

MANDATORY REFERRAL REPORT NO. 08-24
Proposed Acquisition of Property for the Huntersville Gateway and Ride Lot Expansion

PROJECT PROPOSAL AND LOCATION:

Charlotte Area Transit System (CATS) is seeking to acquire approximately 0.87 acres of vacant land in the US Highway 21/Gilead Road area in Huntersville area to expand the existing Huntersville Gateway Park and Ride Lot, located on parcel 01715307. The facility currently serves commuters in Huntersville and Exit 23 on I-77. Addition of this land should allow approximately 90 additional spaces to be developed.

CATS and the City of Charlotte Real Estate Division identified a parcel meeting requirements set forth by CATS (that the property adjoining the existing facility) and an Option to Purchase has been submitted to the seller and is across the street from the existing Mallard Creek Park and Ride lot that is over capacity. The parcel is a portion of the Huntersville Gateway Business Park located off US Highway 21 and is bounded by Highway 21 (Statesville Road) on the east and I-77 on the west. The parcel number is 017-153-12 and is zoned HC (CD) – Highway Commercial. Approximately 0.87 acres will be subdivided from a parent tract consisting of approximately 3.35 acres.

The Park & Ride facility is conveniently situated near residential developments and is easily accessed from major thoroughfares, that include Highway 21, Mt. Gilead Road and I-77. The location can serve as a central point of transportation for area travel as well as commuter travel from Huntersville and the surrounding area.

PROJECT JUSTIFICATION:

CATS has a capital program with planned facilities to serve existing passengers and to attract new riders. Owning commuter parking as opposed to short-term use agreements on property owned by others provides stability and reliability for riders, and allows marketing of innovative express and custom bus services. There is high demand for park and ride in the subject area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CATS' adopted capital budget and strategic plan includes a specific Park and Ride line-item.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville has reviewed the Mandatory Referral and is in full support of the proposed action. Since the Town of Huntersville's adopted future land use parallels their existing zoning, the proposed use would be allowable under the restrictions dictated by the Highway Commercial (HC) zoning.

PROJECT IMPACT:

With a convenient location along Highway 21 near Exit 23 on I-77, the proposed site is adjacent to the existing park and ride lot, developed in 2005 and now over capacity. The expanded lot will relieve congestion in the Huntersville Gateway Business Park and provide a higher level of service for park and ride users. The lot is well situated to attract bus commuters in the Northeast/University City corridor. Increased ridership will serve to provide transportation options in a rapidly growing part of the county.

The Park & Ride location itself will be a parking area and transportation hub, which will mesh seamlessly with the surrounding commercial development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

We are not currently aware of any other public projects in this vicinity. There are numerous single-family and multi-family residential developments in this general area. There are also large office and retail developments nearby. The Park & Ride facility will serve commuters and shoppers in this region.

ESTIMATED PROJECT COMPLETION DATE:

If approved, the property should be acquired within the next 150 to 210 days.

JOINT USE TASK FORCE REVIEW COMMENTS:

