

MANDATORY REFERRAL-REPORT NO. 14-07
Proposed Transfer of City-Owned Water Tower Property to Town of Matthews

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte owns a .33 acre parcel of land (parcel 19329404) in the Town of Matthews near the northeast corner of Matthews- Mint Hill Road and Independence Pointe Parkway. The parcel was formerly used as a water tower site for Charlotte-Mecklenburg Utilities Department (CMUD). The water tower was removed and the site is now vacant, so the City of Charlotte no longer has need for the property. The Town of Matthews originally deeded the land to the City of Charlotte. They are now requesting the return of the land.

The property is zoned I-1 Light Industrial according to the Matthews Zoning Ordinance and is located in the midst of a commercial/industrial area.

PROJECT JUSTIFICATION:

The parcel was given to the City of Charlotte via a Quit Claim Deed along with various water and sewer easements. Now that the water tank had been removed and the parcel is no longer needed for CMUD use, the City would like to return the land to the Town of Matthews. Although the Quit Claim Deed did not have a reverter clause, requiring the land to return to the original owner, local governing agencies typically work together to assist each other's goals and objectives. The Town of Matthews would like to create an open space (possibly a mini-park or mini-playground) on the property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City of Charlotte will be assisting its neighboring town by helping them to create a mini-playground for the neighborhood by deeding the land back to the Town.

An evaluation conducted during 2013 by Charlotte Regional Transportation Planning Organization (CRTPO) staff identified the potential need to shift the Independence Pointe Parkway intersection (nearby to the west of this site) in an eastward direction to better align with the future Parkway right-of-way on the south side of Matthews-Mint Hill Road. This shift would likely impact at least a portion of the subject site.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Matthews Land Use Plan* (adopted in 2012) is a policy plan and as such does not prescribe specific land uses for individual parcels. The Plan does however state that "(t)he Town acknowledges and supports a shift toward growth of light industrial uses in its jurisdiction Benefits of light industrial land uses include employment opportunities and expansion of new technologies The Town supports the reuse of industrial facilities as flex office spaces." Creation of an open space at this location is viewed as complementing the Town's effort to grow its industrial land use base.

PROJECT IMPACT:

City of Charlotte will no longer need to mow and maintain the property. The Town of Matthews will beautify the area by constructing a mini-park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is discussion that a portion of Independence Pointe Parkway might need to be shifted further to the east which could impact this vacant lot. Having the land in the Town of Matthews ownership can help to protect the land from future development that might otherwise occur on the lot were it to be privately-owned. Town of Matthews staff have acknowledged that as owner of the subject property, they'd play a role in assisting the relocation of Independence Pointe Parkway in order to extend the roadway directly across Matthews-Mint Hill Road toward areas to the south.

ESTIMATED PROJECT COMPLETION DATE:

The City of Charlotte would deed the land to the Town immediately upon receipt of necessary approvals. The Town would then need to program funds for their next fiscal year's budget to construct the open space.

JOINT USE TASK FORCE REVIEW COMMENTS:

