

MANDATORY REFERRAL-REPORT NO. 04-13
Acquisition of Land for a Fire Station on York Road

PROJECT PROPOSAL AND LOCATION:

The Charlotte Fire Department has analyzed the areas qualifying for 2005 annexation to determine the resources necessary to provide emergency services once annexation becomes effective on June 30, 2005. A site for a new fire station has been identified to service large annexation areas in the Steele Creek area. The site in question is located on York Road (NC Hwy 49) south of Steele Creek Road, just north of Greybriar Forest Lane. The proposal involves acquisition of 4.1 acres, including all of 3.5-acre Parcel 199-011-10 (13624 York Road) and a .6-acre portion of 5.5-acre Parcel 199-552-01 (13600 York Road). A single-family residence is currently located on each of these parcels, but is not situated on the .6-acre portion to be acquired.

PROJECT JUSTIFICATION:

A fire station at this location is needed to provide emergency services to areas scheduled for annexation effective in June 30, 2005. A requirement of annexation is that services extended to annexation areas must be comparable to those provided within the City. Extension of these services requires the addition of a fire station.

This site was selected from a list of alternatives because it meets all of the Fire Department's station location criteria with regard to appropriate topography, distance from other existing fire stations, and quick access to neighborhoods in the vicinity. Each fire station facility must be approximately 2.5 miles from other stations in order to provide proper response times to service areas. This proposed site is strategically located to prevent overlap of the nearest existing fire station (Station 26 located at 9231 South Tryon Street) and other potential future fire station sites.

(It should be noted here that the proposed 2005 annexation in this area will necessitate two additional proposed real estate transactions: acquisition of a second permanent station location in the Shopton Road West/Armour Creek area; and, acquisition of a site to serve as a temporary station location in the Sledge Road/Shopton Road West area. These transactions will be covered under separate Mandatory Referrals.)

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Fire protection services must be made available to annexation areas in accordance with applicable state annexation statutory requirements. The level of service that Charlotte Fire Department provides requires the establishment of a fire station to meet this requirement.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Southwest District Plan calls for single family residential (up to 3 dwelling units per acre) on these parcels and adjacent properties, and identifies nearby commercial nodes on York Road. A fire station is considered to be an appropriate land use that would be supportive of the surrounding and nearby commercial and residential properties.

PROJECT IMPACT:

The proposed fire station on York Road will provide better fire protection for the neighboring communities and the City will comply with the mandate for fire protection in the upcoming annexed area. Charlotte firefighters not only provide fire protection service, but as "first responders" they are skilled to address various medical emergencies.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The primary parcel (13624 York Road) is over 700 feet deep and contains about 3.5 acres. The rear of the property is wooded and abuts a creek. Should the City be successful in obtaining this parcel, there may be some future opportunity to devote this auxiliary land to another public purpose (park, greenway, or a telecommunication tower).

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this site must commence as soon as possible in order to provide adequate time for design and construction of the new facility for servicing 2005 annexation areas. The new facility is scheduled for completion by December 2005, and in the interim a portion of the area will be temporarily serviced by Fire Station #26 on South Tryon Street. A separate temporary fire station facility will also be needed to cover the period of time from June 30, 2005 until the completion of planned fire stations.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force met on June 2, 2004 and had no comments regarding this proposal.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of this property to serve as a future fire station site.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a 6-0 vote at their June 15, 2004 meeting.

MR 04-13

