

Mandatory Referral 97-15

Options and requirements for consideration in selecting a site for temporary and final fire department. Information obtained per discussion Robert Brandon, Zoning Administrator, on 4-8-97.

Reminders:

- Must use a commercial modular unit (if modular unit used as temporary structure)
- Must obtain necessary permits and approvals
- Must meet yard and buffer requirements and prescribed conditions for the district.
 - R-12PUD zoning refers to Section 1626 of the old Mecklenburg County zoning ordinance.
 - R-3 zoning allows government buildings up to 12,500 sq. ft. provided:
 - (a) all buildings and off-street parking and service areas will be separated by a Class C buffer from abutting property located in the residential district, used for residential purposed, or low-intensity institutional use (See Section 12.302)
 - (b) The use will be located on a lot that fronts a collector, minor or major thoroughfare
 - (c) Primary vehicular access to the use will not be provided by way of a residential local (Class VI) street. *Per Joe Lesch, CMPC and Joe Rose, CDOT, this section of Providence Rd. West is a Collector Street.*

Parcel 229-041-07 Zoned R-12PUD

The R-12PUD zoning is considered a conditional district. The site plan specifies use of the property for a junior high school and park. The Zoning Administrator is requiring an Administrative Approval to use the property for a use other than that specified on the plan. *(An Administrative Approval can be done in the office by Walter Fields, Keith MacVean and signed off by Martin Cramton, Jr.)*

Parcel 229-011-03 Zoned R-3

Zoning Administrator views this as two (2) lots (lots 6 and 7) that are currently under single ownership and being used as a single lot. Because of the position of the house, which is flush with the separating lot line, he views the existing house as using both lots. Per the zoning ordinance, only one principal structure per lot. Therefore, the following options are offered:

- (1) Do a long term lease agreement to section off a portion of lot 7 and consider the remainder of the property as one lot. (Lot must meet lot requirements and have street frontage). Cannot use the existing well and septic because it is on a separate lot and you cannot share utilities. Zoning will approve a 90 day temporary permit for a commercial modular unit which may not be renewed. *(See drawing)*
- (2) Bring the existing house up to commercial code and use it as the temporary fire station. Tie into existing utilities.
- (3) Obtain a demolition permit to demolish the existing house. A demolition permit is good for six (6) months. A permit would be issued for the temporary or permanent fire station and existing utilities could be used. The house would have to be demolished within 6 months.

MANDATORY REFERRAL REPORT NO. 97-15
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PURCHASE OF SITE FOR FIRE STATION 32
APRIL 1997

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing two sites for the location of Fire Station 32 which will serve the Six Mile Creek West area to be annexed by the City of Charlotte, effective June 30, 1997.

The first site under consideration is located at 10021 Providence Road West (Parcel 229-011-03).

The City of Charlotte is considering purchasing this 3.933 acre tract for the temporary placement of Fire Station 32. The site may be considered for permanent placement pending final assessment and conveyance of the second site under consideration. There is an existing single family residential dwelling on the property that will be upfitted to meet commercial building code, for use as a temporary fire station, and will be available for service by June 15, 1997. The temporary station will be used until the permanent building is completed (approximately 15 months). The property will be sold if not chosen as the permanent site for the fire station.

The second site under consideration is located on Providence Road West in the Ballantyne Development (Parcel 229-041-07). A portion (approximately five acres) of the vacant 89.85 acre tract has been offered to the City of Charlotte for the permanent location of Fire Station 32. The City of Charlotte has begun various environmental and geotechnical testing of the site and will review architectural design criteria in order to determine site feasibility before final conveyance of the property. If this site is accepted for construction of the permanent fire station, the property at 10021 Providence Road West will be sold.

PROJECT JUSTIFICATION

The City of Charlotte is annexing the Six Mile Creek West area, effective June 30, 1997. Per State annexation regulations, the City must begin to provide fire protection service to the area on the date of annexation. The level of service must be commensurate with the city-wide standard (six minutes for multi-family residential and business properties and nine minutes for single family residential property). There are currently existing facilities located at Station 9 (4529 McKee Road) and Station 24 (7132 Pineville Matthews Road) in addition to the Carolina Volunteer Fire Department located at 10101 Providence Road West. However, the response times to Six Mile Creek West do not meet the city-wide standard. Therefore, it is necessary to construct and staff a new station in the vicinity of Providence Road West and Community House Road.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

Site One, located at 10021 Providence Road West (Parcel 229-011-03) is currently zoned R-3 and a fire station is a permitted use within this zoning classification. Surrounding land uses include single family dwellings, and the Carolina Volunteer Fire Department, and several vacant parcels. The South District Plan recommends single family land use at this site.

Site Two, (Parcel 229-041-07) is currently zoned R-12PUD and a fire station is a permitted use

within this zoning classification. Surrounding land uses include several single family dwellings along the perimeter of the property, a Duke Power utility right-of-way, and several vacant parcels. The South District Plan recommends an institutional/park use. The Ballantyne Site Plan calls for a junior high school and district park site on the property.

PROJECT IMPACT

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

PROJECT COST

The estimated cost for the acquisition of Site One (Parcel 229-011-03) is \$159,000 (land purchase only). Administrative costs associated with the upfit of the existing residential dwelling and construction of a new fire station are not available at this time.

STAFF RECOMMENDATION

Staff refers to various positives and negatives associated with each proposed site.

