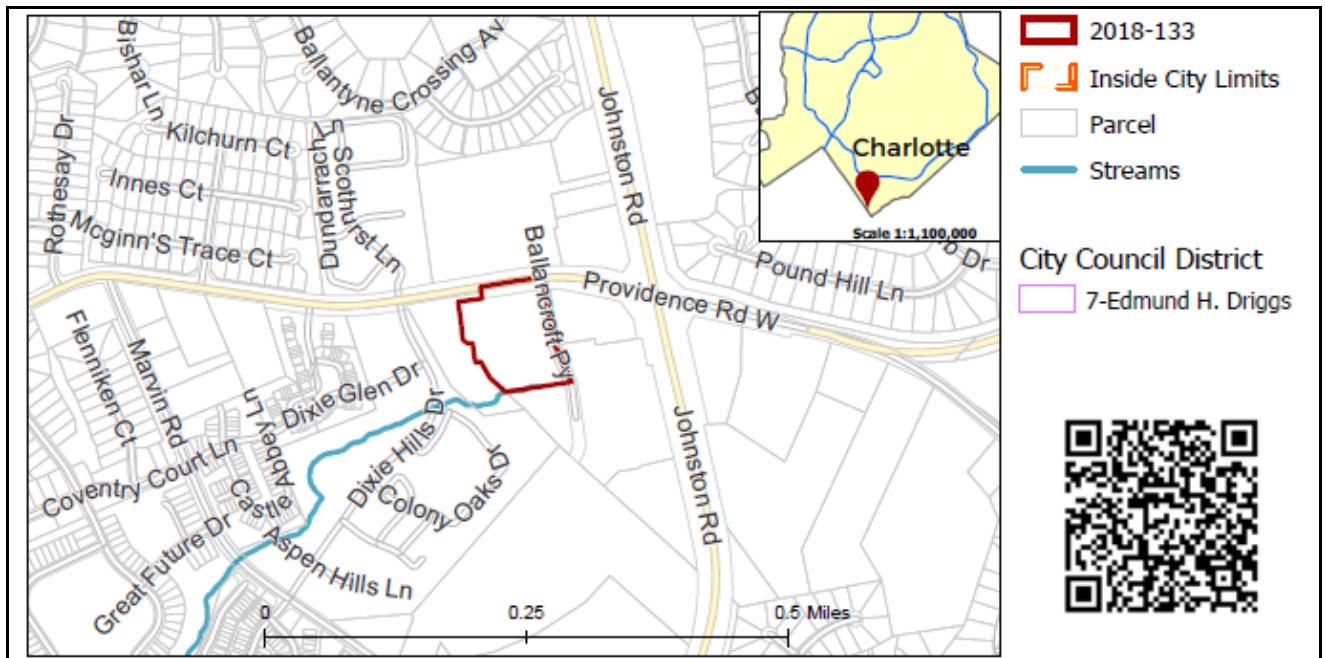


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately 4.28 acres located at the intersection of Providence Road West and Ballancroft Parkway, west of Johnston Road (Council District 7 - Driggs)



**SUMMARY OF PETITION**

The petition proposes to develop a vacant parcel, south of Ballantyne, with a police station.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Joseph Humphrey/ Monifa Hendrickson-Woodside

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *South District Plan* recommendation for single family residential up to three dwelling units per acre.

Rationale for Recommendation

- While the plan recommends single family land use, the parcel is surrounded by office, retail, and multi-family land uses developed since the plan was written.
- Area plans generally do not specify the locations for new institutional uses such as government buildings.
- The requested government building is appropriate given its siting on a major thoroughfare, and near the intersection with Johnston Road.

- The proposal is an additional element in an emerging walkable concentration of non-residential uses in its vicinity.
- The proposed facility will provide a city service to the area.
- The proposed site plan commits to setbacks consistent with existing development along Providence Road West and allows for future connections across the site from the remaining portion of the parcel to Ballancroft Parkway.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at three units per acre to institutional use for the site.

