

MANDATORY REFERRAL REPORT NO. 01- 44
LAND ACQUISITION FOR WATERSHED PROTECTION

PROJECT PROPOSAL AND LOCATION: 13.65± acres of vacant property located at Jim Kidd Road in Huntersville (tax parcel 013-081-24)

PROJECT JUSTIFICATION: In an effort to protect the Mt. Island Lake watershed and to reduce the demand on drinking water, and the need to build future water pumping, treatment and distribution facilities, the Charlotte Mecklenburg Utilities is negotiating the purchase of property in Huntersville for the purpose of reuse irrigation. The reuse water is treated at a higher standard than is required for discharge to McDowell Creek. The quantity of reuse water applied to the soil will be such that no runoff will take place. The reuse water will have no effect upon wild life.

The property to be purchased in this request includes 13.65± acres of vacant property in Huntersville. This property is in the critical watershed protection area.

PROJECT IMPACT: The land is currently vacant. CMUD will investigate the potential to plant and irrigate certain crops on this land so in the future it may be crop farmed. Intensive environmental investigations will be undertaken to ensure that there is no negative impact on the watershed or wildlife that currently inhabit this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This project falls within the jurisdiction of the Town of Huntersville. Town staff has reviewed it and has approved the proposal. The site is in the vicinity of or contiguous with three other much larger parcels approved for purchase for the same purpose. In addition, this property is very close to Bradley Middle School and a future elementary school site (Charlotte Mecklenburg Schools property) and contiguous to a new parcel that Park & Recreation recently put under contract. There is potential to include irrigation of the parkland and school fields with the treated water from this project. County Park & Recreation have also been considering the idea of a "Farm Park" in Mecklenburg County.

PROJECT COST: Market appraisal will form the basis for negotiations to determine purchase price for this project.

STAFF RECOMMENDATION: Staff recommends approval of the purchase for the purpose of dispersal of reclaimed water. The Joint Use Task Force reviewed the proposal and there were no comments directly related to this Mandatory Referral. Staff further recommends that the applicant work cooperatively with Park & Recreation and CMS to explore mutually-beneficial irrigation opportunities on the numerous public properties in the vicinity of this project.

PLANNING COMMITTEE RECOMMENDATION: Approve, 6-0.

Mandatory Referral: MR01-44



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



SCALE 1" = 400'

0 400 800 1200 1600

MEMORANDUM

TO: Charlotte-Mecklenburg Planning Commission

FROM: Kent G. Winslow
Real Estate Supervisor

DATE: August 6, 2001

SUBJECT: Mandatory Referral for Land Acquisition for Watershed Protection

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact me at 336-2252 if additional information is required. Thank you.

KGW:dj

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department: Engineering and Property Management Date: August 6, 2001
____ Submitted By: Kent G. Winslow Prepared: Diane Johnson, Asset Management
Division

II. Project Name: Land Acquisition for Watershed Protection
Location and Description of Project: 13.65 acres of vacant property located at Jim Kidd
Road in Huntersville (tax parcel 013-081-24) See attached tax map and Real Estate Detail
Summary Report.

III. Project Justification/Need: In an effort to protect the Mt. Island Lake watershed and to reduce the demand
on drinking water, and the need to build future water pumping, treatment and distribution facilities, the
Charlotte Mecklenburg Utilities is negotiating the purchase of property in Huntersville for the purpose of
reuse irrigation. The reuse water is treated at a higher standard than is required for discharge to McDowell

Creek. The quantity of reuse water applied to the soil will be such that no runoff will take place. The reuse water will have no effect upon wild life.

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IV. Project Status (check those that apply):

Nothing done but this report _____ Land not yet acquired _____
Preliminary plans completed _____ Land acquisition
Detailed plans completed _____ underway X
No land acquisition involved _____ Land acquired _____
Project under contract _____

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	_____	_____
Land	<u>07/01</u>	_____
Construction	_____	_____

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?)

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). Fair market value purchase, appraisal and environmental assessment fees and closing attorney fees.

VIII. Assistance Funds - (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance).