

**MANDATORY REFERRAL-REPORT NO. 14-41**

**Proposed City Acquisition of 3210 Beam Road for Expansion of Police and Fire Training Academy**

**PROJECT PROPOSAL AND LOCATION:**

This project involves the acquisition of a parcel of property containing 7.26 acres, PID 143-221-01, located at 3210 Beam Road in the City of Charlotte.

The City owns 115.49 acres of land south and adjacent to the subject property that contains the City of Charlotte's Police and Fire Training Academy. The City plans to acquire the subject property for future expansion of police training facilities.

The property is zoned R-3 (Single Family Residential) under the City of Charlotte's Zoning Ordinance, with roadway frontage along Beam Road. There is an existing single family residential structure on the property that will be removed by the seller prior to closing.

The Training Academy borders the property on the south and east, with a residential property and office park to the north. Across Beam road to the west lie vacant and commercial properties.

**PROJECT JUSTIFICATION:**

The property would provide additional space for police SWAT and K-9 Training as well as training for bike officers and other future training facilities as needed should the police lose space it currently has access to at the airport in the event it is needed for airport expansion.

A considerable portion of the subject property lies adjacent to the training facility's firing range and a portion of the property is already being utilized for training activities. The subject property is currently available for sale and would provide an expanded area for training but could also be used as a back-up location for the K-9 kennel. Currently the K-9 unit is located at the training Academy and at the airport, but its airport facility may be imperiled by airport expansion, creating the need for a contingency plan. A plan to re-locate the portion of the K-9 unit from the airport to the Training Academy serves two purposes: (1) it creates a plan in the likelihood that it will lose its airport home, and (2) it consolidates K-9 unit in one location (the Academy) instead of at two locations (Academy and airport).

In addition, purchase of the property by the City would eliminate residential development near the Training Academy, which is not advisable given that a large portion of the property lies adjacent to the firing range.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The Charlotte-Mecklenburg Police Department 2009 *Strategic Plan* emphasizes the ownership of properties utilized by the department.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcel in question is subject to the *Southwest District Plan* (1991), which recommends office uses for this property and the surrounding area to the north. The plan also recognizes the existing Police Training Academy as an institutional use. In general, land use plans do not identify locations for future institutional uses and the proposed use would be compatible with existing conditions.

**PROJECT IMPACT:**

Acquisition of this property will enable CMPD to expand its existing facilities.

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

There are no other known projects within the vicinity of the subject site.

**ESTIMATED PROJECT COMPLETION DATE:**

Design for future training facilities is in the early stages, therefore there is no specific timeline for completion of improvements.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

