

**MANDATORY REFERRAL REPORT NO. 02-05**  
**SALE OF PROPERTY IN SOUTHEAST TRANSIT CORRIDOR**  
**MECKLENBURG COUNTY REAL ESTATE SERVICES**

**PROJECT PROPOSAL AND LOCATION:** Mecklenburg County Real Estate Services is proposing to sell approximately 158 acres located along I-485 between Independence Boulevard and Tank Town Road within the Southeast Transit Corridor's "Matthews TOD" preliminary station area. A potential buyer has not been identified, nor has a future land use been decided.

**PROJECT JUSTIFICATION:** This property was purchased with other land for a landfill site. The construction of I-485 in this area and the opening of the County Landfill on US 521 caused this property to be unsuitable and no longer needed for a landfill. The Board of County Commissioners declared this property surplus on February 19, 2002.

**PROJECT IMPACT:** The future development of the subject property to support the Southeast Corridor transit investment is critical to the success of rapid transit in this corridor. This site represents one of the few, and by far the largest, vacant areas at a potential transit station in this corridor. One of the key alignments currently under consideration in the Southeast Corridor actually traverses the subject property.

The County has been working with the Town of Matthews on development of a land use plan for this area that includes office, park/recreation and multi-family development. The zoning on this property is predominately R-4 with a portion nearest Independence Boulevard zoned B-2. However, this property is not within the City of Charlotte's ETJ and therefore, the Town would need to approve any zoning changes once the property is sold. County ownership of this property allows greater leverage in developing with transit supportive land uses. In addition, the value of the property is likely to increase over the next several years as transit plans for this area crystallize.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** As stated above, the location of the subject property is a prime location for future transit oriented development that would be vital to the success of the rapid transit system being planned for the Southeast Corridor. Ultimately, the land sale should be based upon a coordinated development plan involving the County, CATS and the Town of Matthews.

Additionally, the future extension of Independence Point Parkway traverses the site. This proposed road is listed on the draft 2025 Long Range Transportation Plan, but is currently unfunded. Part, or all of this road could be constructed through the development process and/or the transit process since transit may follow the same alignment as the road.

**PROJECT COST:** N/A

**STAFF RECOMMENDATION:** This request was discussed at the March 6, 2002 Joint Use Task Force meeting. One potential use identified – a CATS park & ride lot – was identified as a potential joint use. The limitations of access from Independence Blvd. reportedly could be

