

MANDATORY REFERRAL REPORT NO. 00-30
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE OF PROPERTY FOR FIRE STATION #34
September 19, 2000

PROJECT LOCATION

The site is located southeast of Rocky River and Grier Roads at the entrance to Reedy Creek Park. The site consists of approximately two acres of land and is currently owned by Mecklenburg County Parks and Recreation. It is zoned R-3.

PROJECT PROPOSAL

The site is proposed for the location of Fire Station #34.

PROJECT JUSTIFICATION

Currently, this area is being serviced by the Newell volunteer fire department. If and when the area is annexed, acquisition of the site would allow the Fire Department to provide commensurate emergency services throughout the area. The actual date of construction depends on when and if the area grows enough to qualify for annexation. The earliest that this could occur is June 30, 2001, and fire service would need to be available on that date.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The property currently belongs to Mecklenburg County Park and Recreation and is a portion of Reedy Creek Park. Site development would be closely coordinated with Mecklenburg County Parks and Recreation to ensure that the site development and architectural features are sensitive to the park.

PROJECT IMPACT

Acquisition of this property should have positive impacts for the City and County by increasing emergency public safety facilities in specific communities.

The Planning Committee reviewed this property (MR# 99-14) at the June 1999 meeting as part of a land swap package between the City and County governments. The Planning Committee did not support this site for a fire station because of safety issues at the intersection of Rocky River and Grier roads. City Engineering plans to improve this intersection as part of the acquisition and future fire station project.

PROJECT COST

A fair market appraisal report will determine land costs for the property. Other costs include right-of-way acquisition costs for intersection improvements and improvement construction costs. The intersection improvements are in the design stages, so actual costs have not been determined at this point.

STAFF RECOMMENDATION

Staff recommends approval of the purchase.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously recommends approval.

Mandatory Referral: MR00-30

