

MANDATORY REFERRAL-REPORT NO. 07-15
Proposed Land Swap Associated with the Fred D. Alexander Blvd. Roadway Project

PROJECT PROPOSAL AND LOCATION:

The future Fred D. Alexander Boulevard will be constructed just east of the Penninger property located at 7024 Old Mt. Holly Road (PID #057-201-05). The City needs the southern edge (approximately 0.10 acre) of the Penninger property for the roadway project and for related widening improvements to Old Mt. Holly Road. At this point, Fred D. Alexander Boulevard is proposed to be above grade on a bridge spanning Mt. Holly Road, Old Mt. Holly Road, and the railroad tracks.

In exchange for the portion of his property requested by the City, Mr. Penninger has requested title to the surplus portion of the City-owned parcel adjoining his land (approximately 0.08 acre), previously purchased by the City for the Alexander project (PID #057-201-06). The general location of the properties proposed to be swapped is located west of the Mount Holly/Valleydale Road intersection in northwest Charlotte as shown on the attached map. Both properties are zoned I-2 Industrial under the Charlotte Zoning Ordinance, and this area is generally industrial in nature (with residential development lying further to the north across Mt. Holly Road).

The City-owned property is vacant; the Penninger property contains an industrial building although the portion of the property being discussed for transfer is unimproved. The land that Penninger would acquire from the City would be used in conjunction with the warehouse and trucking business currently in operation on the property.

PROJECT JUSTIFICATION:

In order to minimize disruption to the Penninger warehouse and trucking business located on PID #057-201-05, it is proposed that the City swap properties which are comparably equal in acreage. Initially, the City had purchased more land from Mr. Penninger's neighbor than what is needed for the Fred D. Alexander project instead of leaving a property owner with a fragmented parcel. The remainder of that property, which is proposed to be swapped with Mr. Penninger, is not accessible to any public road making this property limited in use and value to the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City's Asset Management policy states the disposal of surplus property as a goal in order to generate revenues as well as reduce the number properties to be maintained by the City. Additionally, the Fred D. Alexander Boulevard project is contained in the Mecklenburg Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (adopted 1990) shows both the Penninger property and the City land proposed to be swapped as Industrial. Therefore, this land swap is consistent with the *Northwest District Plan* in that industrial uses would be retained on the property conveyed to Penninger while land acquired by the City would be used as future road right-of-way.

PROJECT IMPACT:

There will be little or no impact to the project or the neighborhood by completing this land swap. Incorporated into the proposed transaction agreement is the fact that the roadway contractor shall have the right to utilize the property being deeded to Mr. Penninger throughout the construction of the roadway as a staging area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The location of the excess land does not lend itself to have any other public benefit. The property being swapped is approximately 0.08 acre and located in the shadow of the Fred D. Alexander Blvd. grade separation.

ESTIMATED PROJECT COMPLETION DATE:

It is anticipated that the roadway project should be completed around the fall of 2009.

JOINT USE TASK FORCE REVIEW COMMENTS:

