

**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** May 26, 1998

**TO:** Kent G. Winslow  
Real Estate Supervisor  
City of Charlotte

**FROM:** Wes Armstrong  
Principal Planner

Mr. David Taylor  
Deputy Chief-Operations  
City of Charlotte Fire Department

**SUBJECT:** Mandatory Referral #98-13, Property Acquisition for Fire Station #34.

At its regular meeting on May 19, 1998, the Planning Committee of the Charlotte-Mecklenburg Planning Commission heard mandatory referral case #98-13.

This case was a request to purchase approximately 4 acres of property at 2001 Mt. Holly-Huntersville Road for Fire Station #34. The Planning Committee voted unanimously to endorse the acquisition of the property. If I can be of any further assistance, please call me at 4845.

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**MANDATORY REFERRAL REPORT NO. 98-13**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**PROPOSED NEW FIRE STATION #34**

**Project Location:**

The parcel is located at the corner of the Mt. Holly-Huntersville Road and Harwood Lane; its street address is 2001 Mt. Holly-Huntersville Road. The parcel contains 3.970 acres. The Tax Code is 031-172-07; the parcel is zoned R-3 residential.

**Project Proposal:**

The City of Charlotte proposes to Fire Station #34 in the northwest section of Charlotte-Mecklenburg. The station is being proposed to serve the Northwoods area.

**Project Justification:**

Currently, the Northwoods area is being serviced by Fire Station #25 which is located on Pleasant Grove Road. The response time to this area has occasionally been slower than desired due to the increased development of the area. The proposed Station #34 is needed to respond to the Northwoods area in a more timely manner. The Fire Department has established a goal of responding to emergencies within the following times: institutional properties-four minutes, commercial properties-six minutes, and residential properties-nine minutes. This project has been proposed in anticipation of increased development in the area, and while there is only an infrequent response time problem at the present time, one could occur in the future.

The area surrounding the proposed station added an estimated 572 new dwelling units between 1990 and April 1, 1996, increasing the need for local fire service. In 1997 on average, the Mt. Holly-Huntersville Road carried 6000 vehicles per day, which represents an increase of 1500 vehicles per day since 1993.

**Relationship to other Public or Private Projects:**

The site is within the Northwest Planning District and is just across the street from the Current City Limit Boundary of the City of Charlotte. The Northwest District Plan, adopted in 1990, proposes single family residential, under four dwelling units per acre as the appropriate land use category for the area. Similar land uses are proposed for the entire area surrounding the proposed site; one 93.5-acre parcel was recently rezoned to R-4 allowing roughly 400 more homes to be added in the area. The parcel is currently zoned R-3 and is located within the Lake Wylie Watershed Protected Area which allows density at the current zoning level but mandates that only 24% of the lot contain

impervious surface or built upon area. No sanitary sewer currently serves the site, but sewer service is available across Mt. Holly-Huntersville Road at Mountain Aire Circle. Potable water is supplied from a line that runs parallel to the Mt. Holly-Huntersville Road. There are no roadway improvements scheduled for the Mt. Holly-Huntersville Road.

There is a Rural Volunteer Fire Department located at Brookshire Boulevard and Mt. Holly-Huntersville Road. This RVFD serves the unincorporated area of Mecklenburg County. This facility is inadequate for urban fire fighting needs.

**Project Impact:**

The project will have a positive impact on neighborhoods in the area by decreasing the response time to emergencies.

**Project Cost**

The cost of land acquisition is \$115,000, which has been confirmed by an independent appraisal.

