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**Staff Reviewed by:** Bryman Suttle, Charlotte Planning, Design & Development

## **MANDATORY REFERRAL | REPORT NO. 2018-15**

### **Charlotte Water Proposed Acquisition of Property to Enhance Access to Mallard Creek Wastewater Treatment Plant**

#### **PROJECT PROPOSAL AND LOCATION:**

The Charlotte Water Department (CLTW) proposes to acquire one parcel of approximately 24 acres (parcel identification number 051-081-26). The property is zoned UR-C(CD) per the Charlotte Zoning Ordinance and is located at 12274 US Highway 29, adjacent to Mallard Creek Wastewater Treatment Plant (WTP), as shown on the location map on page 2.

#### **PROJECT JUSTIFICATION:**

The acquisition of this property will enhance access to the wastewater treatment plant.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of this property is consistent with [Charlotte Water FY2019-FY2023 Community Investment Plan](#) calling the WTP to be enhanced commensurate with the growth and development of the area.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Northeast Area Plan* (2000) recommends multi-family for this location. The Plan also recommends maintaining or improving the area's current environmental quality.

#### **PROJECT IMPACT:**

This acquisition will result in enhanced access to the wastewater treatment plant with a planned road being built to City standards and provide additional buffering of the access easement and facility from adjacent uses.

#### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This acquisition will enhance access to the wastewater treatment plant, which will better serve the construction associated with eventual plant expansion.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Staff is working with the property owner representatives to develop a letter of intent and purchase and sale contract. The acquisition is anticipated within six (6) months following City Council approval.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 10, 2018 meeting and no comments were offered.

#### **Agencies Represented:**

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

#### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed acquisition and has made the following findings:

#### **Conclusions:**

- Area plans do not typically recommend locations for future public utilities or expansion of existing facilities.
- This acquisition will provide a well buffered easement, new public road, and better distance between the WTP and other uses in the area.

#### **Adopted Goals and Policies:**

- The [Northeast Area Plan \(2000\)](#) recommends multi-family for this location. The Plan also recommends maintaining or improving the area's current environmental quality.
- This investment is consistent with the [Charlotte Water FY2019-FY2023 Community Investment Plan](#) calling which recommends enhancements of the WTP commensurate with the growth and development of the area.

#### **CMPC PLANNING COMMITTEE REVIEW:**

At their July 17, 2018, meeting, the Planning Committee recommended

