

MANDATORY REFERRAL REPORT NO. 08-19

Proposed Exchange of land between Charlotte-Mecklenburg Schools and the City of Charlotte (Airport)

PROJECT PROPOSAL AND LOCATION:

Charlotte Douglas Airport is undergoing a runway expansion project which requires the relocation of Duke Energy utility lines from the east side of I-485 to the west side. To facilitate this exchange, the airport needs to obtain land or right of way in the vicinity of Walkers Ferry Road. Charlotte-Mecklenburg Schools (CMS) happens to own a piece of property along Walkers Ferry Road that can be used to accomplish the utility relocation. In exchange for this parcel, the City proposes to give CMS two City-owned parcels in front of Westerly Hills Elementary School on Denver Avenue.

The vacant CMS-owned parcel along Walker's Ferry Road is zoned R-3 (single family residential), according to the Charlotte Zoning Ordinance. The parcel number is 113-361-18 and contains 0.44 acres. It is adjacent to a cemetery owned by Berryhill Baptist Church of Charlotte. After the exchange, the airport proposes to exchange the vacant parcel received from CMBE with one owned by the Berryhill Baptist Church where the utilities will be relocated.

The two vacant City-owned parcels in front of Westerly Hills Elementary School are 061-081-04 and 061-081-05 containing 0.46 acres and zoned O-1 according to the Charlotte Zoning Ordinance. In addition, it is proposed that CMS exchange individual lots each owns along Denver Avenue so that each entity owns a single contiguous tract. Each of these lots (CMS-owned 061-081-02 and City-owned 061-081-03) contains approximately 5,000 square feet. The City would therefore own contiguous lots zoned R-22, and CMS would own the contiguous lots zoned O-1 in front of the school.

PROJECT JUSTIFICATION:

The airport is required by the FAA to relocate the utilities away from the new runway. The owners of the parcel the airport needs (Berryhill Baptist Church) wish to receive a replacement parcel in the vicinity of the cemetery. The property belonging to CMBE is an acceptable replacement property for the church. The airport is willing to exchange land they own in front of Westerly Hills Elementary School as a replacement for the CMBE parcel along Walker's Ferry Road.

In order to retain control of the land in front of Westerly Hills Elementary School, CMBE wishes to exchange one parcel along Denver Avenue with an adjacent parcel owned by the city/airport. This will give the city three contiguous parcels and CMBE will have more flexibility and control of the land at the school's entrance. The total amount of land involved in the exchange is nearly equal for both parties.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CONSISTENCY WITH ADOPTED LAND USE PLANS:

PROJECT IMPACT:

The exchange of land along Walker's Ferry Road will allow for the airport expansion. There is no known impact regarding the exchange of parcels along Denver Avenue.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this project.

ESTIMATED PROJECT COMPLETION

The exchange is to be approved by the Board of Education, the Board of County Commissioners and the City of Charlotte Commissioners.

JOINT USE TASK FORCE REVIEW COMMENTS:

PLANNING STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

Withdrawn by applicant – replaced by MR08-38

Airport Wants This



VACANT LOTS TO SWAP






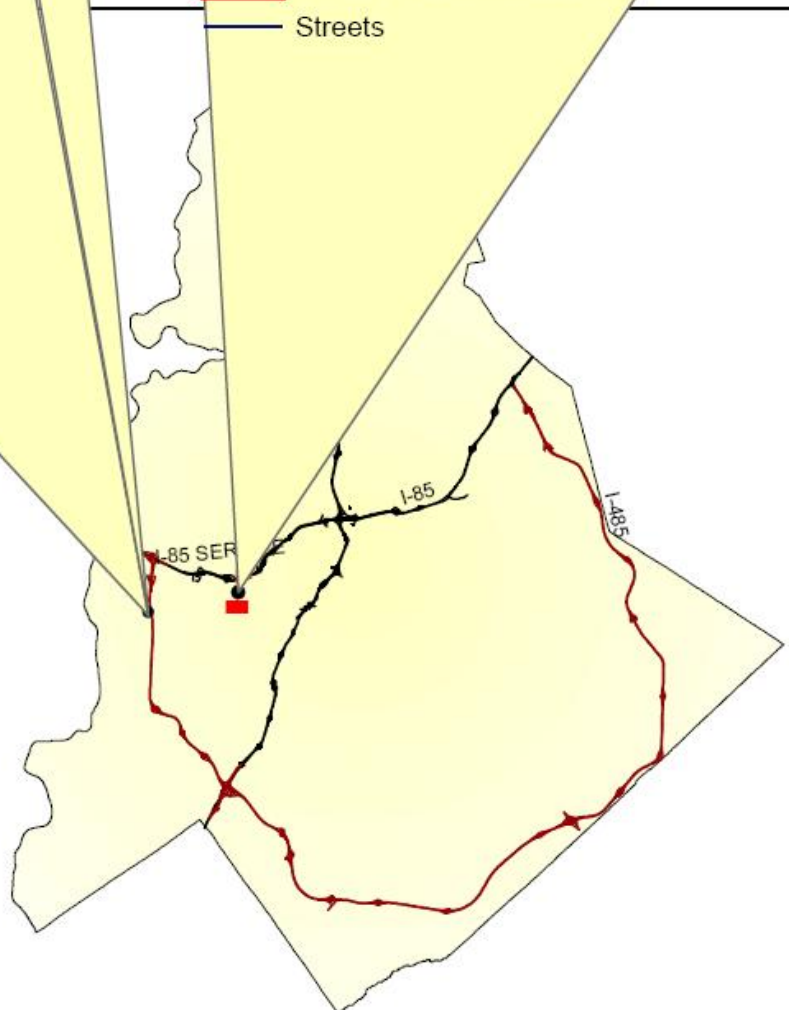
Legend

-  CMS to City
-  Streets



Legend

-  Property to be owned by City
-  Property to be owned by CMS
-  Streets



cms

May 2008