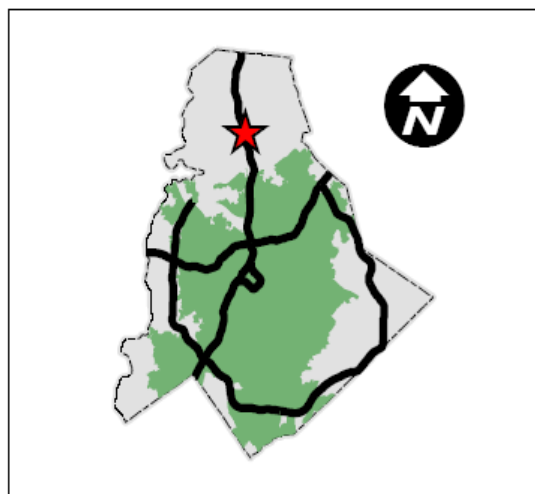
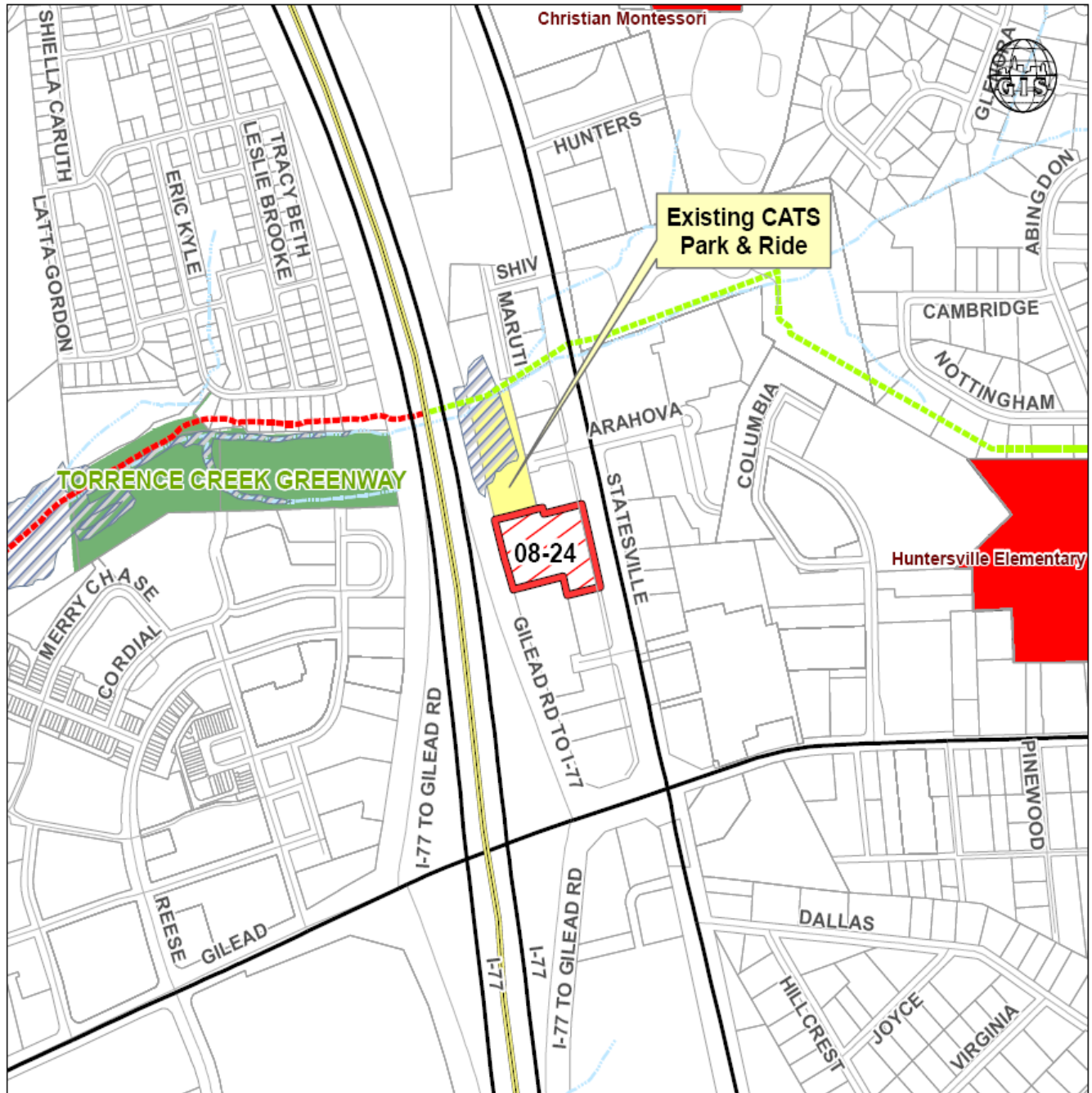
The Joint Use Task Force discussed this matter at their July 2, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this transaction.










CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-24

City Real Estate Division

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|---|-----------------------|---|-------------------|
|  | Mandatory Referral |  | Existing Park |
|  | Existing Greenway |  | Proposed Park |
|  | Greenway Construction |  | Greenway Property |
|  | Proposed Greenway |  | Nature Preserve |
|  | City Property | | |