

MANDATORY REFERRAL REPORT NO. 04-06
Proposed Acquisition of Property to Serve as Alternate Access to CMUD Facilities

PROJECT PROPOSAL AND LOCATION:

The Charlotte-Mecklenburg Utility Department (CMUD) proposes to acquire approximately 1.185 Acres at 4826 Worth Place (Tax ID 039-081-16), to provide alternate access to and from their Brookshire Boulevard reservoir and water treatment facility. The property is currently unimproved (other than fencing) and is zoned I-2 Industrial.

PROJECT JUSTIFICATION:

CMUD is pursuing this property acquisition at the end of Worth Place for the purpose of extending a driveway up to the Administration Building located at 5100 Brookshire Boulevard and the Franklin Water Treatment Plant located adjacent to the Administration Building. Presently, CMUD personnel, customers, and contractors utilize two driveway entrances located off of Brookshire Boulevard. Brookshire Blvd. is a four-lane NCDOT highway with a grassed and landscaped median. In recent years Brookshire Blvd. has become increasingly congested with a very high volume of traffic. The entrance to the Franklin Plant is within several feet of the intersections of Hovis Road and Oakdale Road. The City installed red light cameras at this intersection in an effort to improve safety in this area. The median was recently landscaped with shrubs and trees limiting visibility. The department became concerned about the safety of these entrances in recent years and evaluated several options for an alternate entrance primarily looking at Black Satchel Drive, Auten Road, and Worth Place. One of the primary concerns with a new entrance was maintaining security at the Franklin Water Treatment Plant. The evaluation determined that the most cost effective solution was an entrance off of Worth Place.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed access will mitigate the safety concerns connected with use of the Brookshire Boulevard driveway entrance. The new entrance is seen as an alternative mainly for truck traffic.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Northwest District Plan, the adopted land use plan for this area, recommends industrial uses for this parcel and the surrounding area. This property is zoned I-2. The current zoning allows for the proposed use. This request is consistent with the adopted plans land use recommendation for industrial uses in this area.

PROJECT IMPACT:

While the project would increase traffic on Worth Place, it would reduce traffic on Brookshire Boulevard, a much more heavily-traveled thoroughfare. Removing predominantly truck traffic from the Brookshire Boulevard entrance will greatly aid traffic flow in the area and promote traffic safety.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project will have minimal impact on other local projects, present or proposed.

ESTIMATED PROJECT COMPLETION DATE:

Estimated completion of the project is six to twelve months. The project will be completed using CMUD project funds already budgeted.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their March 3, 2004 meeting, and no joint use opportunities were identified.

CMPC STAFF RECOMMENDATION:

Planning staff supports this request to purchase this property to provide alternate access to and from the CMUD Administration Building and the Franklin Water Treatment Plan.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its March 16, 2004 meeting, the Planning Committee recommended staff's recommendation by a 5-0 vote.

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