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MANDATORY REFERRAL-REPORT NO. 17-33
Proposed Land Purchase for Fire Station at Beatties Ford Road and Miranda Road
in Charlotte's Extraterritorial Jurisdiction

PROJECT PROPOSAL AND LOCATION:

The Charlotte Fire Department (CFD) is proposing the purchase of land for a future fire station in the vicinity of Beatties Ford Road and Miranda Road which is in Charlotte's ETJ and west of Northlake Mall. City staff have identified a 6.5-acre corner parcel (PID #037-411-23) that is a rectangular, level site and mostly cleared of trees. The parcel is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance and has a modest vacant house that contributes little toward the value of the property.

The area is characterized by a mixture of very low-density residential development and vacant pasture-land.

PROJECT JUSTIFICATION:

Increasing growth in northwest Charlotte has created a need to secure a fire station site to serve this area both in the immediate and foreseeable future. Acquiring this parcel now will allow the City to mitigate rising land values and secure a site on a primary road (Beatties Ford Road) before land costs increase.

CFD uses various criteria to select sites for a fire station. Essentially, a new fire station must be built when a new "point of dispatch" is required in order to meet response time standards. The site selection is based most importantly on proximity to service area but also, ease of access into and out of the fire station (which means no medians to impede the ability to enter and exit). Other things are also considered such as topography and street connectivity. Other parcels were considered; however, those parcels either required the purchase of too much land and/or required the purchase and removal of occupied residences and/or extensive vegetation.

The City has already assumed first responder responsibility in some portions of Charlotte's ETJ. In June 2011, Newell/Mallard Creek Volunteer fire district closed while Providence District closed in 2015, and CFD assumed responsibility to those areas in FY2012 and FY2016 respectively. This particular site is located within the Long Creek VFD service area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

NFPA (National Fire Protection Association) Standards states that the first fire fighting force be on scene in 6 minutes and the second unit within 10 minutes, 20 seconds, at least 90 percent of the time. As the northwest area of Charlotte continues to grow, the firefighting units will have an increasingly more difficult time accomplishing these goals unless a new fire station can be built before development intensity increases in the area.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Westside Strategy Plan (2000) recommends this area for single family residential at 4 DUA; however, institutional uses are not identified for specific locations within area plans and are reviewed on a case-by-case basis. *The Northwest District Plan (1990)* also includes as a goal the provision of efficient and acceptable levels of public services and facilities to attract and accommodate development.

PROJECT IMPACT:

Fire stations are generally well received in communities. Fire fighters are trained in CPR and are valuable resources to the community.

The site will have sizeable setbacks from neighboring properties to help mitigate impacts.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known other projects in the vicinity of the site.

ESTIMATED PROJECT COMPLETION DATE:

Construction of this fire station is at least three years out.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their October 4, 2017 meeting and no comments were offered.

The following agencies were represented at the October 4, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, Charlotte Water, Charlotte-Mecklenburg Library, Charlotte Mecklenburg Police, Town of Davidson.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed purchase of the property and below are the key findings:

Conclusions:

