

**MANDATORY REFERRAL-REPORT NO. 13-20**  
**Proposed Acquisition of Land for Fire Station #20 Renovations/Expansion**

**PROJECT PROPOSAL AND LOCATION:**

Fire Station #20 is located at 9400 Nations Ford Road in southwest Charlotte. The fire station property is located in an area of vacant land and institutional uses, including Central Piedmont Community College (CPCC) that owns the adjoining vacant property, a portion of which is proposed to be transferred to the City for fire station expansion. The CPCC Harper Campus is located on West Hebron Street across Hebron from the parcel proposed for transfer.

The proposed transaction involves a 50-foot by 200 foot strip of land that is part of a larger 20.52-acre vacant parcel owned by CPCC. The subject property (and adjoining fire station) are zoned R-17MF (multi-family) according to the Charlotte Zoning Ordinance, with institutional and office zoning nearby.

During the early 1990's, West Hebron Street was constructed. When the road was designed and constructed, the edge of the right-of-way came within approximately 50 feet from the fire station property. This 50-foot sliver of land is currently owned by CPCC. Fire Station #20 was constructed in 1974 and as such is in need of renovation and expansion, requiring an increased building footprint, re-grading and drainage on the subject property located between the Fire Station and W. Hebron Street. The City is proposing purchase of the narrow strip of land to provide for the needed building renovations. It will also enable the Fire Station to have access rights to two major streets in the area (both Nations Ford Road upon which the station currently fronts as well as West Hebron Street).

**PROJECT JUSTIFICATION:**

The land is needed to make improvements to the Fire Station. The land's width (50 feet) is insufficient to support development for any use other than fire station expansion. CPCC also agrees with the sale of this land.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

No applicable public policies govern the proposed transaction.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1993) recommends Institutional land use for the subject parcel. The proposed land use is consistent with the plan.

**PROJECT IMPACT:**

There are no known impacts of the proposed transaction.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The City and CPCC are working together to make improvements to the Fire Department's service to the community.

**ESTIMATED PROJECT COMPLETION DATE:**

Construction is proposed to begin in Fall 2013 and be completed by Spring, 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

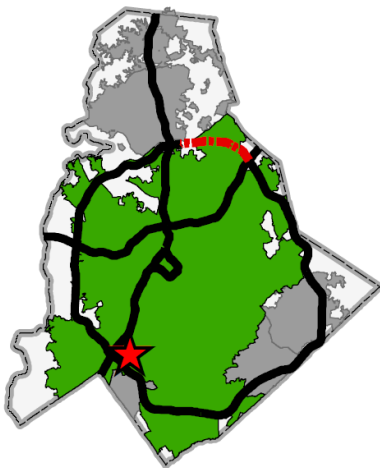
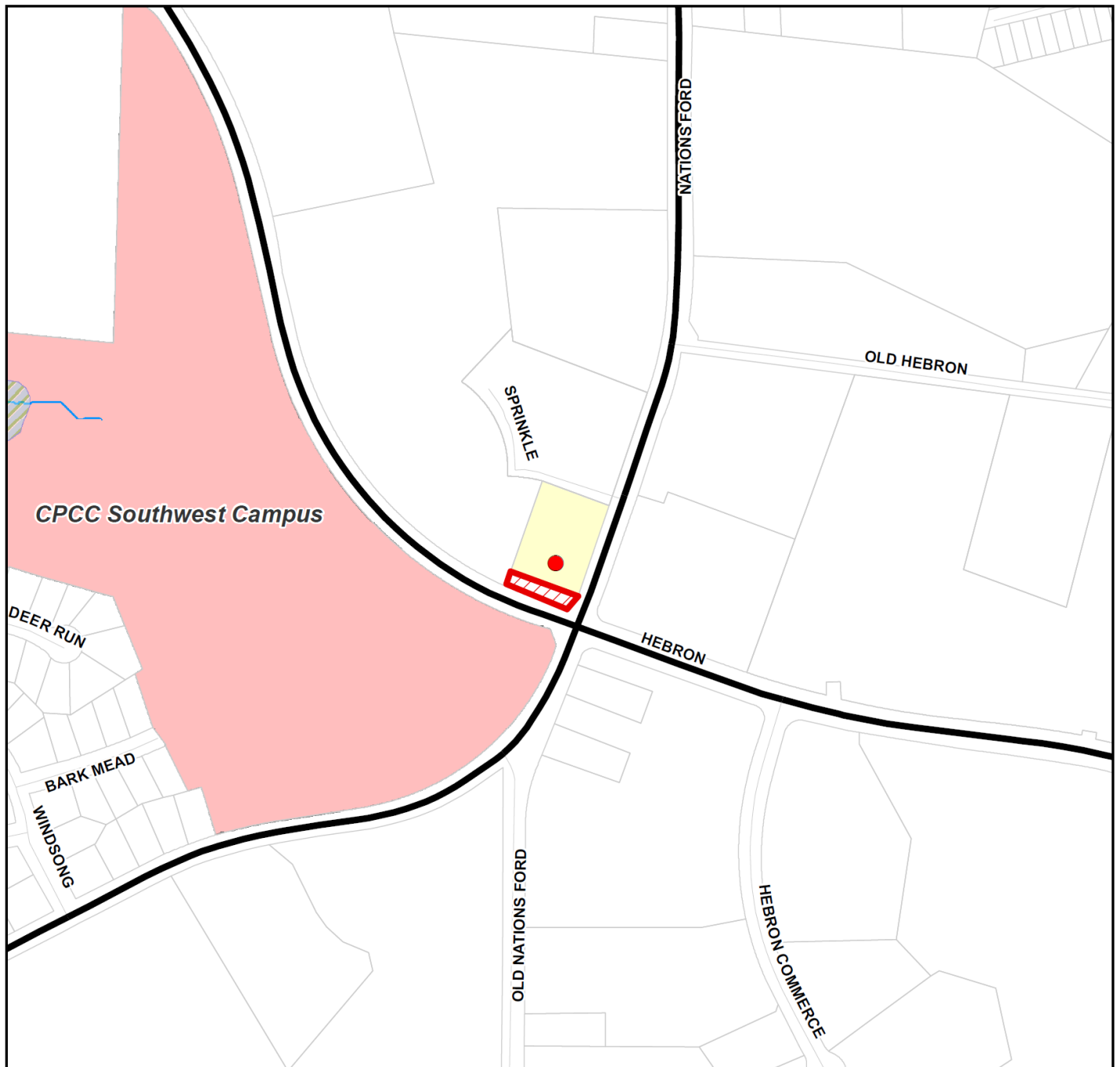
The Joint Use Task Force reviewed this matter at their October 2, 2013 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land transfer.



**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 15, 2013 meeting the Planning Committee recommended approval by a 7-0 vote.



## Mandatory Referral 13-20

Initiated by: E&PM  
Submitted by: City Real Estate

-  Mandatory Referral
-  City Property

Produced by the Charlotte-Mecklenburg Planning Department