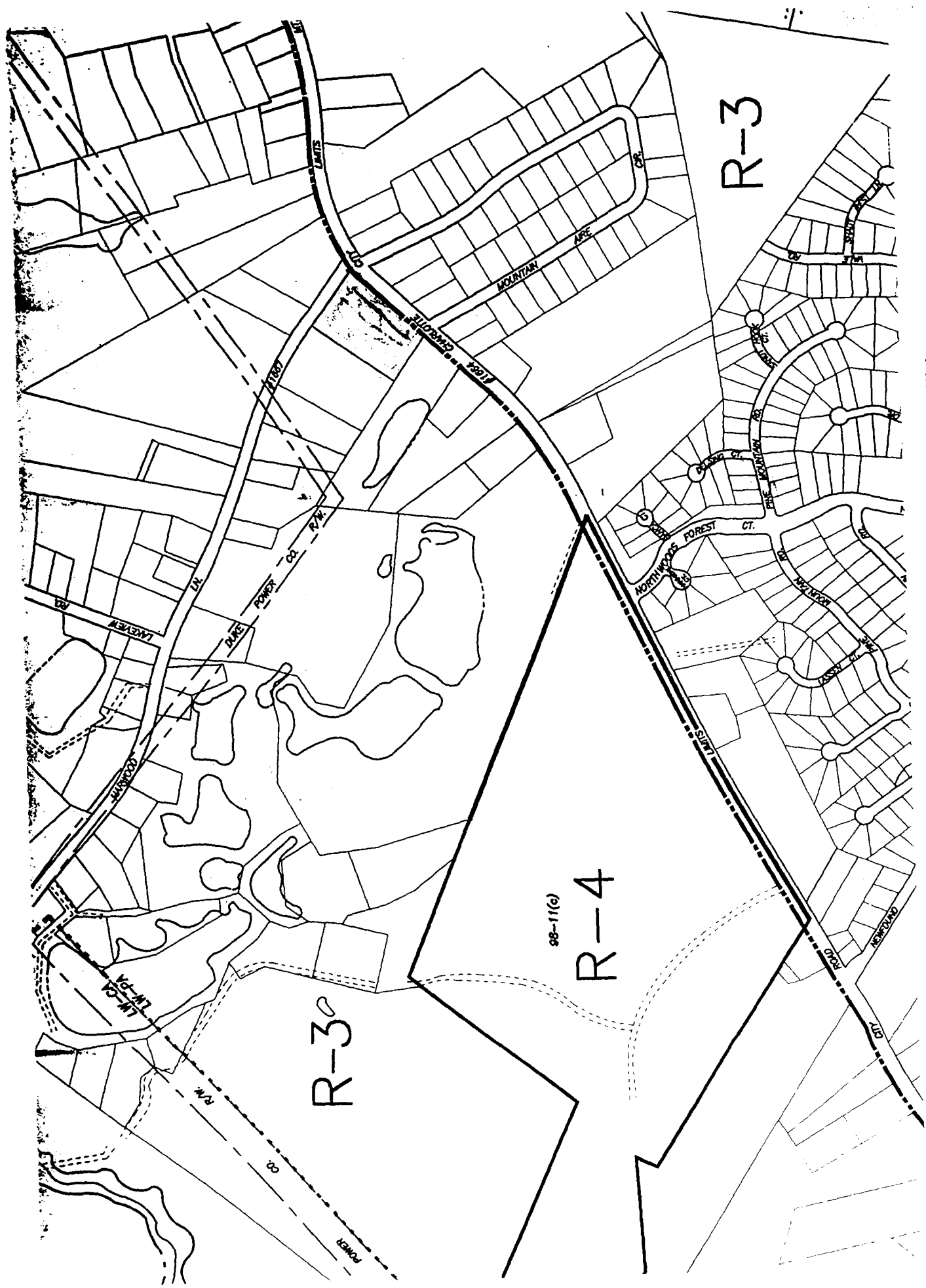
**Staff Recommendation:**

Staff recommends approval of the proposed project to build Fire Station #34.

**Planning Committee Recommendation:**

At its regular meeting on May 19, 1998, the Planning Committee voted unanimously to support the purchase of the land on which to build Fire Station #34.

ATTACHMENTS: ZONING MAP AND TAX MAP.



