

MANDATORY REFERRAL-REPORT NO. 04-16
Acquisition of Land for a Temporary Fire Station on Shopton Road West

PROJECT PROPOSAL AND LOCATION:

The Charlotte Fire Department has analyzed the areas qualifying for 2005 annexation to determine the resources necessary to provide fire protection services once annexation becomes effective on June 30, 2005. Large annexation areas in the Steele Creek area will necessitate acquisition of land for two new fire stations to service these areas (separate Mandatory Referral reports addressing the need for those facilities are being provided). A need has been identified for the purchase of a temporary fire station site to accommodate extension of fire services to areas to be annexed effective June 30, 2005, until the two permanent stations are completed.

The proposal involves the purchase of a 3.6-acre parcel located at 14400 Shopton Road West (parcel 19904126), for the placement of the temporary station site. The property is located on Shopton Road West, facing the "T" intersection of Sledge Road, and is developed with a 4-bedroom, 2-bath single-family residence that can be easily modified to serve as living quarters for the firefighters assigned to the temporary station. The house is in very good condition and requires only minimal work as needed to accommodate the proposed use.

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.

PROJECT JUSTIFICATION:

The property's location is strategic because it can serve the proposed annexation areas without a need to develop a second temporary site. The temporary fire station will be located exactly mid-way between the two proposed permanent fire stations scheduled for construction in the next 24 months. Construction of the second station will commence when the first station nears completion. As the first permanent fire station is completed, the temporary site will be available to serve other area while the second station is finished.

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 fire services upon the effective annexation date, thus necessitating the proposed temporary station.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Southwest District Plan calls for single family residential (up to 1 dwelling unit per acre) on this parcel and adjacent properties. A temporary fire station at this location is considered to be an appropriate land use that would be supportive of the surrounding residential properties.

PROJECT IMPACT:

The proposed temporary fire station will allow fire protection to be provided to the 2005 annexation areas comparable to service provided to properties within the City. It would be impossible to provide this service to the annexation areas between the annexation effective date and the completion date of the two permanent stations without the establishment of the temporary station.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This proposed transaction is related to – and will be closely coordinated with – the establishment of the two proposed permanent fire stations in the area.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this site must begin immediately in order to provide fire protection while the other two permanent sites are being constructed.

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.

Staff resource: Claire Lyte-Graham

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