

MANDATORY REFERRAL REPORT NO. 01-23

CHARLOTTE-MECKLENBURG PLANNING COMMISSION SALE of PROPERTY USED as a TEMPORARY FIRE STATION

PROJECT LOCATION

The proposed site is located on Providence Road West, east of US 521. The 3.93-acre parcel is located on the south side of Providence Road West between Dixie Cross Road to the east and Ardrey-Kell Road to the west.

PROJECT PROPOSAL

The proposed site has been in use as a temporary fire station since City Council approved the purchase of the property in 1997. The site will be sold by the upset bid process.

PROJECT JUSTIFICATION

Fire Station #32 has been completed and the temporary facility has been vacated. The City has received an offer to purchase the site for demolition of the existing structure and construction of a single-family home.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The Charlotte Fire Department will no longer need the facility for fire department activities due to the completion of a permanent Fire Station No. 32. The current zoning of the property is R-3.

PROJECT IMPACT

The property is currently zoned R-3 and by right could be developed with 11 single-family homes. The property to the east is a vacant parcel and approximately the equivalent size. There should be no adverse impacts and the proposed use will blend with single-family uses.

PROJECT COST

In 1997 the property was purchased at \$159,000 and the current appraised value is \$204,500.

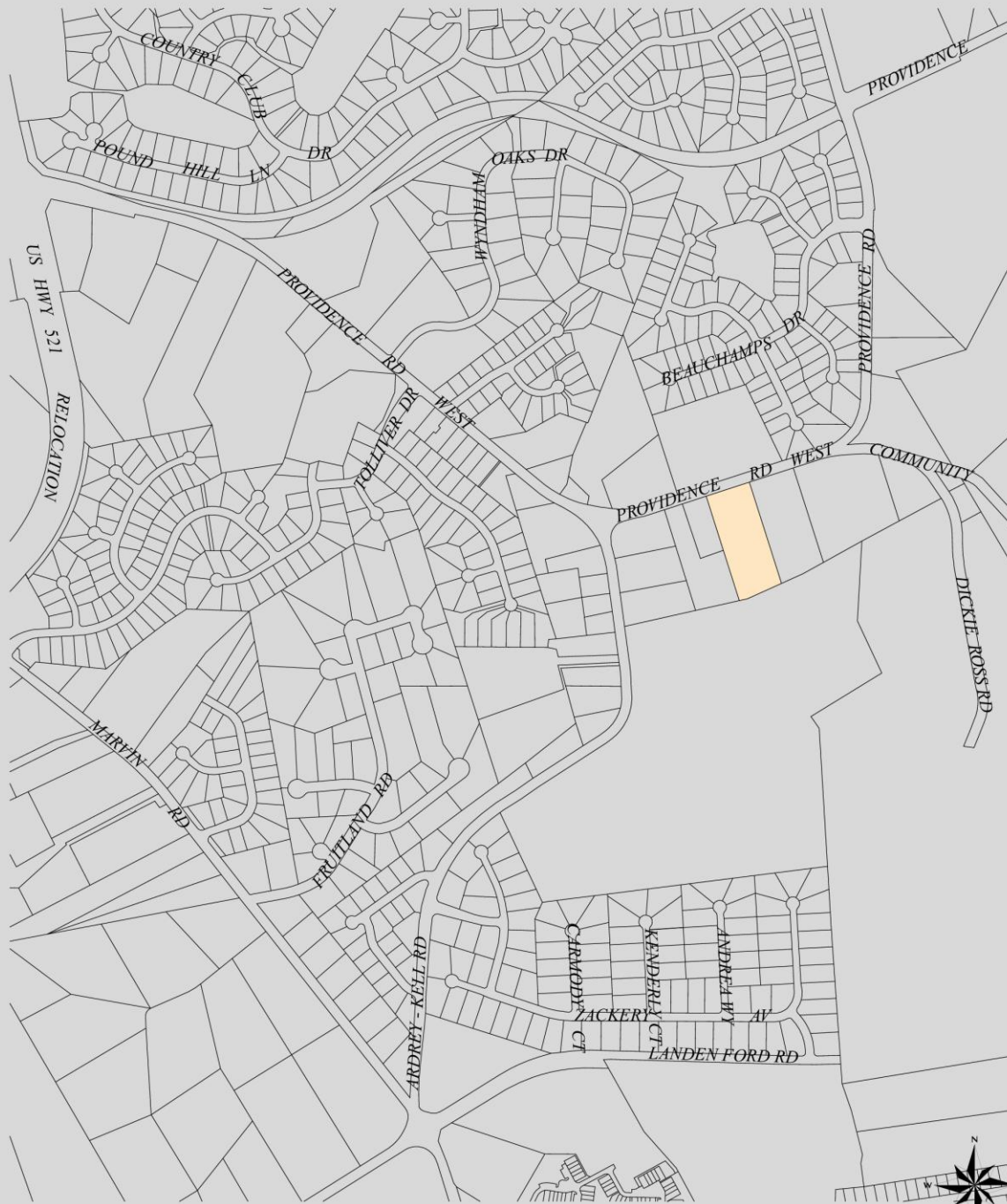
STAFF RECOMMENDATION

The City-County Joint Use Task Force reviewed this Mandatory Referral on May 2, 2001 and did not identify any joint use opportunities for the property. Staff supports the sale of this property to be used for single-family development consistent with zoning.

PLANNING COMMITTEE RECOMMENDATION

Approve 5-0.

Mandatory Referral: MR01-23



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.

M E M O R A N D U M

TO: Charlotte-Mecklenburg Planning Commission

FROM: Kent G. Winslow
Real Estate Supervisor

DATE: April 27, 2001

SUBJECT: Mandatory Referral for Sale of Temporary Fire Station 32

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact Diane Johnson at 336-4550 if additional information is required. Thank you.

KGW:dj

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

- I. Initiating Department: Engineering and Property Management Date: April 27, 2001 Submitted By: Kent G. Winslow Prepared: Diane B. Johnson, Asset Management Division
- II. Project Name: Temporary Fire Station #32 – 10021 Providence Road West
Location and Description of Project: 3.93 acres of improved land located on Providence Road West; Tax Code 229-011-03; Zoning R3; See attached tax map and Real Estate Detail Summary Report.

III. Project Justification/Need: In April, 1997 City Council approved the purchase of this property and the 1,510 sq. ft. single family ranch dwelling for a temporary fire station site. The purchase price was \$159,000. Construction of the new Fire Station #32 is completed and the temporary station has been vacated. The City has received an offer to purchase the property for demolition of the current structure and construction of a new single family residence on the property at the appraised value of \$204,500. The sale of the property would be by the upset bid process.

IV. Project Status (check those that apply):

Nothing done but this report __X__ Land not yet acquired _____
Preliminary plans completed _____ Land acquisition _____
Detailed plans completed _____ underway _____
No land acquisition involved _____ Land acquired _____
Project under contract _____

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	<u>_____</u>	<u>_____</u>
Land	<u>_____</u>	<u>_____</u>
Construction	<u>_____</u>	<u>_____</u>

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area? _____No

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). _____Appraisal Fee and closing costs.

VIII. Assistance Funds - (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance). _____N/A