CHARLOTTE-MECKLENBURG COUNTY  
NORTH CAROLINA

TAX MAP # 63

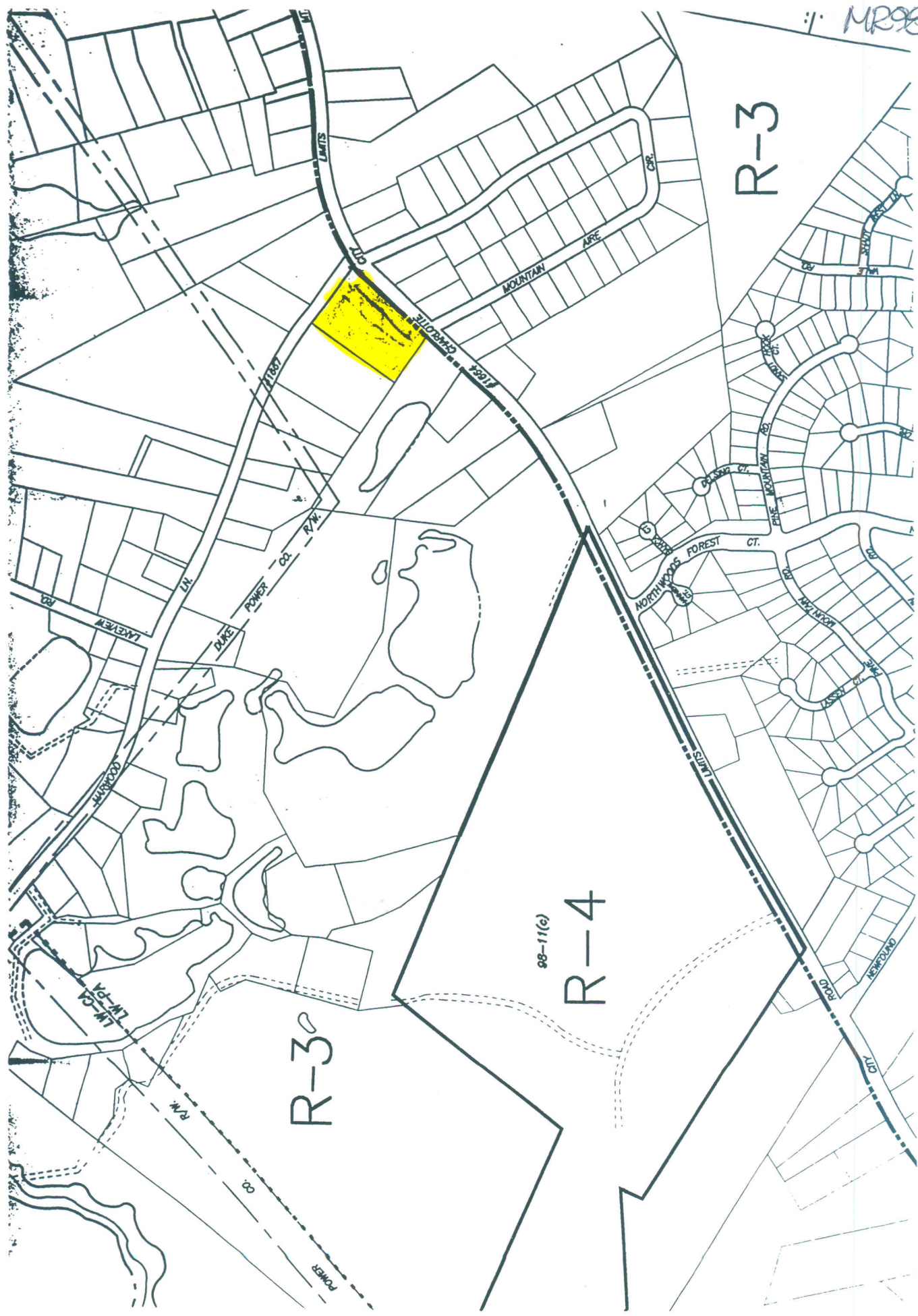
# ZONING MAP







MR98-13



CHARLOTTE-MECKLENBURG COUNTY  
NORTH CAROLINA

# ZONING MAP

TAX MAP # 63