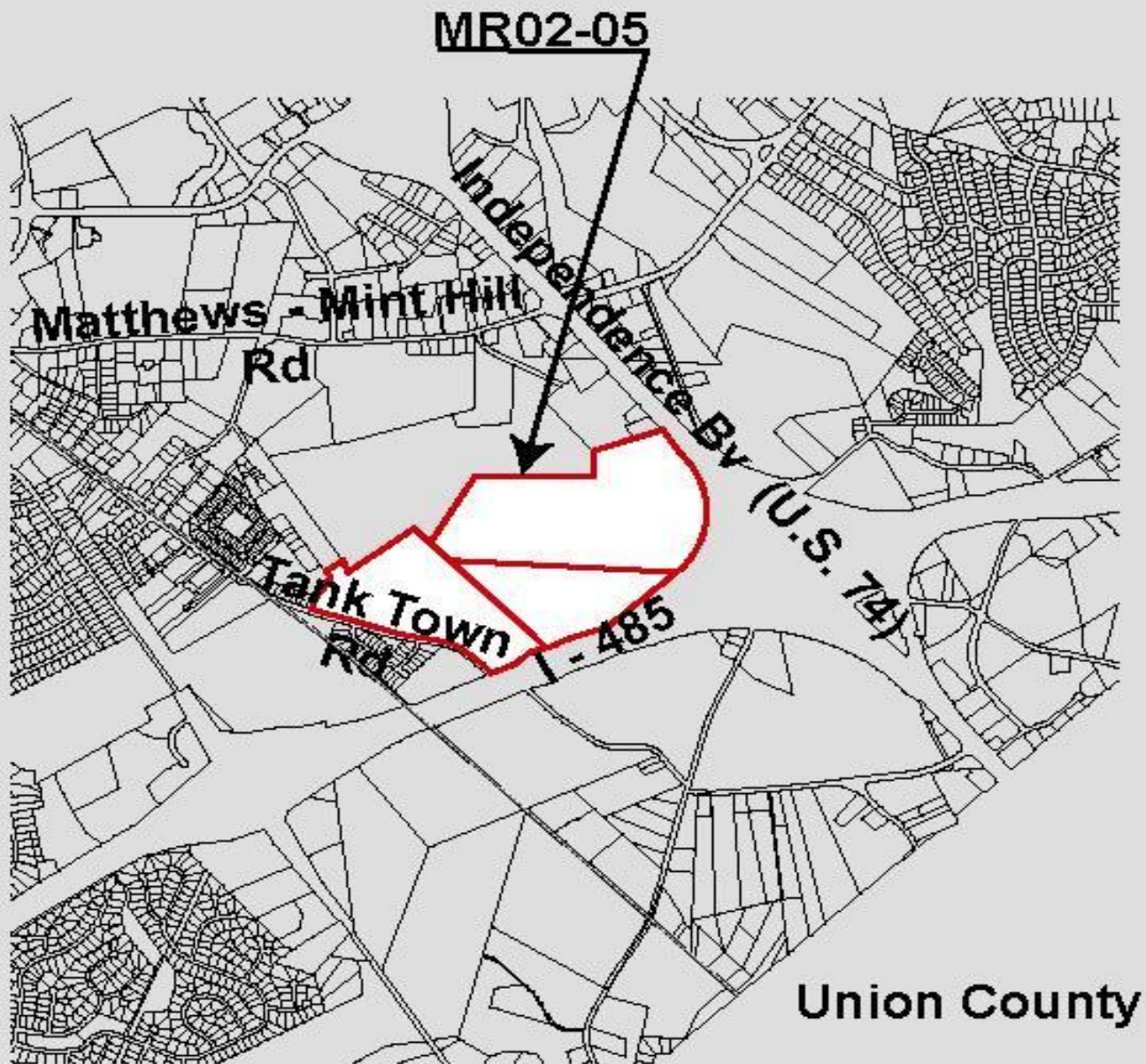
problematic for this site, but could be alleviated with a timely completion of the segment of Independence Point Parkway which traverses the site.

**Staff recommends deferral until completion of the Southeast Corridor MIS and development and adoption of a transit station area plan for this area.**

**The County should prepare a coordinated land disposition plan that includes preparation of a site development plan coordinated with CATS and the Town of Matthews.**

**PLANNING COMMITTEE RECOMMENDATION:** The Planning Committee voted 6-1 to defer action on this matter for 6 months to enable the Southeast Corridor MIS to be completed.

# Mandatory Referral: MR02-05



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



## **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 proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department County Real Estate Services Date 2/22/02

Submitted By Mark Hahn, Director of Real Estate Services Department

Department Representative Robert F. Binford

II. Project Name: Sale of County Properties

Location and Description of Project Approximately 158 acres owned by Mecklenburg County (Parcels 215-081-15, 215-231-01 & 02) located along I-485 between Independence Boulevard and Tank Town Road near Matthews.

III. Project Justification/Need Property was purchased with other land for a landfill site. I-485 and the opening of the County Landfill on US 521 caused this property to be unsuitable and not needed for a landfill. The Board of County Commissioners declared this property surplus on February 19, 2002.

IV. Project Status (check those that apply)

Nothing done but this report	<u>X</u>	Land Not yet acquired	_____
Preliminary plans completed	_____	Land acquisition underway	_____
Detailed plans completed	_____	Land acquired	_____
No land acquisition involved	<u>X</u>	Project under contract	_____

V. Proposed Development Schedule

	<u>Begin</u>	<u>Completed</u>
Planning	<u>N/A</u>	<u>N/A</u>
Land	<u>FY 02</u>	<u>FY 02</u>
Construction	<u>N/A</u>	<u>N/A</u>

(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).

