

MANDATORY REFERRAL-REPORT NO. 07-19
Proposed Acquisition of a Fire Station Site in the Wilkinson Boulevard Area

PROJECT PROPOSAL AND LOCATION:

The Charlotte Fire Department has identified the need to construct a new fire station in the Sam Wilson Road/Wilkinson Boulevard area of western Mecklenburg County in Charlotte's extraterritorial jurisdiction. The proposed site is on the north side of Wilkinson just east of the intersection with Sam Wilson. Parcel 05554112 is about 6.7 acres of vacant land currently zoned B-2 General Business district, of which the City proposes to purchase about five acres. The area is predominantly commercial, industrial, and multi-family, with some single family east of the site.

PROJECT JUSTIFICATION:

This area of Mecklenburg County will eventually be annexed into the City of Charlotte, necessitating extension of fire protection services into the area. In order to extend services to this area that are equal to those fire protection services currently available within the City, a new station is required at this location.

The locations of current fire stations can be seen on the accompanying maps, that show a 2.5 mile radius response area surrounding every station, and the area that can be served by the proposed station.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Fire Department applies several standards to the placement and operation of fire stations, specifically:

- § locate one Engine within 2.5 miles of all structures and a Ladder company within 4 miles of all structures, and
- § provide response time of 6 minutes for first truck and nine minutes for three trucks within service area

Constructing a fire station at this location helps achieve these goals and maximizes the efficiency of their fire protection coverage.

Additionally, the following criteria are used in selecting a fire station site:

- § Approximately 3 acres (rectangular or square in shape)
- § Strategically spaced between neighboring stations to provide quick response to each neighboring station's area.
- § Located on a main road, but not too close to a major intersection, to allow for easy site exit
- § Good street line of sight distance
- § Near the crest of a road and not located in the valley of a road.
- § Site at or just above road elevation.
- § Preferably vacant (no active business properties or owner occupant homes unless property owners agree to sell).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) as updated by the *Dixie Berryhill Strategic Plan* (2003) calls for the site to be a multi-family / retail mixed use community. It is a large parcel fronting on Wilkinson Blvd., a major thoroughfare. While the proposed fire station is not consistent with the adopted land use plan, it is an element of health and safety necessary for multi-family, mixed use districts.

The current B-2 general business zoning provides for siting of government buildings subject to buffering requirements.

PROJECT IMPACT:

The property to be acquired is a major portion of a 6.7 acre tract of land. The Fire Department needs to occupy only 3 acres of the property (see attached plat). A wet weather creek separates the land needed for the fire station from the back portion of the property that is approximately one acre of buildable land.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

A fire station at Sam Wilson Road and Wilkinson Boulevard will be the first provider of health and safety services when needed at the new US National Whitewater Center. It will also serve as backup to the Charlotte Douglas Airport Fire Station #30 should a disaster occur on or near the airport property.

ESTIMATED PROJECT COMPLETION DATE:

Land purchase is expected to be completed by January, 2008. Funding for design and construction of the station is not yet available, but will be secured in the future as part of annexation allotment.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their October 3, 2007 meeting and the point was raised that the Charlotte-Mecklenburg Police Department may be in the market for office administrative space in this vicinity in order to replace undersized leased quarters. (No one from Police was in attendance at the meeting in order to confirm or verify.)