Site One (Parcel 229-011-03)

Positives

1. Existing structure can be upfitted for commercial use.
2. Adjacent to an existing volunteer fire department.
3. Adequate lot depth; provides room for temporary and permanent facilities.
4. Adjacent to several vacant properties.
5. Existing utilities (water and sewer) on the property.
6. Property can be acquired and upfitted before June 30, 1997.

Negatives

1. Unsure of the cost of upfitting the home.
2. Adjacent single family dwelling will be located between two fire stations.
3. Property will have to be sold if not used as a permanent location.

Site Two (Parcel 229-041-07)

Positives

1. Property will be donated to the city.
2. Board of County Commissioners approved the joint use concept (district park, junior high school and fire station) at a meeting on March 18, 1997.
3. Property is currently vacant.
4. Fire station fits in with the institutional uses proposed for the site.

Negatives

1. Property will not be assessed and conveyed in time to have a temporary fire station in place by June 30, 1997.
2. High water table found on the property.
3. May have costly architectural controls in keeping with the character of other development in the Ballantyne Development.
4. Requires administrative approval to the site plan to use the site for a fire station.

Staff recommends that the Fire Department purchase Site One (Parcel 229-011-03) for use as the

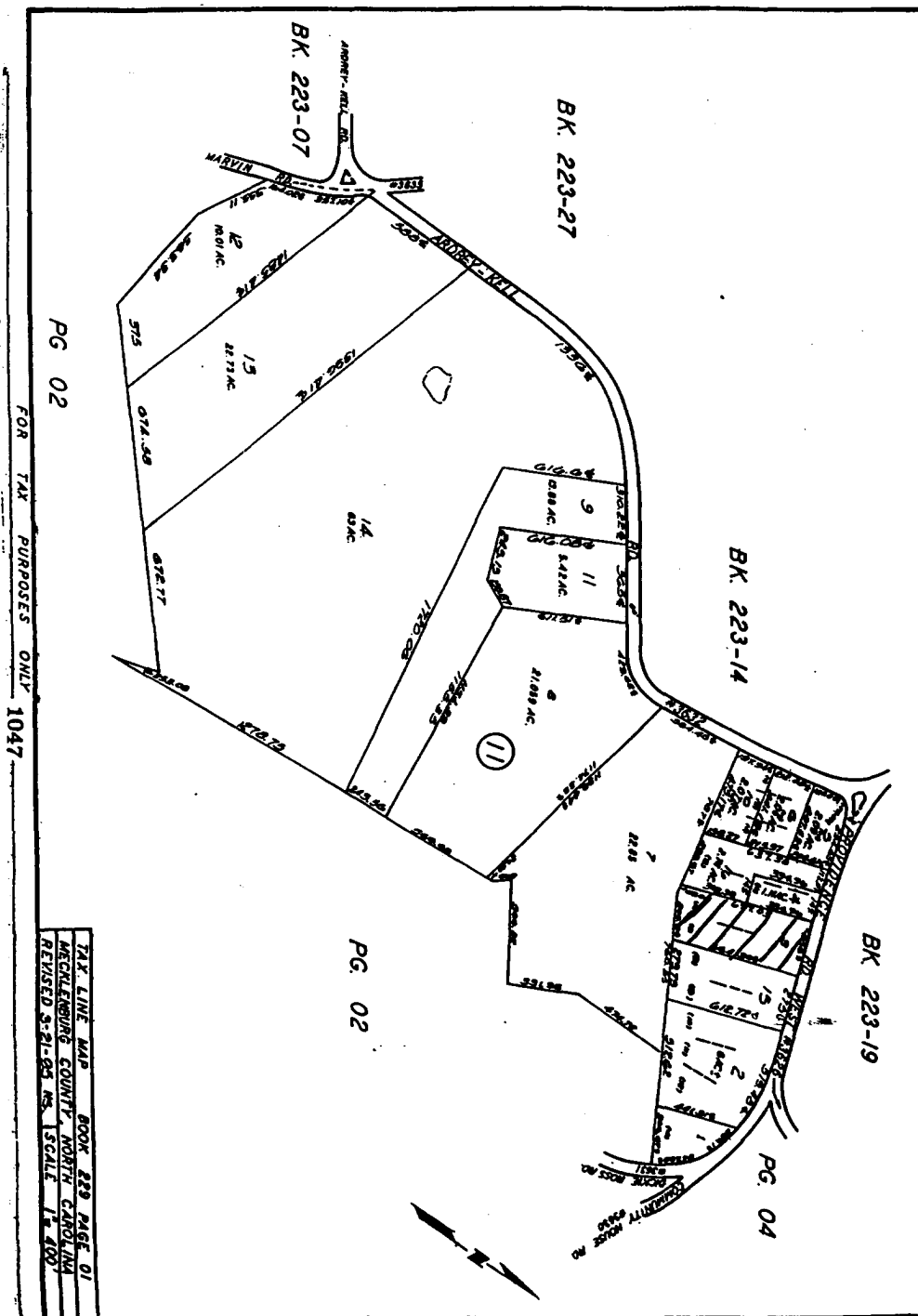
temporary facility while continuing to aggressively pursue the use of the donated site as a permanent location for the fire station.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee unanimously recommended approval at their meeting on April 15, 1997.

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Site One



FOR TAX PURPOSES ONLY 1047

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PG. 04

