

## **MANDATORY REFERRAL | REPORT NO. 19-04**

### **Charlotte Water Proposed Acquisition of Property for Elevated Water Storage Tank**

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

The City of Charlotte Water Department (CLTW) proposes to acquire two parcels of approximately 7.45 acres (tax parcel identification numbers 045-431-17 and 045-431-16), zoned R-17MF per the Charlotte Zoning Ordinance, for an elevated water storage tank project. The properties are located at 6420 and 6430 Old Statesville Road respectively.

<b>TAX PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>CURRENT LAND USE</b>	<b>CURRENT ZONING</b>	<b>ADOPTED AREA PLAN</b>	<b>ADOPTED FUTURE LAND USE</b>
045-431-17	6420 OLD STATESVILLE ROAD	LARGE LOT RESIDENTIAL	R-17MF	NORTHEAST DISTRICT PLAN (1996)	MULTI-FAMILY
045-431-16	6430 OLD STATESVILLE ROAD	LARGE LOT RESIDENTIAL	R-17MF	NORTHEAST DISTRICT PLAN (1996)	MULTI-FAMILY

#### **PROJECT JUSTIFICATION:**

The acquisition of this property will enable Charlotte Water to enhance service in the area.

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

The acquisition of this property for the purpose of the elevated storage tank project is part of Charlotte Water's Water System Master Plan. The construction of this project is currently planned to begin around 2025. Considering the rising cost of real estate, Charlotte Water is looking to purchase this property now and reserve it for future use.

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

The adopted policies for this site are in The Northeast District Plan (1996). Area plans do not typically identify privately owned property for Institutional Use. Therefore, The Northeast District Plan recommends the site for multi-family development. The plan identifies the water and sewer service projects that had been planned as of June 1995, at that time projects had only been planned for a ten-year timeframe. Institutional uses are generally considered compatible with both residential and commercial land uses.

#### **PROJECT IMPACT:**

Acquisition of this property for the project will enable Charlotte Water to improve service.

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

No known relationship to other projects.

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

Staff is in negotiations with the property owners and plan to move forward with a request for City Council approval. Acquisition of the parcel is anticipated within approximately six months of Council approval, after entering into a contract.

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

At their April 3, 2019 meeting, the Joint Use Task Force reviewed this proposal and offered no additional comments.

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

Planning staff has reviewed the proposed and has the following comments:

##### **Conclusions:**

- Area plans do not typically identify privately owned property for Institutional Use.
- Institutional uses are generally considered compatible with both residential and commercial land uses.

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

- The Northeast District Plan (1996) recommends the site for multi-family development.

