

MANDATORY REFERRAL REPORT NO. 97-09
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE OF PROPERTY BY CITY OF CHARLOTTE
MARCH, 1997

PROJECT LOCATION:

This 3.63 acre vacant tract is located at the intersection of Ridge Road and Shelly Avenue. This property is located within an area to be annexed by the City of Charlotte, effective June 30, 1997.

PROJECT PROPOSAL:

The City of Charlotte is considering purchasing this 3.63 acre tract to construct Fire Station 31. This 8,300 square foot fire station will provide fire protection service to the Highland Creek annexation area. A 30 ft. x 40 ft. temporary building will be constructed and available for service by June 15, 1997. The temporary building will be used until the permanent building is completed. Afterwards, the temporary building will be used for storage.

PROJECT JUSTIFICATION:

The City of Charlotte is annexing the Highland Creek area, effective June 30, 1997. The City is required to provide 7 to 9 minutes fire protection service response time to all properties located within the city limits. Currently, there is not a fire station that can provide this service response time to the Highland Creek area. The nearest fire stations are Stations 27 and 28, which are respectively located at 111 Ken Hoffman Road (off of North Tryon Street, near the intersection of Harris Blvd) and 8031 Old Statesville Road. Fire Station 31 will provide service to properties located within the Highland Creek annexation area. This station will also provide service to future annexation areas within Charlotte's Sphere of Influence in this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This parcel is currently zoned R-3 and a fire station is a permitted use within this zoning classification. Surrounding land uses include single family housing and several vacant parcels. In addition to the Highland Creek subdivision, there are two single family subdivisions that are currently being developed nearby.

The Northeast District Plan recommends a single family land use with up to 4 dwelling units per acre at this site.

PROJECT IMPACT:

Staff is not aware of any adverse impacts associated with this project.

PROJECT COST:

The total cost to the City is \$87,300 for the acquisition of this parcel (\$87,000 sales purchase price and \$300 appraisal fee).

STAFF RECOMMENDATION:

Staff supports the purchase of this parcel.

PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee does not support the acquisition of this parcel for the development of Fire Station 31. The Committee has concerns about the close proximity to the single family homes and the impact of the noise on the existing neighborhoods. Additionally, the Committee objects to the temporary building remaining on the site and being used for storage.

The Planning Committee would not support making a “hasty” decision on something that could impact a neighborhood indefinitely. They suggested that other sites, including park land be considered and that the Fire Department work with developers in the area to see if a site could possibly be donated.

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