

**MANDATORY REFERRAL REPORT NO. 00-27**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
*to Purchase Property to Serve as Fire Station #36 – Pavilion Boulevard*

**SEPTEMBER, 2000**

**PROJECT LOCATION**

The proposed location for Firehouse Station #36 is a 5.5-acre vacant parcel on the west side of Pavilion Boulevard immediately northeast of I-485. The site is a portion of a larger 23.3-acre parcel whose tax i.d. number is 051-042-01 (see attached map). The site is bounded on the southwest by I-485, on the northwest by a Duke Power right-of-way, and on the east by residential areas.

**PROJECT PROPOSAL**

The proposal is to purchase 5.5 acres of land to serve as a fire station to service the Highway 29/49 area in northeast Charlotte.

**PROJECT JUSTIFICATION**

Continued residential and commercial growth and development in this portion of the city, coupled with potential annexation of an area north and east of the site, require the construction of a station in this area. The Charlotte Fire Department has identified this property as the best location for response time to service the area.

The “US Highway 29” and “Back Creek Church Road” annexation qualifying areas, which lie north and south (respectively) of this site, are eligible for annexation in 2001. A Resolution of Intent to Annex is scheduled to be considered by City Council on September 25, 2000. Annexations, if approved, would become effective on June 30, 2001.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

A section of I-485 has recently been completed immediately southwest of the subject property. There are interchanges at Highway 29 (N. Tryon Street) and Highway 49 (University City Blvd.) but not at Pavilion. No other public improvements are planned for this area.

Current zoning of the site is O-1(CD). The northern segment of this larger parcel is developed for parking for the Blockbuster Pavilion, with a Duke Power right-of-way separating the two segments of the larger parcel. Properties to the east (across Pavilion Blvd.) are residentially developed.

The Northeast District Plan recommends an R-8 development for this parcel. Fire stations (“government buildings”) are permitted by right in R-8 districts in the Charlotte Zoning Ordinance.

**PROJECT IMPACT**

Once the above-mentioned areas are annexed into the city, emergency services will need to be provided. The acquisition of this property for a fire station at this time will initiate the process to provide these services to this fast-growing segment of the city. Delaying the purchase of property until after the annexation is complete would further limit the ability to secure land appropriate for this purpose, given the high rate of development in the area. The actual date of construction is dependent upon the timing of annexations and the degree to which current growth trends continue.

Members of the Joint Use Task Force have reviewed this proposal and have had no comment on it.

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Fire Station on Pavilion Boulevard

(vicinity map)





**PROJECT COST**

An initial independent appraisal of the land places value at \$20,000/acre for a preliminary land value in the \$110,000 range. Total cost of the project is budgeted to be approximately \$2.1 million.

**STAFF RECOMMENDATION**

Staff recommends approval of the purchase of approximately 5.5 acres of parcel # 051-042-01 for the purpose of constructing Fire Station #36, subject to the petitioner's plans to have the property rezoned from O-1(CD) to R-3 (including any conditions which may be necessitated by the rezoning process). Although both the O-1 and R-3 zoning designations allow, by right, development of fire stations, the more restrictive R-3 designation would prevent any more intense uses from being introduced onto the site (without further rezoning) if the City eventually discontinues the proposed use.

Purchasing the property at this time will secure the location in order to maintain and improve emergency services to a growing segment of Mecklenburg County, a portion of which will likely be annexed into the City of Charlotte during 2001. A purchase at this time could also save the city money due to increased demand of development in the area.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee voted unanimously to approve the petitioner's request, subject to the parcel being re-zoned to R-3.