

## **MANDATORY REFERRAL | REPORT NO. 2018-08**

### **Charlotte Fire Department Proposed Acquisition of Property along Beam Road for Fire Station #30 Relocation**

#### **PROJECT PROPOSAL AND LOCATION:**

The Charlotte Fire Department (CFD) proposes to acquire land along Beam Road for relocation of Fire Station #30. The proposed parcel, (parcel identification number 141-241-04), is 3.12 acres of vacant land and is zoned R-3 (single family) according to the Charlotte Zoning Ordinance. The parcel abuts city-owned parcel (parcel identification number 141-241-03), which houses the Charlotte Vehicle Operations Center used as a driving training facility for all City departments, including the Police and Fire Departments.

#### **PROJECT JUSTIFICATION:**

Increasing growth in Charlotte and imminent expansion of the Douglas International Airport has created a need to relocate Fire Station #30 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 new site location on a primary road (Beam Road) before land costs increase.

CFD uses various criteria to select sites for a fire station. 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 (without medians to impede the ability to enter and exit).

City Real Estate regularly assists CFD in the search for property to house fire stations. This property is controlled by the Aviation Department. The Aviation Department and CFD are under an existing agreement to house Fire Station #30. Fire Station #30 is currently located at 4707 Belle Oaks Drive.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

National Fire Protection Association (NFPA) 1710 Standard states that the first unit be on-scene in 6 minutes or less 90 percent of the time. In addition, NFPA 1710 states that the effective firefighting force (fourth unit) be on-scene within 10 minutes and 20 seconds 90 percent of the time. As Charlotte continues to grow, the firefighting units will have an increasingly difficult time accomplishing these goals unless a new fire station can be built before development intensity increases in the area and airport expansions continue.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (adopted 1991) recommends office/industrial uses for this location and surrounding area. The site is located within an industrial activity center according to the *Centers, Corridors and Wedges Growth Framework*. Fire stations are considered compatible public facilities within an office/industrial area and would be consistent with the plan.

#### **PROJECT IMPACT:**

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

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

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

Adjacent city-owned parcel (parcel identification number 141-241-03) consists of approximately 24.32 acres located at the intersection of Beam Road and Shopton Road and houses the Charlotte Vehicle Operations Center. The Charlotte Vehicle Operations Center is currently undergoing development which will expand across the remaining vacant portion of the parcel.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the parcel is anticipated within six months of this review. Construction of this fire station is at least three years out.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed the proposed transaction at their June 6<sup>th</sup>, 2018 meeting and no joint use comments were offered.

#### **Agencies Represented:**

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg

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Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed transaction and below are the key findings:

#### **Conclusions:**

- Fire stations are considered government buildings and are allowed as a principal use under prescribed conditions in the R-3 (single family) zoning district.

#### **Adopted Goals and Policies:**

- The adopted future land use for the parcel and surrounding area is for office/industrial uses.
- Fire stations are considered compatible public facilities within an office/industrial area and would be consistent with the plan.

### **CMPC PLANNING COMMITTEE REVIEW:**

At their June 19th, 2018 meeting, the Planning Committee reviewed the proposed acquisition...