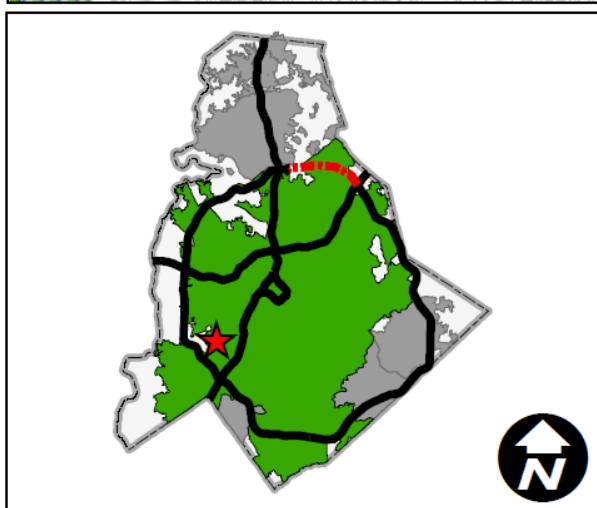
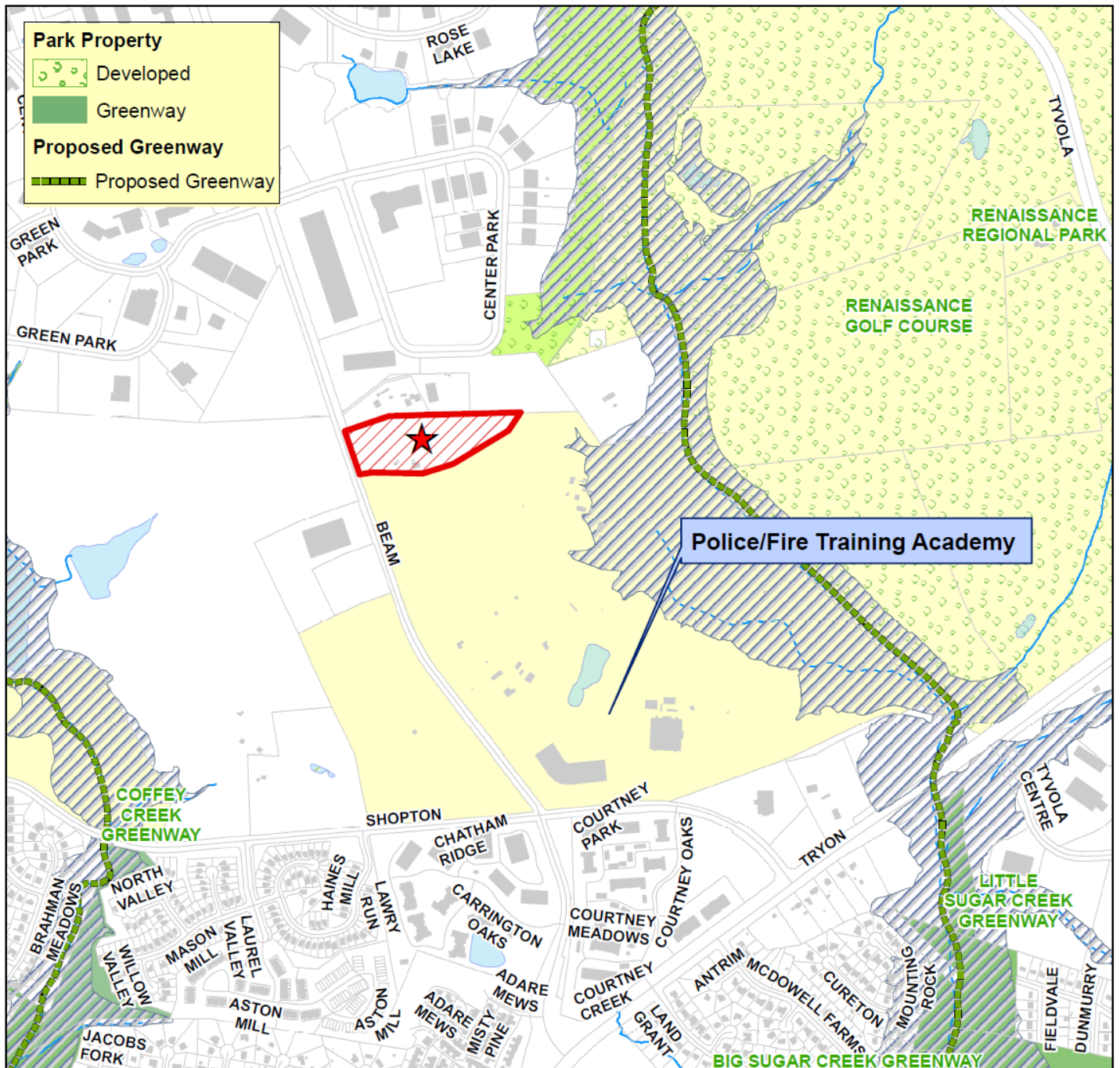
The Joint Use Task Force discussed the matter at their September 3, 2014 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed transaction because the proposed land use is compatible with surrounding conditions and consistent with *The Southwest District Plan* (1991).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 16, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 14-41

Initiated by: CM Police

Submitted by: Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



City Property



Produced by the Charlotte-Mecklenburg Planning Department