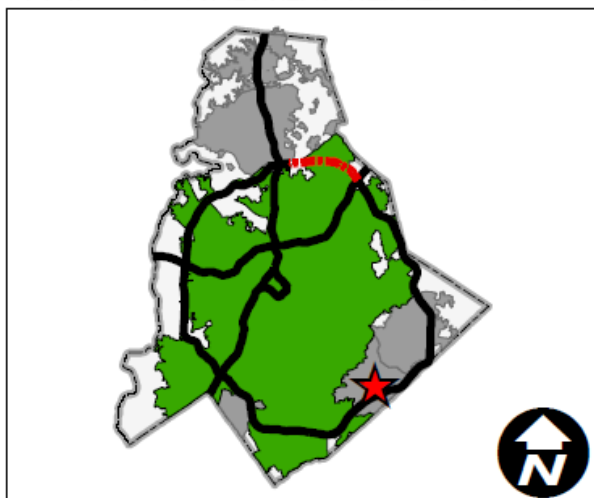
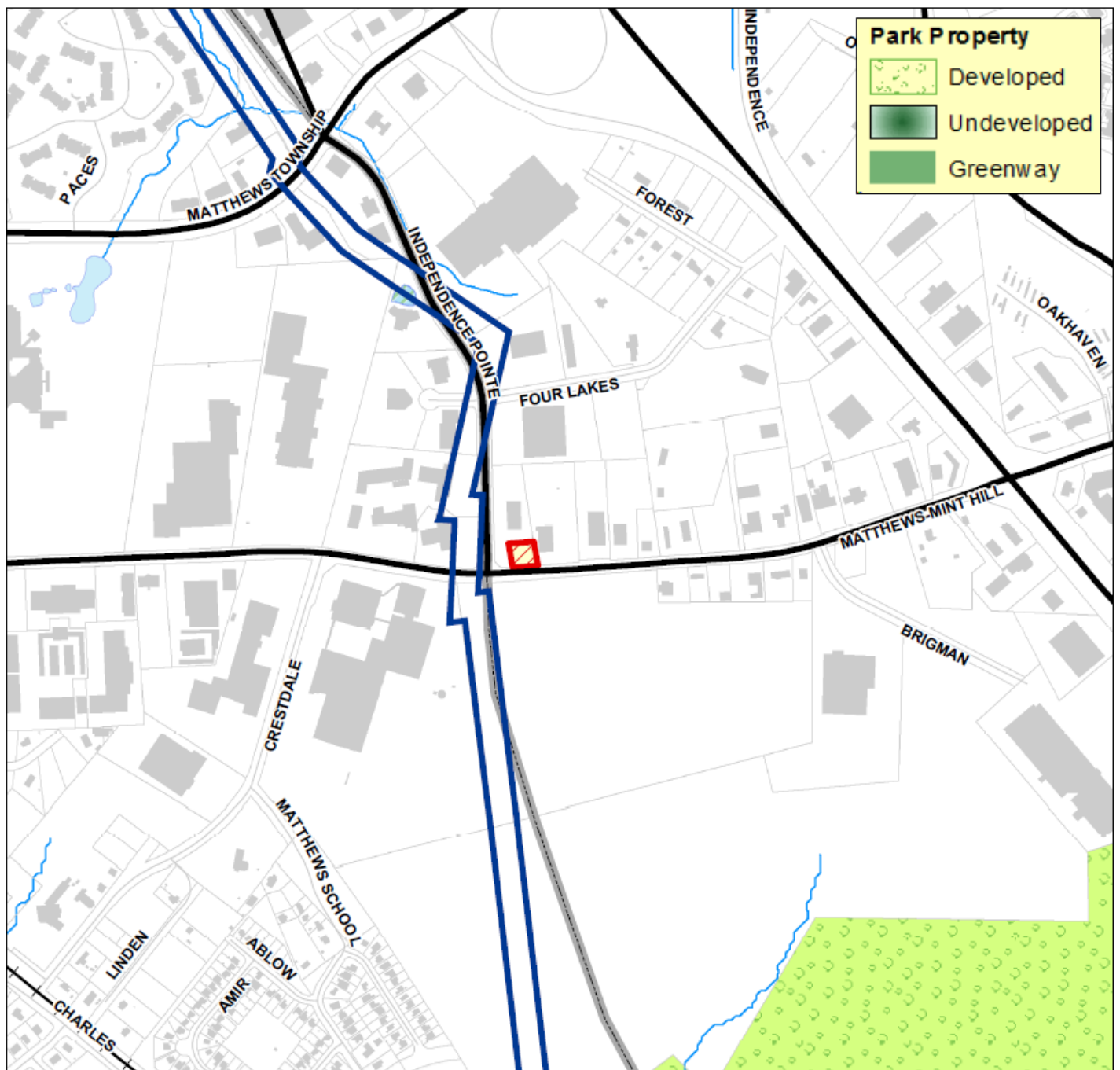
The Joint Use Task Force discussed this matter at their March 5, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as this parcel is in the Town of Matthews planning jurisdiction, Planning staff relied upon Matthews planning staff for the planning assessment conducted as part of this Mandatory Referral. Planning staff recommends the transfer of this City-owned parcel to the Town of Matthews to provide an open space amenity for the adjoining industrial area, and to potentially serve as a portion of street right-of-way in the event that Independence Pointe Parkway is shifted eastward at some time in the future.

CMPC PLANNING COMMITTEE RECOMMENDATION:







At their March 18, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 14-07

Initiated by: Town of Matthews

Submitted by: City Real Estate

-  Mandatory Referral
-  Independence Pointe/SilverLine Prop. Alignment
-  Comprehensive Transportation Plan
-  Overhead Electrical Transmission Lines
-  City Property
-  County Property

Produced by the Charlotte-Mecklenburg Planning Department