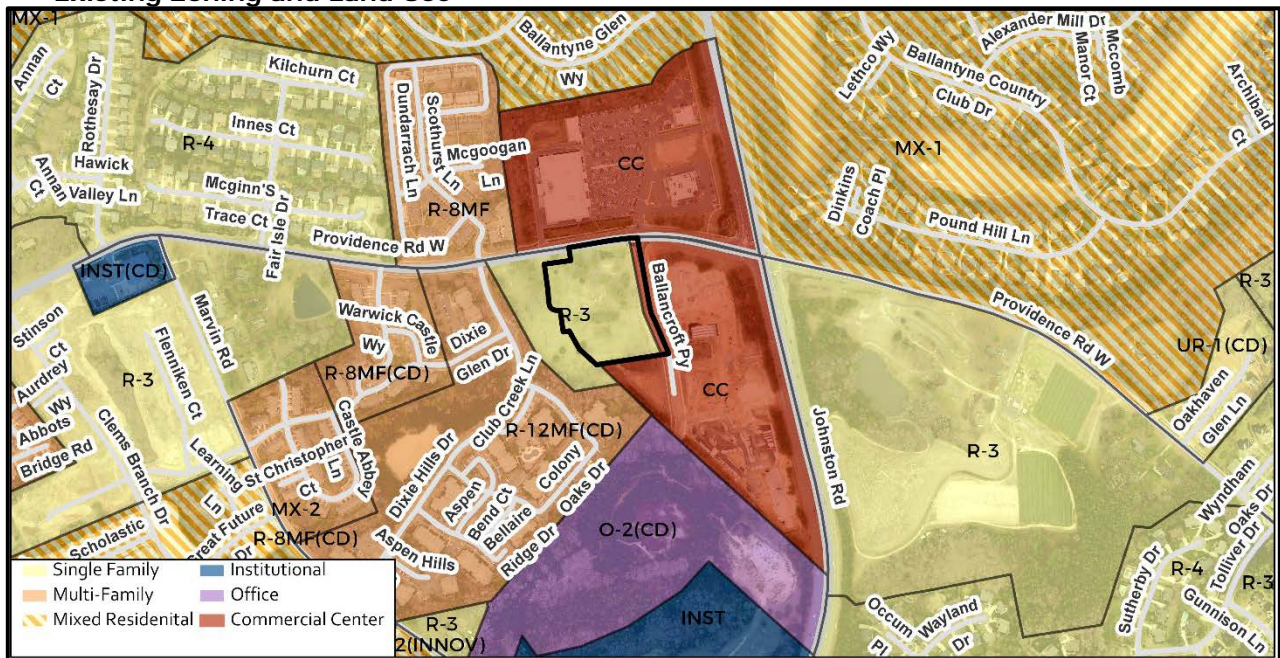
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 22,500-square foot building area for a police station and neighborhood services offices and associated accessory uses on a portion of a larger parcel. The remainder of the parcel is not included in the rezoning.
- Provides vehicular access from Ballancroft Parkway and Providence Road West.
- Depicts minimum 56-foot wide strip reserved for possible future connections along south side of site and possible future connection from the proposed driveway to western portion of parcel not included in rezoning.
- Provides an eight-foot planting strip and six-foot sidewalk along Providence Road West from Ballancroft Parkway to Dixie Hills Drive.
- Commits to a 35-foot setback along Providence Road West and a 30-foot setback along Ballancroft Parkway.
- Provides a left turn lane into site on Providence Road West.
- Provides building elevations and rendering to reflect architectural style of the building.
- Provides 15 visitor parking spaces accessed from the driveway off Providence Road West.
- Indicates an eight-foot tall decorative fence around the gated, secured staff parking area.
- Specifies all lighting will be downwardly directed and full cut-off type. Detached lighting limited to 25 feet in height.

- **Existing Zoning and Land Use**



North and east of the site are commercial developments. The portion of the site to the east, not included in the rezoning is vacant. South and west of the site is a multi-family development.