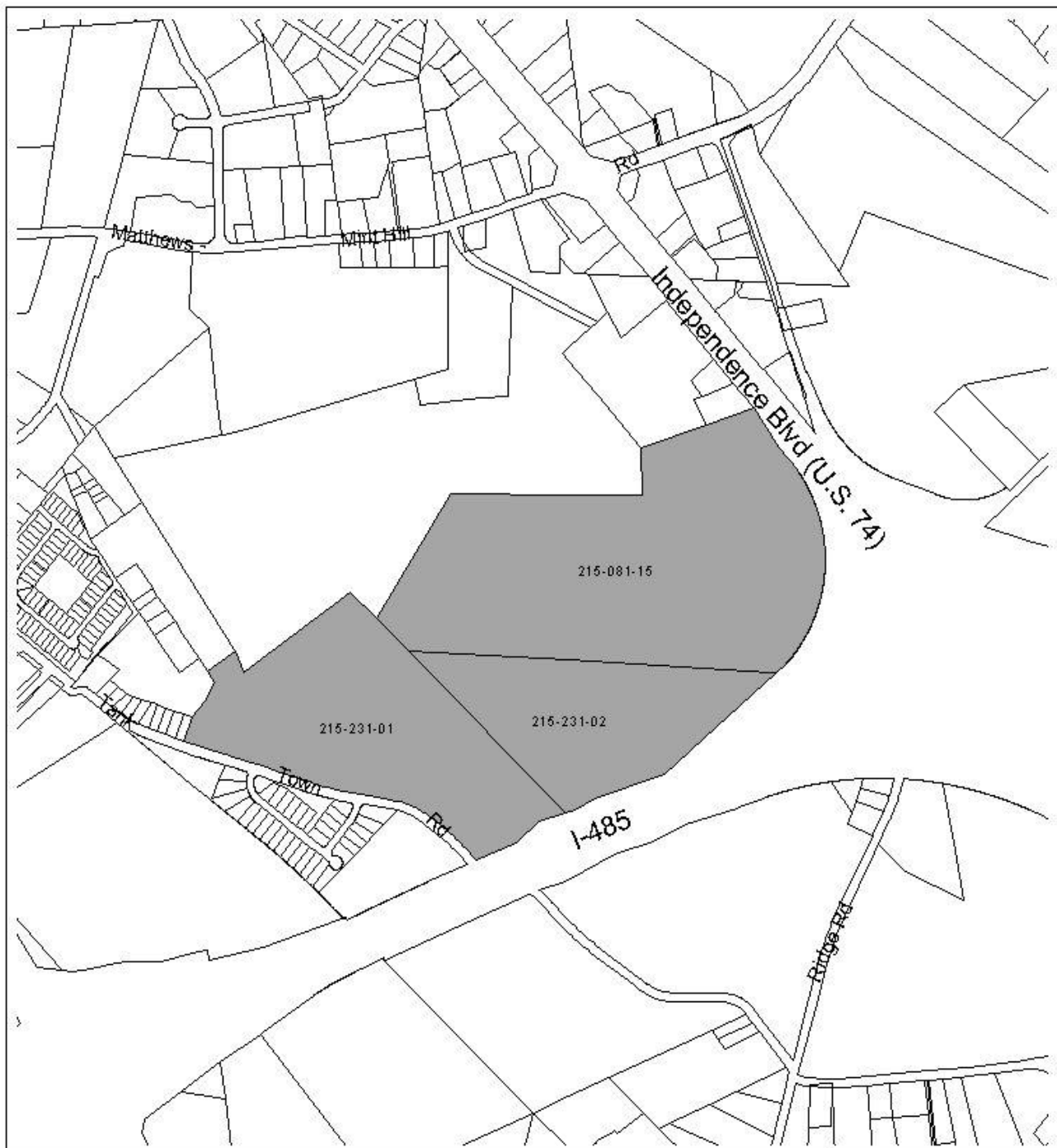
VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other projects in the area? No

VII. Project Cost Estimate – (indicate the estimated total project cost and described how this estimation has been made). N/A

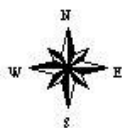
VIII. Assistance Funds – (If State or Federal assistance funds are proposed indicate the specific assistance program, and the status of any application for project funding assistance).

N/A

Revised: 9-28-82



## Mecklenburg County Surplus Property Location Map



No Scale

**Located along I - 485 between Independence  
Boulevard and Tanktown Road. (Parcel numbers  
215-081-15, 215-231-01, & 215-231-02)**

Mecklenburg County



Real Estate Services  
February 25, 2002