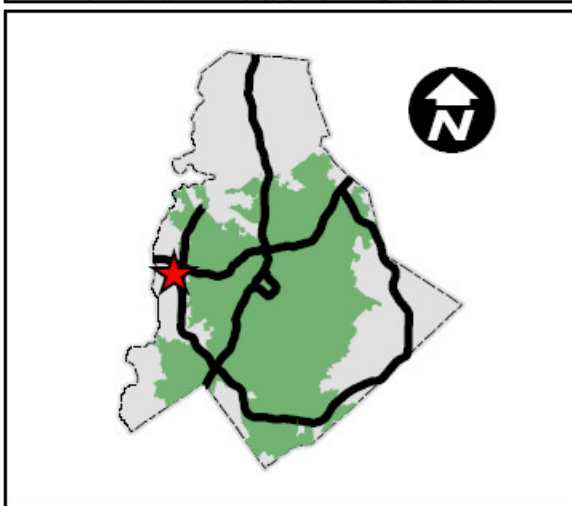
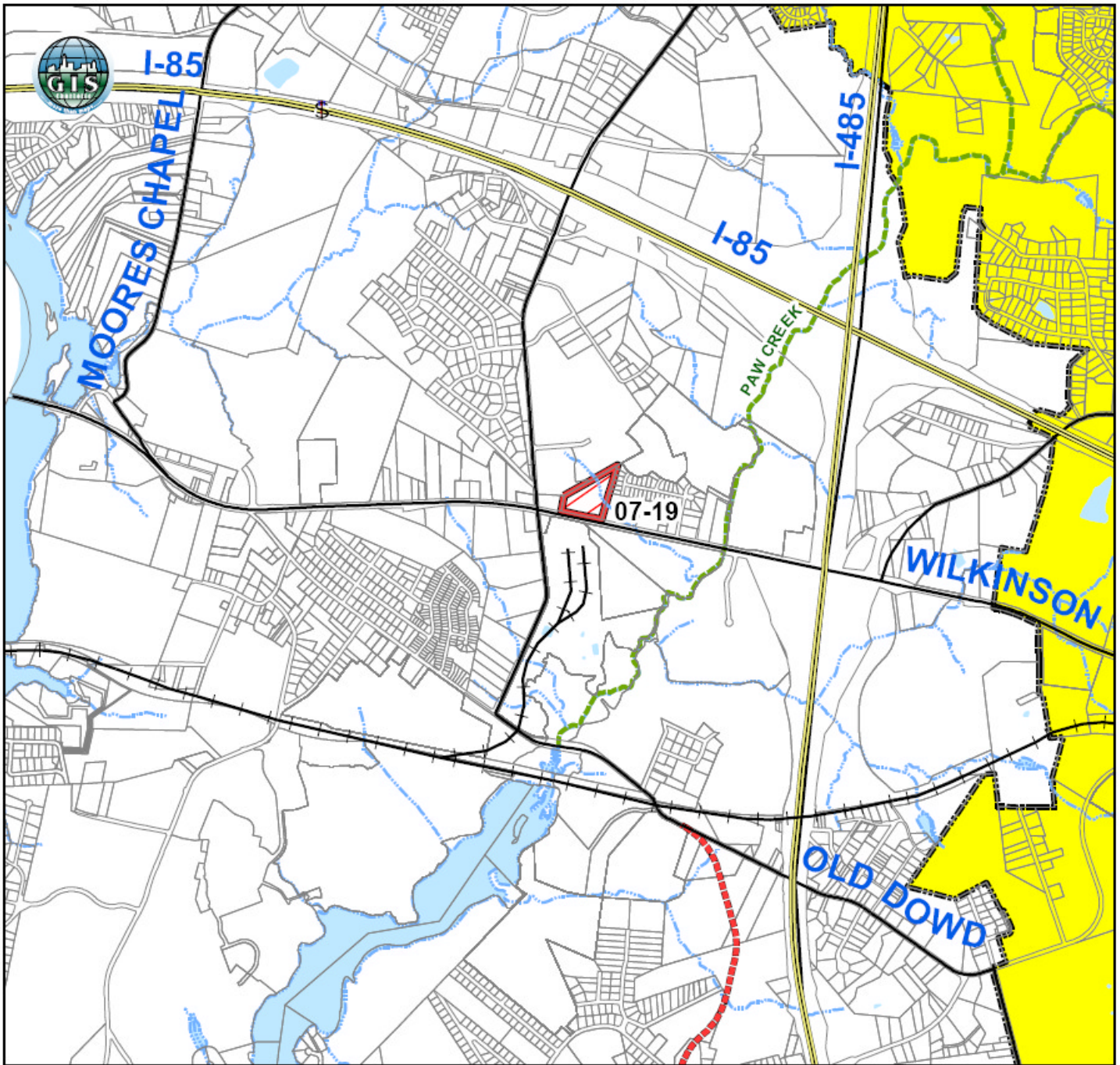
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposal, subject to the following conditions:

- § A determination should be made of potential joint use of the property with Charlotte-Mecklenburg Police Department through dialogue with appropriate CMPD personnel, and
- § Site planning should be undertaken so as to minimize impacts on adjoining properties, and to maximize potential for joint use (either short-term if CMPD possibilities exist, or longer term joint use partners).






CMPC PLANNING COMMITTEE RECOMMENDATION:

At its October 16, 2007 meeting the Planning Committee voted to recommend approval by a 7-0 vote.

