

MANDATORY REFERRAL REPORT NO. 01- 28
CHARLOTTE AREA TRANSIT SYSTEM (CATS)
LAND ACQUISITION FOR HUNTERSVILLE/GATEWAY PARK AND RIDE LOT

PROJECT PROPOSAL AND LOCATION: The property is 2.55± acres of vacant land located at Huntersville Gateway, Compass Street at Statesville Road – US Hwy. 21 (tax parcel 017-153-07) in the Town of Huntersville. The parcel has been cleared and graded as part of the business park development within which it is located.

PROJECT JUSTIFICATION: The purchase of this property is for Charlotte Area Transit System (“CATS”) for the purpose of locating a proposed park and ride lot with approximately 195 - 230 parking spaces, including 6 handicapped spaces. This property will enable CATS to provide transportation services and promote ridership in northern Mecklenburg County.

There are two bus routes that would serve this stop, Bus Route 77X (North Mecklenburg Express) and Bus Route 33 (North Mecklenburg Connector). The 77x is currently the second fastest growing express route in the system. The property is conveniently located near I-77 at Exit 23.

PROJECT IMPACT: The property is vacant and is located at a new development site off Compass Street in the Huntersville Gateway development. Currently, transit users park their cars along Compass Street and the Huntersville Gateway interior road to use the park and ride bus stop located on Compass Street. The development of the lot at this location will enable transit users to park in the lot (as opposed to on the street) and should consequently encourage transit use and transit ridership.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This project falls within the jurisdiction of the Town of Huntersville. Town staff is working with the property owner to revise the conditional rezoning to accommodate the park and ride and is supportive of the proposed project. Town staff is also working with CATS to ensure that construction of the lot will conform to Huntersville development standards. The proposed site is part of an 18.8 acre Huntersville Gateway commercial development. The 2.55 acre parcel has been cleared and graded as part of other site development activities.

PROJECT COST: Acquisition cost would be determined by fair market appraisal fees.

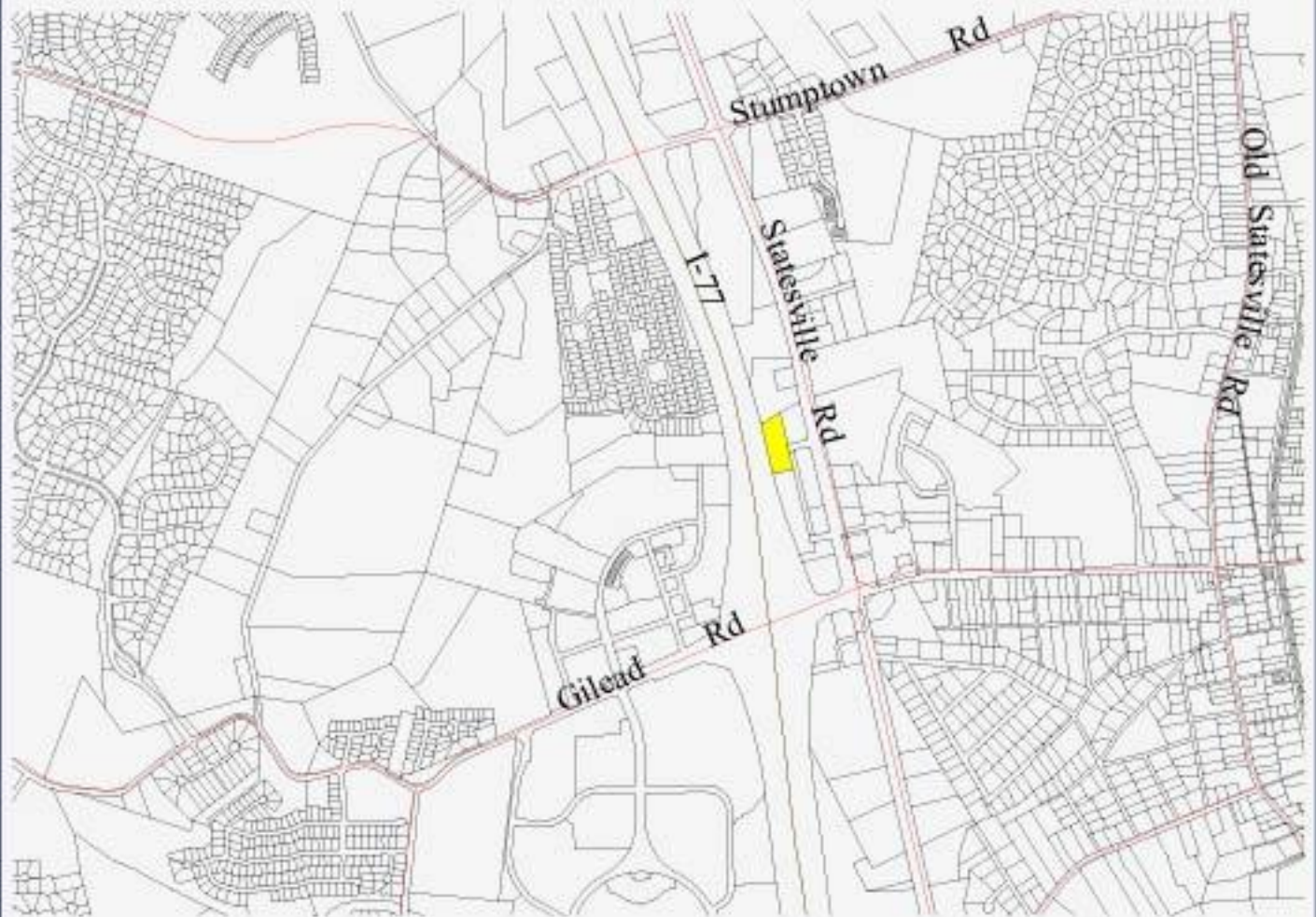
STAFF RECOMMENDATION: Staff recommends approval with the following two conditions:

1. In development of this site, CATS should consider providing long-term parking facilities for bicycles as well as automobiles. Long-term bicycle parking provides employees, students, residents, commuters and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles. Transit studies from across the nation have shown that the bicycle is one of the most cost effective and efficient ways to access transit.
2. CATS should meet the conditions of site development as prescribed by the Town of Huntersville.

The Joint Use Task Force reviewed the proposal and did not offer any substantive comments on the proposal or identify any joint use opportunities.

PLANNING COMMITTEE RECOMMENDATION: Approved, 7-0

Mandatory Referral: MR01-28



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.

