

MANDATORY REFERRAL-REPORT NO. 16-18

Proposed Use of City-Owned Property on Albemarle Road for New CMPD Hickory Grove Division Station

PROJECT PROPOSAL AND LOCATION

The City of Charlotte proposes to use two City-owned parcels for the construction of the Charlotte-Mecklenburg Police Department (CMPD) Hickory Grove Division station. The first parcel, 7023 Albemarle Road (parcel identification number 109-171-11), is 1.87 acres and has a dual zoning of R-17MF (multi-family) and O-2 (office) according to the Charlotte Zoning Ordinance. The second parcel, 7035 Albemarle Road (parcel identification number 109-171-12), is 3.17 acres and is zoned B-2 (business).

PROJECT JUSTIFICATION:

The City of Charlotte acquired the parcels in 2001 and 2002 for the Albemarle Road and W.T. Harris Boulevard intersection improvement project, which was later changed to the Lawyers Road extension project. The project was completed in 2010 and the parcels are therefore no longer needed by the City Engineering & Property Management Department.

City Real Estate regularly assists CMPD in the search for property to house Division stations. These two parcels are located within the Hickory Grove Division boundaries and, because they are City-owned property, their use would eliminate any additional land acquisition costs. The Hickory Grove Division is currently housed in leased facilities located at 5727 N. Sharon Amity Road.

Departmental polling for the two parcels was discussed at the April 6, 2016 Joint Use Task Force meeting.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In 2010, CMPD proposed the Facilities Strategic Plan to outline police facility goals through 2025. In this plan, CMPD prioritized the transition from renting leased spaces to occupying City-owned facilities. This recommendation stemmed from a CMPD objective to be highly visible and accessible to the communities they serve. In an effort to achieve these goals and build permanent division stations, CMPD has phased Capital Improvement Program (CIP) funding requests throughout the last six years. The Hickory Grove Division is anticipated to receive CIP funding to begin site construction in July 2016.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *East District Plan (1990)* recommends multi-family uses for a majority of the site, and office uses for approximately 0.34 acres of the site, consistent with the current zoning districts. The plan identified the intersection of Albemarle Road and E W.T. Harris Boulevard (then Delta Road) as a Community Center. The plan did not acknowledge the future extension of Lawyers Road north of Albemarle Road. While not entirely consistent with the adopted land use recommendations, the use of the site for a Police Station is considered compatible with the surrounding context and contributing to the Community Center in the area.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Engineering & Property Management's Special Projects team estimates that construction will be completed within three years.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 4, 2016, meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property for a new Police Station is inconsistent with the land use recommendations in the *East District Plan*, however is compatible with the surrounding context and in keeping with the plan's recommendation for a Community Center in this area. Staff recommends approval of the use of these City-owned properties for a new Police Station.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 17, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.

Staff resource: Mandy Vari