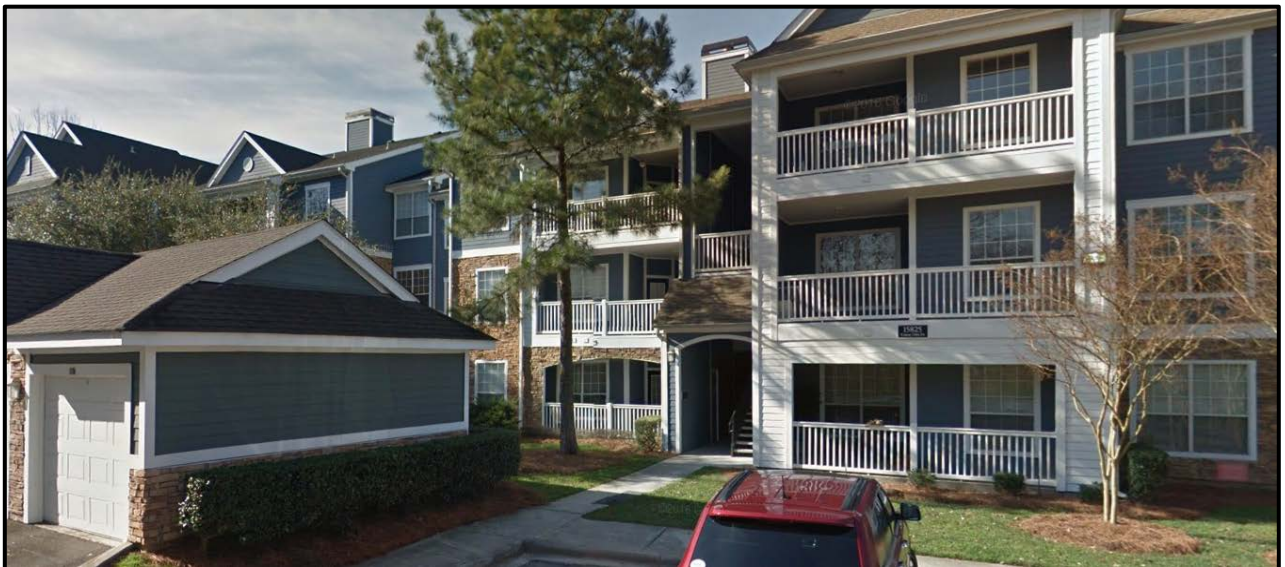




The subject property is undeveloped.



The property to the north along Providence Road West is developed with a Publix grocery store.



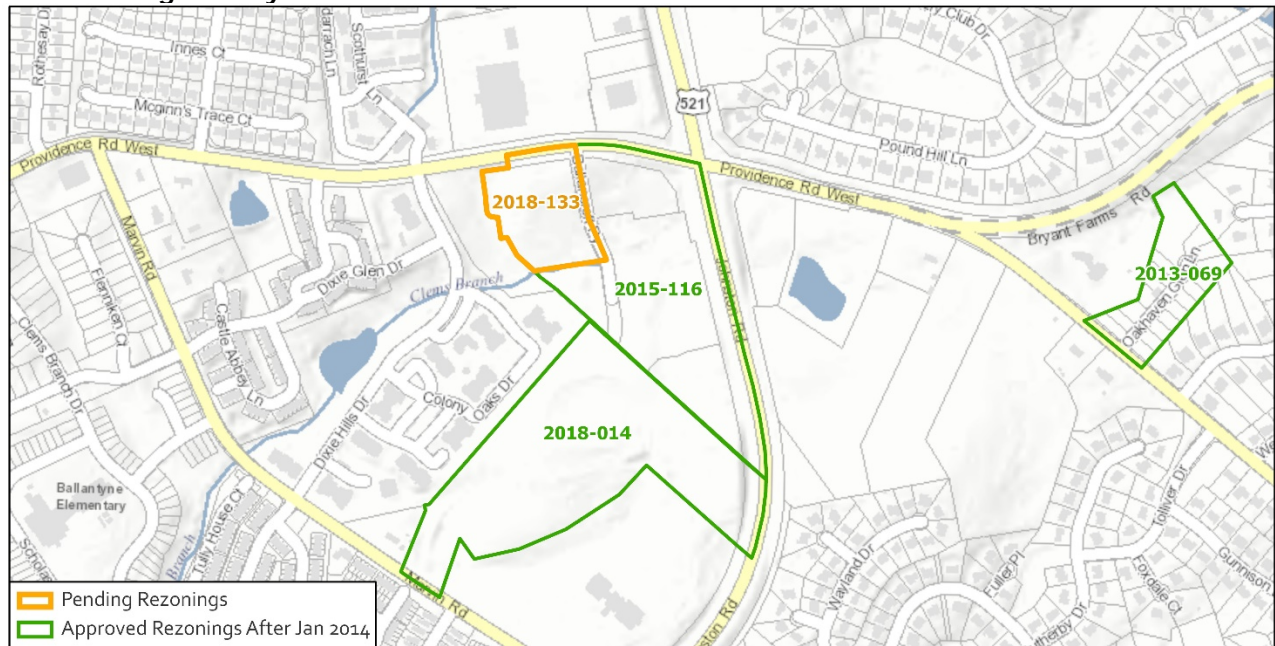
The property to the south and west along Dixie Hills Drive and Colony Oaks Drive is developed with apartments.





