

MANDATORY REFERRAL REPORT # 97-26
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PROPERTY ACQUISITION FOR NORTHWEST CIRCUMFERENTIAL
GRADE SEPARATION PROJECT
JUNE 1997

Project Location:

The project is located at the future intersection of the Northwest Circumferential and Mount Holly Road, at Valleydale Road. An area map and a zoning map are attached.

Project Proposal:

The proposed project is to purchase 12 parcels of land which will be needed for the Northwest Circumferential Grade Separation Project.

Project Justification:

The Northwest Circumferential was first added to the Thoroughfare Plan in 1977 as a major thoroughfare connecting I-77 north and I-85 south, in the northwest area of the county. There are currently no thoroughfares that make this direct connection between these interstates in this area. The grade separation project at Mount Holly Road and the CSX railroad is a part of the northwest circumferential and is being built ahead of the rest of the circumferential to address safety issues associated with the closing of two hazardous at-grade railroad crossings.

Relationship to Other Public and Private Projects:

The northwest circumferential and its grade separation with Mount Holly road and the CSX railroad is consistent with the recommendations of many plans including the Northwest District Plan, Mount Holly Road Special Project Plan, 2015 Transportation Plan and the local Thoroughfare Plan.

Project Impact:

Twelve total parcels will be acquired for this project which include nine homes, two businesses, and one vacant parcel. The acquisition of these parcels are necessary to provide for the bridge approach and structures, ramps to Mount Holly Road and Old Mount Holly Road, and the relocation of old Mount Holly Road in the project area.

The project will provide for a safe grade separated crossing of the railroad in this area and allow for adequate response time for emergency vehicles in this area where fuel storage tanks are prevalent and the potential for a catastrophic accident exists.

Project Cost:

The total estimated project cost including right-of-way and construction is \$9.5 million. Individual appraisals of the properties to be acquired have not been completed. The purchase price of the

parcels to be acquired will be based on the appraised values. Any residual property that remains after the project is completed will be sold back to the public.

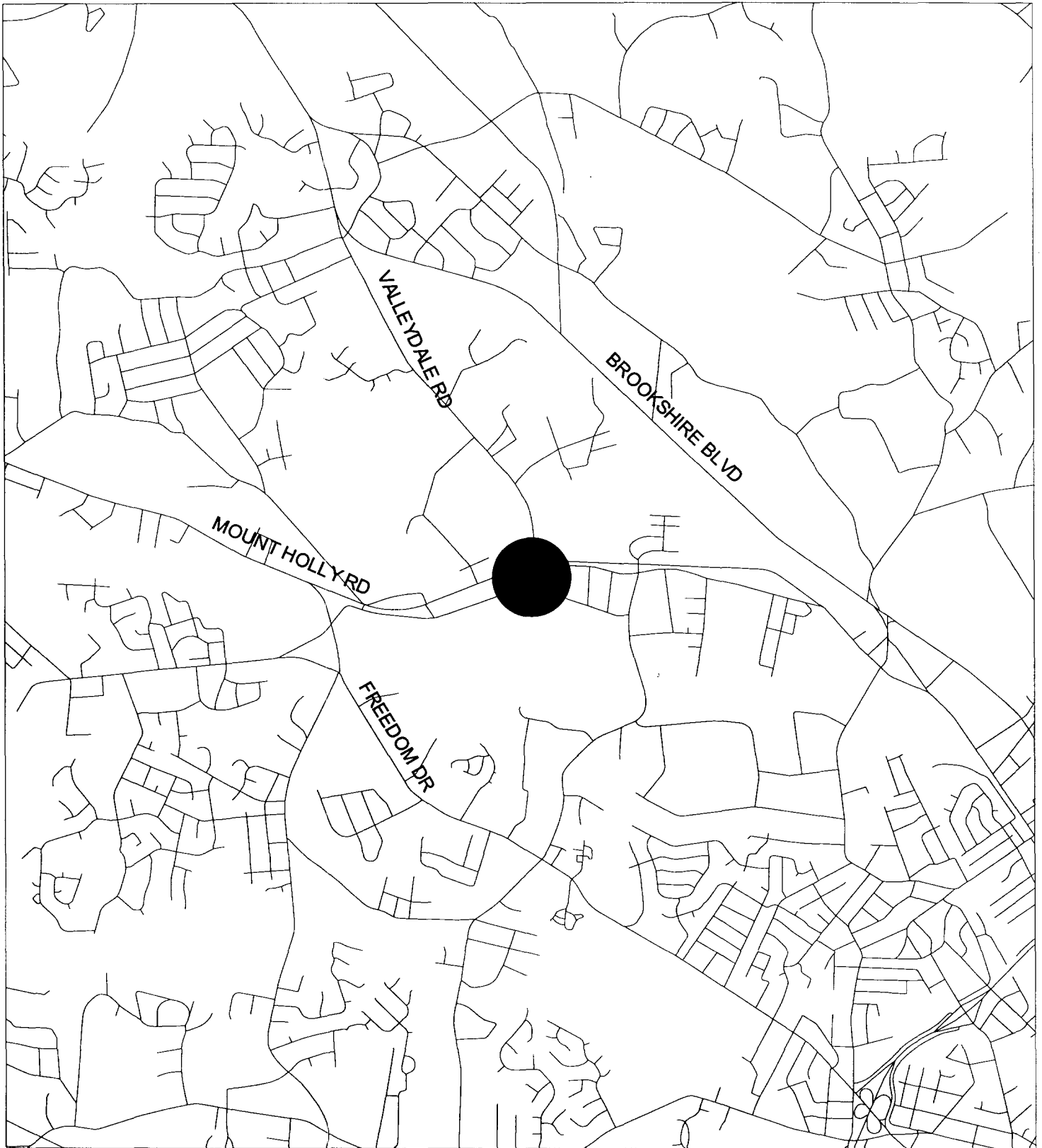
Staff Recommendation:

Planning staff recommends that the mandatory referral be approved as submitted.

