

Bradley Junction Fire Station CPA Project Narrative

On February 20, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station for the southwestern corner of the County in Bradley Junction to replace the current station at 6949 Old Highway 37 to the Development Review Committee (DRC) under case# LDDRC-2025-21. The existing facility and property are too small to meet the needs of the County's target level of service standard. Staff has found a better location on the site of the County's Bradley Water Treatment Plant on parcel 233111-000000-021010. The property has not been recognized by the Comprehensive Plan. It is currently Rural Cluster Center Residential (RCC-R). Fire Rescue Station are classified as Government Facilities in the LDC. The options for permitting this new facility were to either gain Planning Commission approval under a Level 3 Review which requires a binding site plan or change the Future Land Use Map to Institutional (INST) where Government Facilities are permitted by right.



Staff chooses to request a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- Both the Fire Station and the Water Treatment Facility should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.