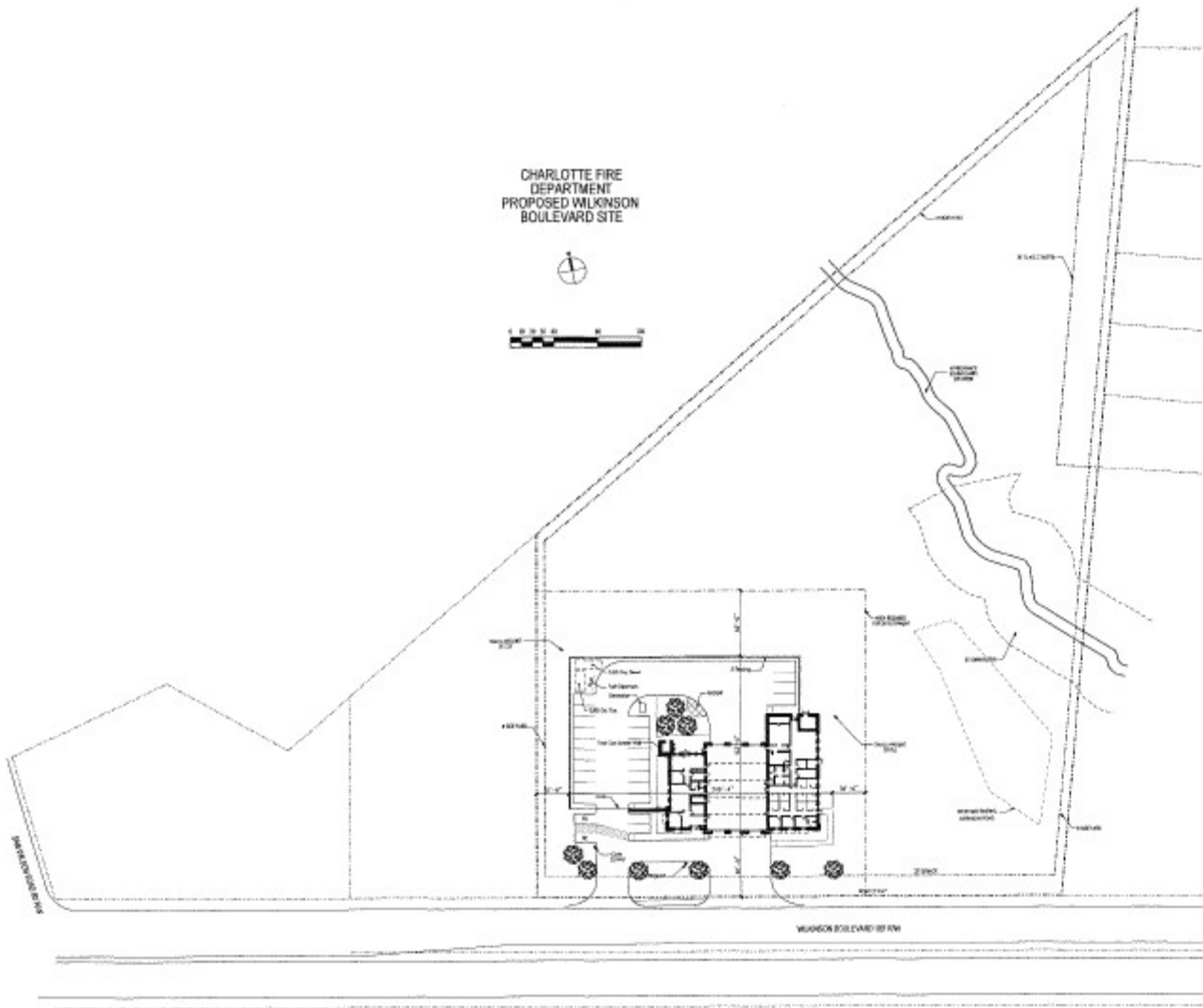


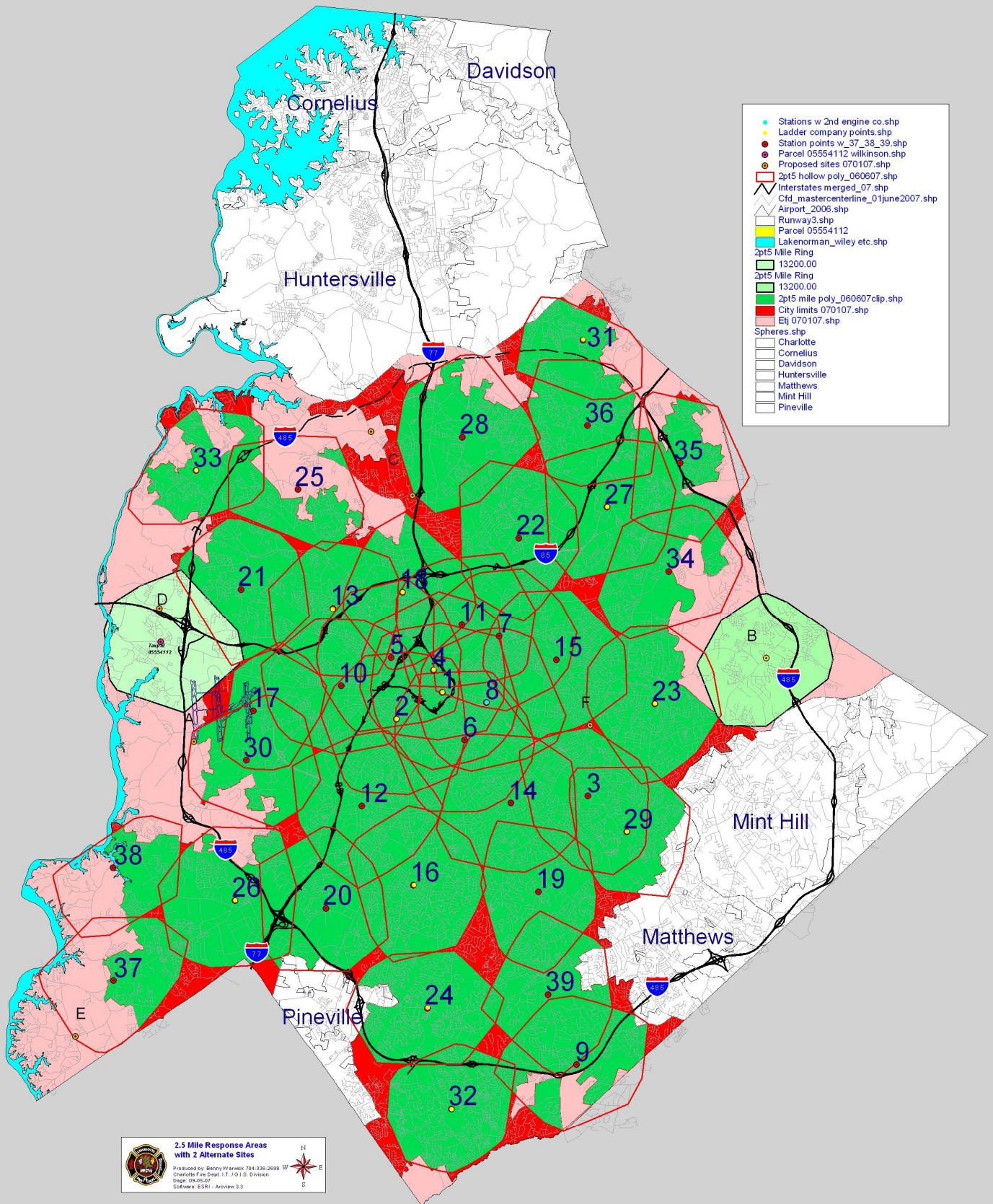
Mandatory Referral 07-19

Charlotte Fire Department

-  Mandatory Referral
-  Municipal Boundary
-  Existing Thoroughfare
-  Proposed Thoroughfare
-  Creeks

CHARLOTTE FIRE
DEPARTMENT
PROPOSED WILKINSON
BOULEVARD SITE





- Stations w 2nd engine co.shp
- Ladder company points.shp
- Station points w_37_38_39.shp
- Parcel 05554112 wilkinson.shp
- Proposed sites 070107.shp
- 2pt5 hollow poly_060607.shp
- Interstates merged_07.shp
- Cfd_mastercenterline_01june2007.shp
- Airport_2006.shp
- Runway3.shp
- Parcel 05554112
- Lakenorman_wiley etc.shp
- 2pt5 Mile Ring
- 13200.00
- 2pt5 Mile Ring
- 13200.00
- 2pt5 mile poly_060607clip.shp
- City limits 070107.shp
- Etj 070107.shp
- Spheres.shp
- Charlotte
- Cornelius
- Davidson
- Huntersville
- Matthews
- Mint Hill
- Pineville

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