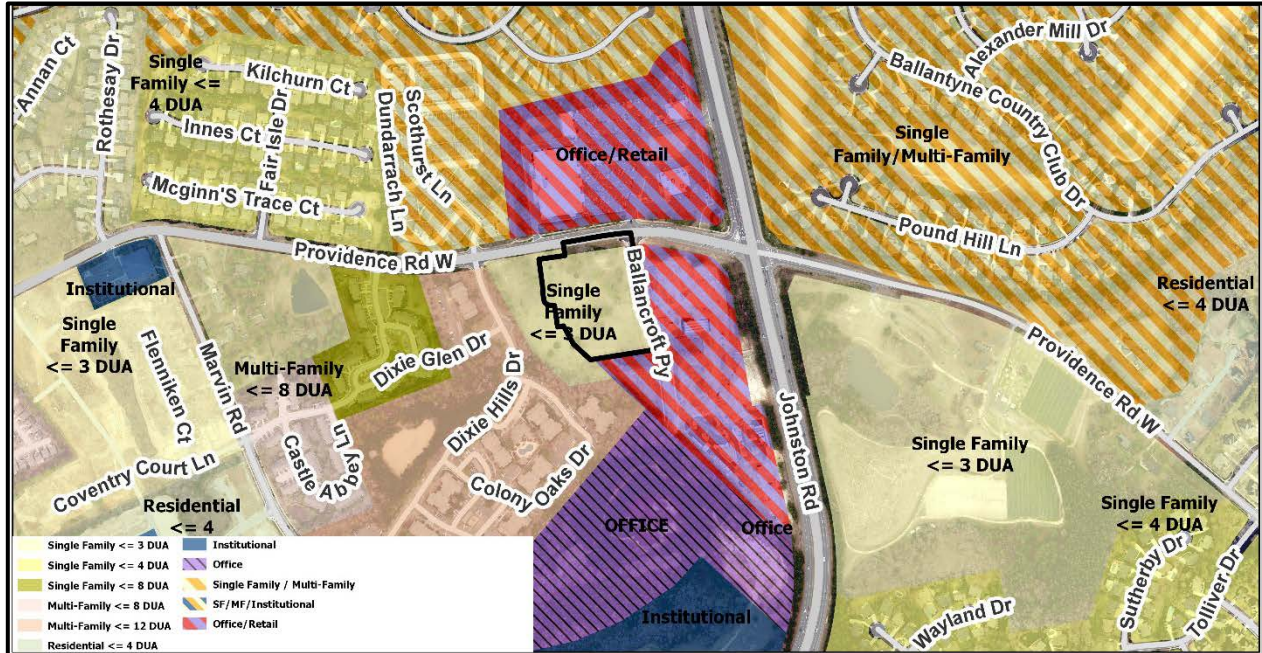
The property to the east along Ballancroft Parkway is developed with office and retail uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-069	Rezoned 5.0 acres to UR-1(CD) (urban residential conditional) to allow 19 single family dwellings	Approved
2015-116	Rezoned 13.22 acres to CC (commercial center) to allow a mixture of office, retail, financial institution and hotel uses.	Approved
2018-014	Rezoned 18.95 acres to O-2(CD) (office conditional) to allow a health institution and medical offices.	Approved

- **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential land use at three dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a major thoroughfare. The site plan commits a future connection from existing Ballancroft Parkway to the remaining portion of the parcel. The site plan also commits to pedestrian improvements on Providence Road West in the form of planting strip and sidewalk.
  - No outstanding issues.
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 260 trips per day (based on 22 single family dwellings).  
Proposed Zoning: 1,550 trips per day (based on 22,500-square foot government office).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential 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 8-inch water distribution main located along Ballancroft Parkway. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located on subject parcel.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

---

**OUTSTANDING ISSUES**Site and Building Design

1. ~~Add a conditional note specifying that cross access easements will be provided along the south side of the site within the 56-foot wide space to accommodate the future possible connection.~~  
Addressed.

---

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing Staff Analysis
- Post hearing Staff Analysis
- Zoning Committee Recommendation
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Mecklenburg County Parks and Recreation Review
    - Transportation Review

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