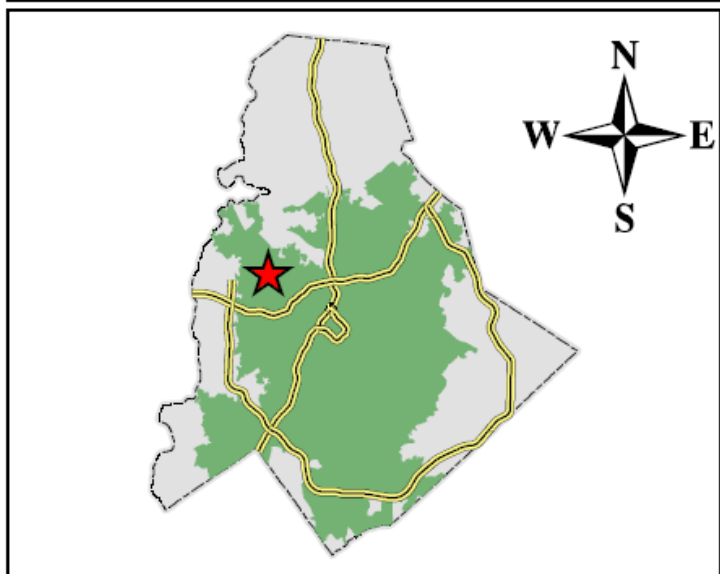
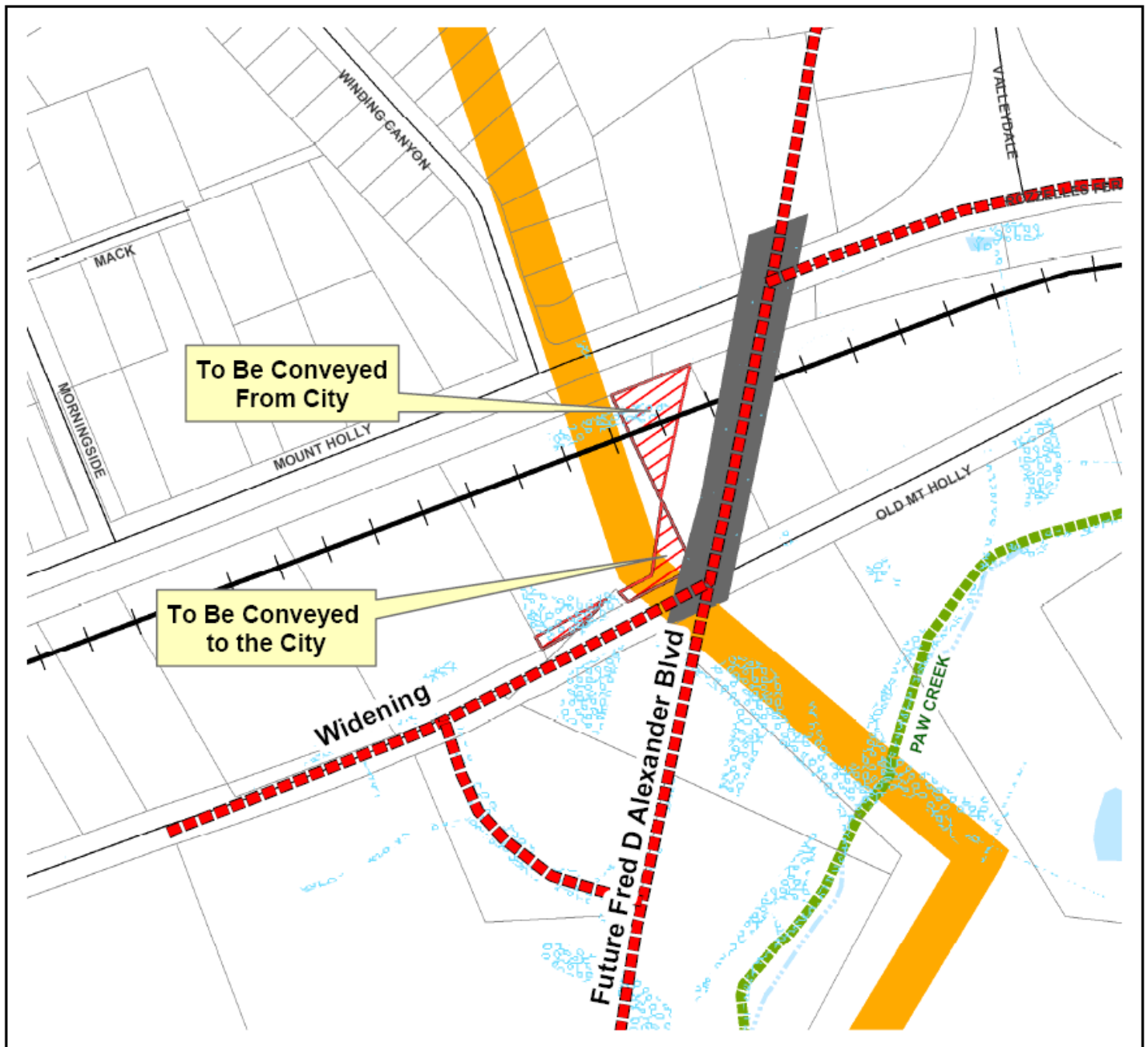
The Joint Use Task Force discussed this matter at their June 6th, 2007 meeting and offered no joint use comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its June 26, 2007 meeting the Planning Committee recommended approval of the proposed transaction by a 5-0 vote.



Mandatory Referral 07-15

Charlotte Real Estate Services

- Road Construction
- Wetland
- Bridge
- Mandatory Referral
- Greenway
- Existing Transmission Lines

Map Produced by the Charlotte-Mecklenburg Planning Department for illustrative purposes only.