

MANDATORY REFERRAL | REPORT NO. 19-09

Proposed Acquisition of 6633 Providence Road for New CMPD Park South Division

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to purchase 6633 Providence Road (parcel identification number 213-371-01) for the construction of the Charlotte-Mecklenburg Police Department (CMPD) Park South Division station. The parcel is 3.75 acres of vacant land and is zoned R-3 according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

City of Charlotte Real Estate has searched for land to build the CMPD Park South Division station but has been unsuccessful due to rapid development and high prices. The proposed acquisition will provide enough land to build a division station capable of staff expansion.

City of Charlotte Real Estate regularly assists CMPD in the search for property to house Division stations. The parcel is located within the Park South Division boundaries which divides the South Division and creates a 14th patrol division. The Park South Division will mitigate the large size and population of the South Patrol Divisions.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In February 2010, CMPD adopted the Facilities Strategic Plan, which outlines division facility goals through 2025. In this plan, CMPD prioritized the transition from renting leased spaces to occupying City-owned facilities. This recommendation supports CMPD's objectives to be highly visible and accessible within the community, reduce operating costs, and accommodate future personnel growth. The Facilities Strategic Plan was updated in 2016 to address the progress made since 2010 and to prioritize construction moving forward.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel is within the *South District Plan* (1993) and is recommended for residential use at a density of up to 3 dwelling units per acre. The *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Such uses are evaluated on a case by case basis.

PROJECT IMPACT:

The project will heighten community safety to the South Charlotte area and alleviate some perceptions about CMPD's weaker presence in this part of town.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This parcel is approximately 0.35 miles South of a future active adult retirement community. To the east, is the Alexander Road sewer extension project. To the west, is a sidewalk project on Old Providence Road from English Meadows Lane to Sharon View Road.

ESTIMATED PROJECT COMPLETION DATE:

Engineering & Property Management's Special Projects team estimates that construction will be completed within five years. The project received CIP funding for land acquisition in FY20.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at the June 5th Joint Use Task Force meeting and had no additional comments.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed and has the following comments:

Conclusions:

- The site is located along Providence Road and Alexander Road. This intersection is signalized, providing access for emergency vehicles.
- Civic/Government buildings are permitted in residential zoning districts subject to certain prescribed conditions involving access from major streets and buffers to residential areas.
- The property is zoned R-3 (single family residential), and is adjacent to other single family uses on all sides. It has frontage on Providence Road and Alexander Road.

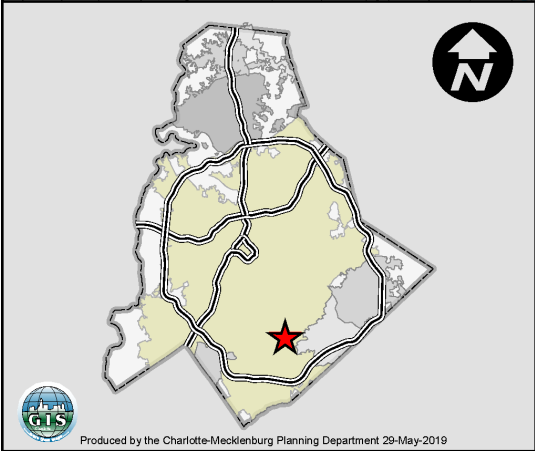
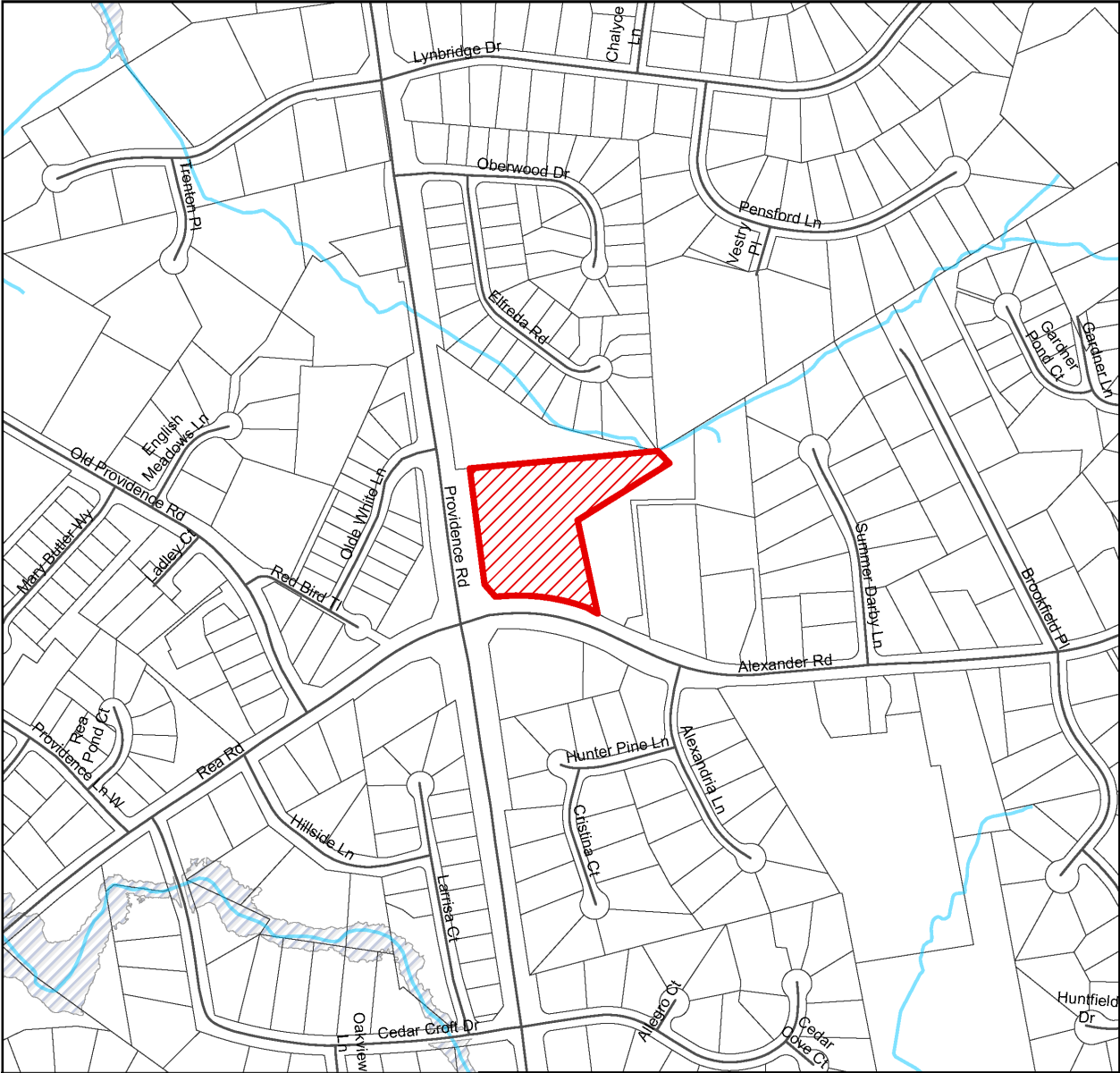
Adopted Goals and Policies:

- The *South District Plan* (1993) recommends single family land uses for this site. Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Such uses are evaluated on a case by case basis

CMPC PLANNING COMMITTEE REVIEW:

At their June 18, 2019 meeting, the Planning Committee reviewed the proposed acquisition and there were no comments.

LOCATION MAP



Mandatory Referral 19-09

Initiated By: CMPD
Submitted By:
Engineering & Property Management

 Mandatory Referral