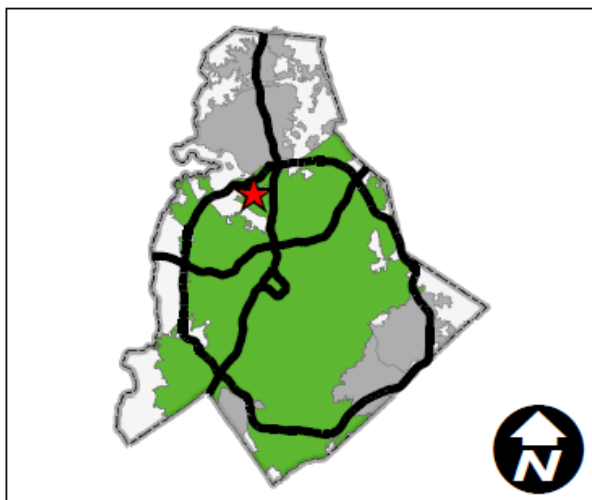
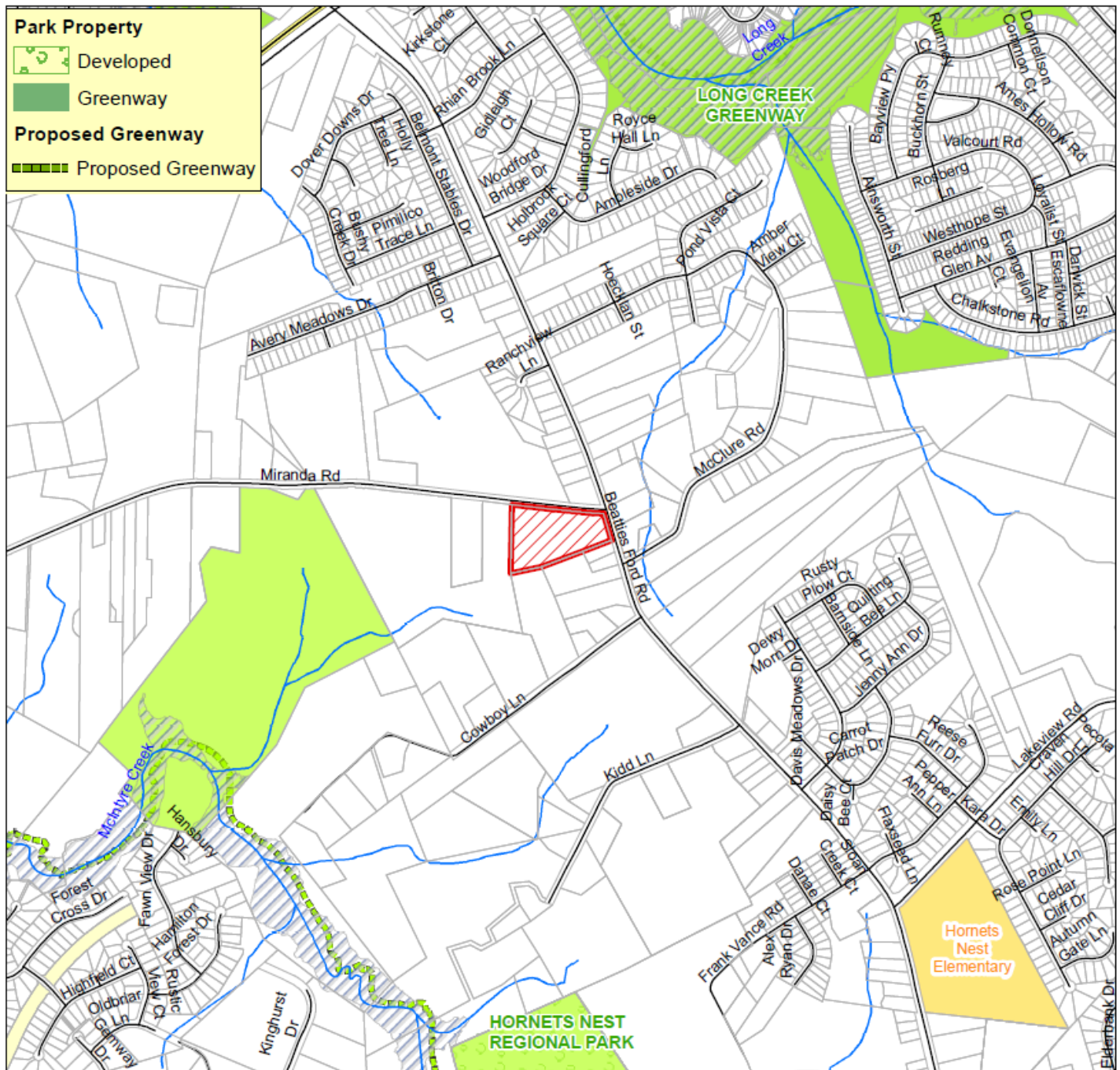
- Siting a fire station in this location will improve response times in this area in anticipation of future growth.
- The relatively large size of the lot will allow for sizable setbacks that can help mitigate impacts to surrounding neighbors.

Adopted Goals and Policies:

- Council's *Community Safety FY 2018-2019 Focus Area Plan* identifies the objective, "Minimize loss of life, property damage and injury" by "Improv[ing] response times for emergency calls."
- *The Northwest District Plan (1990)* includes as a goal the provision of efficient and acceptable levels of public services and facilities to attract and accommodate development.

CMPC PLANNING COMMITTEE REVIEW:

At their October 17, 2017 meeting the Planning Committee reviewed the Mandatory Referral and voted 6-0 that it had no additional comments to offer to the submitting agencies.



Mandatory Referral 17-33

Initiated by: Fire

Submitted by: Engineering & Property Management

- Mandatory Referral
- County Property
- City Property
- Schools
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department