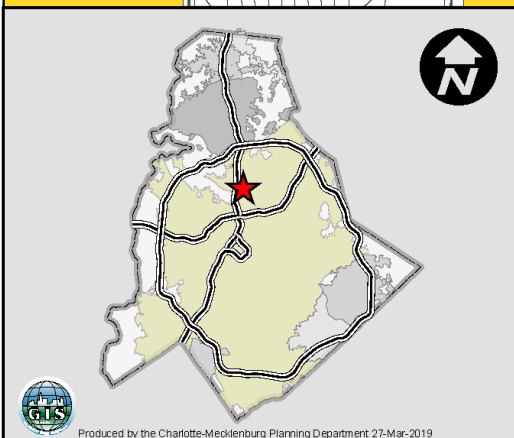
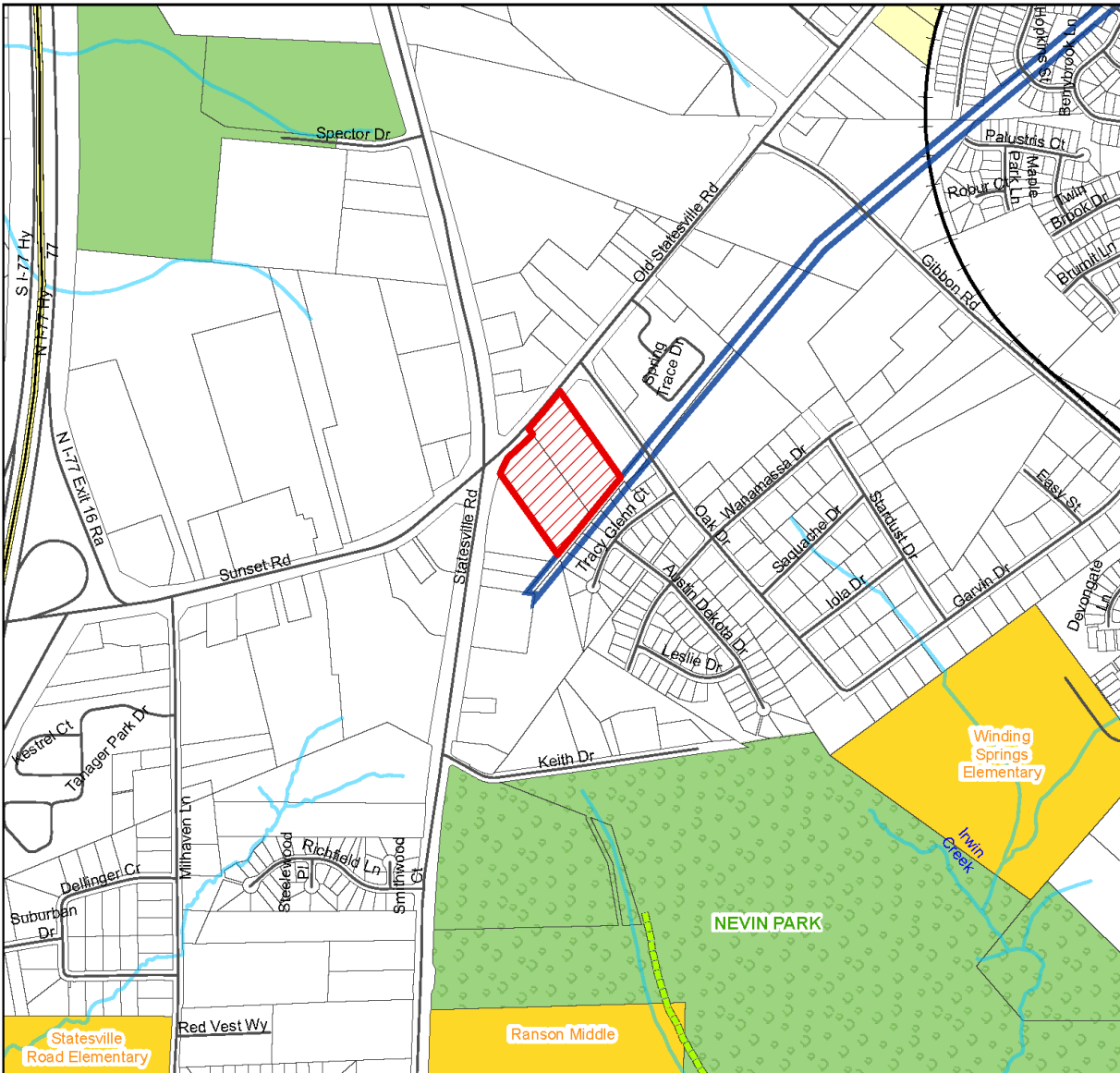
#### **CMPC PLANNING COMMITTEE REVIEW:**

At a special meeting held on May 6, 2019, the Planning Committee reviewed the proposed acquisition and had no additional comments for the submitting agency.

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### LOCATION MAP



### Mandatory Referral 19-04

Initiated By: Charlotte Water

Submitted By: Engineering & Property Management

-  Mandatory Referral
-  County Property
-  City Property
-  Schools
-  Greenway - Proposed
-  Overhead Electrical Transmission Lines

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