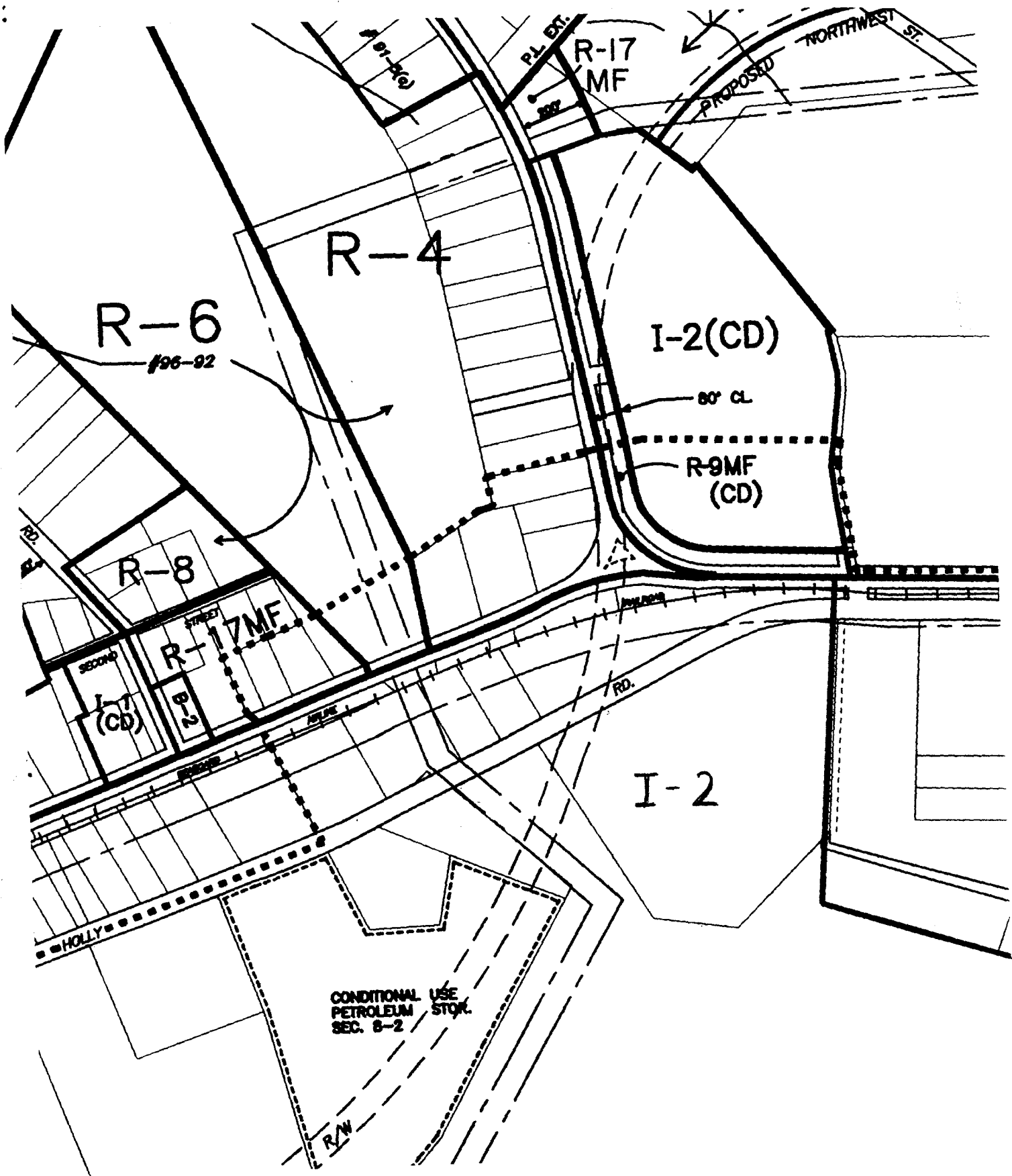
Planning Committee Recommendation:

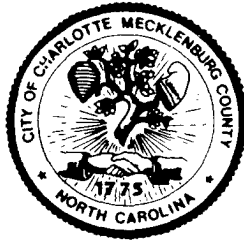
The Planning Committee voted unanimously to approve this mandatory referral as presented on June 17, 1997.

Mandatory Referral 97-26



Project Location





CHARLOTTE - MECKLENBURG PLANNING COMMISSION

To: David Allen, Real Estate and Property Management
From: Joseph T. Lesch, Planning Commission Staff
Date: June 17, 1997
Subject: Mandatory Referral #97-26

The Planning Committee unanimously approved the mandatory referral #97-26, property aquisition for the Northwest Circumferential grade separation project. They took this action at their regular scheduled meeting on June 17, 1997.

I've attached a copy of the final mandatory referral for your files. Call me at 4696 if you have any questions.