

MANDATORY REFERRAL-REPORT NO. 13-14
Proposed Land Exchange Involving Charlotte Property on Dwight Evans Road

PROJECT PROPOSAL AND LOCATION:

In 2008, the City of Charlotte purchased the 60-foot wide parcel of land on Dwight Evans Road in west Charlotte (PID # 14530209) from The Charlotte Observer in order for Charlotte-Mecklenburg Utilities (CMU) to gain access to the back side of the Irwin Creek Waste Water Treatment Plant property. So far, the access road has not been constructed and the property remains vacant. The two companies on either side of the City property (ALSCO and The Charlotte Observer) have a mutual business interest in having the road shift approximately 200 feet to the east, onto The Charlotte Observer property (PID # 14530204). Following the road shift, the Observer plans to sell its land west of the relocated right-of-way to ALSCO for expansion.

The area has an I-2 (Industrial) zoning classification according to the Charlotte Zoning Ordinance, and is developed as an office park. The Irwin Creek Water Treatment property (325 acres) lies immediately to the north. Since the land that was previously acquired is intended to provide access to the rear portion of the CMU property from Dwight Evans Road, moving the future entranceway by about 200 feet will not impact future development plans for this property.

PROJECT JUSTIFICATION:

Upon inspection of the properties, and with approval by CMU, the land exchange does not appear to negatively impact CMU plant operations, and could aid the two companies in their growth plans.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This proposed land exchange would enable will be beneficial for economic development for the two companies.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Industrial land use for both subject parcels. The proposed use is consistent with the plan.

PROJECT IMPACT:

There are no anticipated project impacts.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other projects.

ESTIMATED PROJECT COMPLETION DATE:

It is the goal to complete this transaction in Winter, 2013. CMU does not currently have funding to construct the future road or to undertake accompanying plant expansion.

JOINT USE TASK FORCE REVIEW COMMENTS:

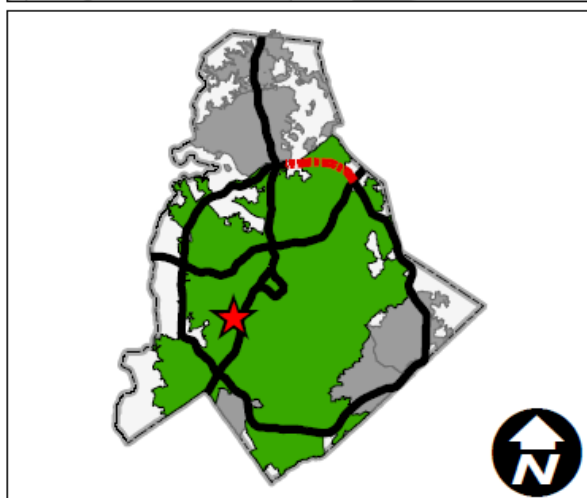
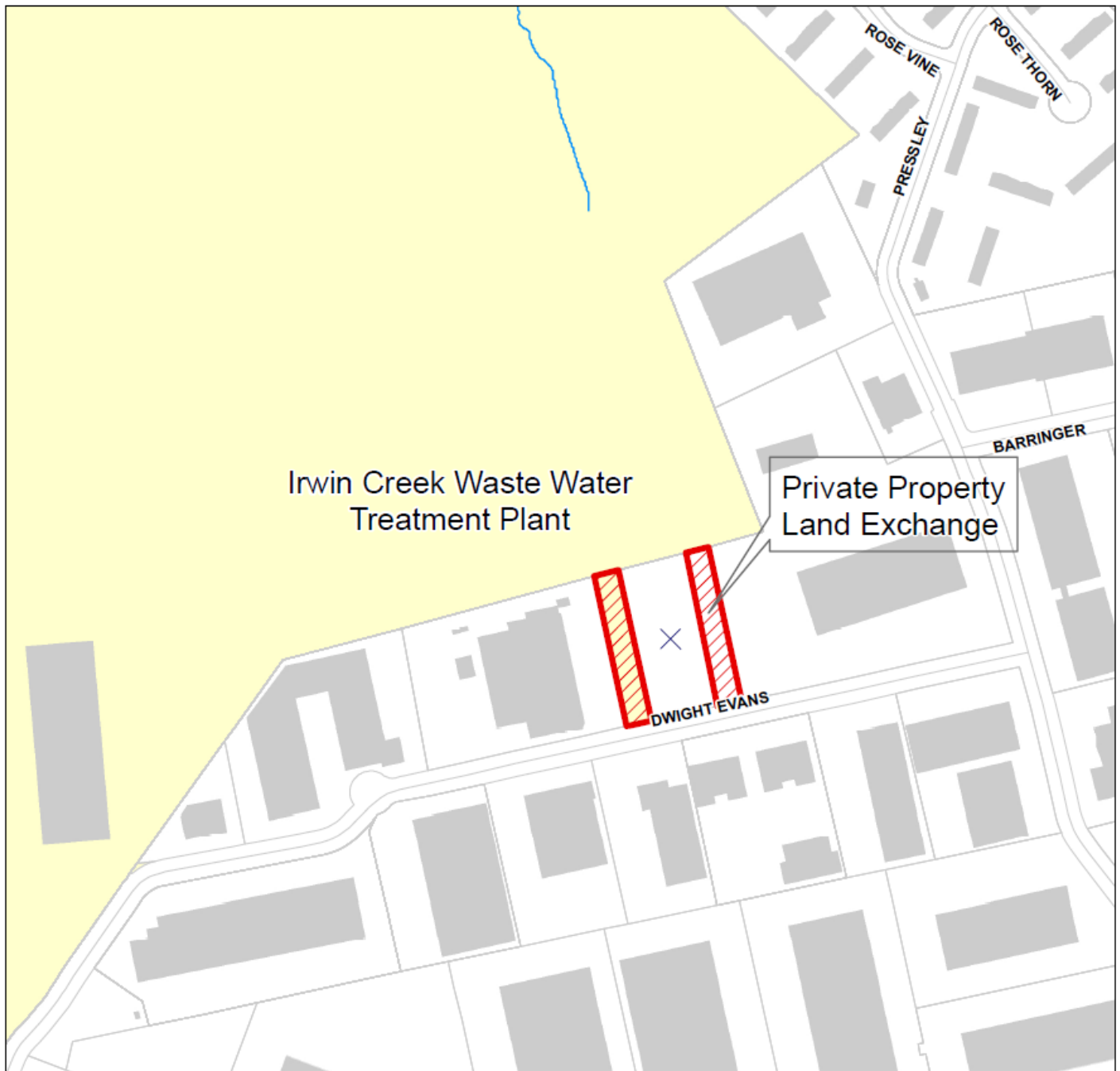
The Joint Use Task Force reviewed this matter at their September 4, 2013 meeting and there were no comments made on this referral.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfer.




CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 17, 2013 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 13-14

Initiated & Submitted by: City Real Estate

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  City Property



Produced by the Charlotte-Mecklenburg Planning Department