

**MANDATORY REFERRAL - REPORT NO. MR 02-13**  
**CMUD Hydro-Pillar**

**PROJECT PROPOSAL AND LOCATION:** The proposal is to acquire land to serve as a site for a future elevated water storage tank, or “hydro-pillar”.

Charlotte-Mecklenburg Utilities intends to acquire land in southwest Mecklenburg County for the purpose of constructing an elevated water storage tank (hydro-pillar) to serve the southern and western portions of the county. The hydro-pillar will stand between 280 and 300 feet tall. The topography and location are critical in site location. There is a required fall (collapse) radius of 300 feet from the base of the structure; a minimum site size required is 10-12 acres.

The site located on Sandy Porter Road has been identified as meeting topographic and acreage requirements. The site consists of five parcels (tax parcel numbers 201-123-03, 04, 05, 06 and 201-124-13) and contains a total of 19.75± acres. The property owners have contracted to sell all parcels; they are not willing to convey fewer than all of them. Current zoning is R-3 and I-1. The hydro-pillar would be constructed at the rear of the property (which is bounded by industrial uses).

Upon completion of construction, any joint use opportunities will be brought to the Joint Use Task Force, discussed and possible uses identified; surplus property will be sold publicly.

**PROJECT JUSTIFICATION:**

A 1997 study, updated in late 1999, called the 2000 Pitometer Master Plan, recommended an above ground water storage unit in this region. Service by the year 2015 was recommended in the report. CMUD has since seen demand outpace the projections and believe the tank will be needed by 2010, due to accelerated growth rates, which were not foreseen at the time the study was conducted.

The same Pitometer Report recommends a second elevated storage tank at the same site by the year 2025.

**CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:**

The Southwest District Plan recommends R-4 residential development on this site. The site is bounded by an existing neighborhood commercial center, and areas designated for future industrial development. A portion of the site is already zoned I-1.

**PROJECT IMPACT:**

This project will improve water service levels to the southern and western portions of the county.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This site is near Charlotte-Douglas International Airport. One qualification for selecting the site was its location outside the flight paths. As required, CMUD has submitted an application to the FAA and is awaiting permission to construct the hydro-pillar at this location.

**ESTIMATED PROJECT COMPLETION DATE:**

The project has an anticipated completion date of 2008.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

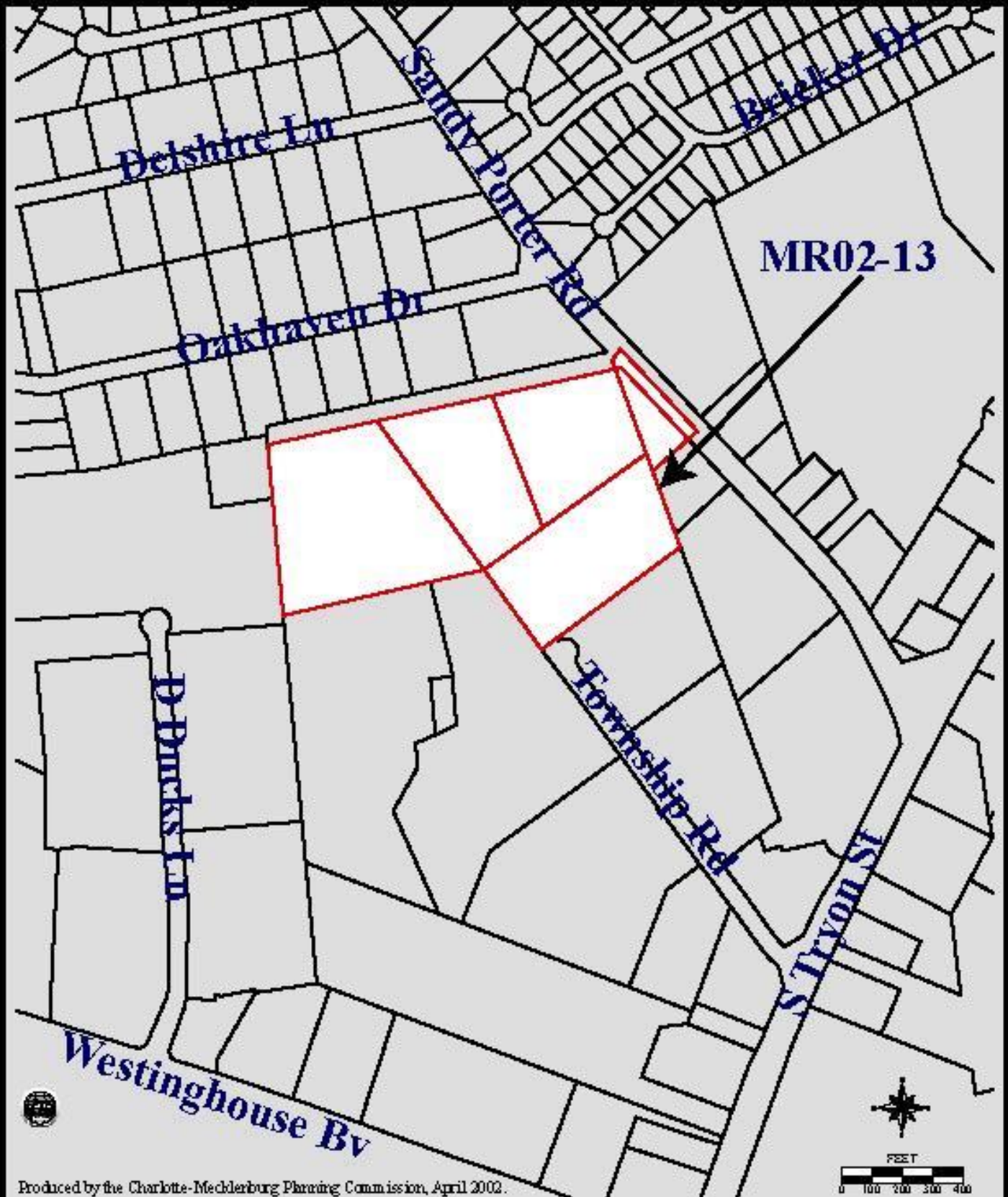
The precise location and amount of surplus property will be determined once siting of the hydro-pillar(s) is complete. Discussion for possible park use was discussed and as design proceeds more discussion and uses may be determined.

**CMPC STAFF RECOMMENDATION:**

It is recommended that this request be approved.

**CMPC PLANNING COMMITTEE RECOMMENDATION:** The Planning Committee recommended approval by a 7-0 vote.

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Produced by the Charlotte-Mecklenburg Planning Commission, April 2002.