


**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: May 5, 1998

TO: Mark Boone
Engineering and Property Management

FROM: Debra D. Campbell 
Planning Division Manager

SUBJECT: Mandatory Referral #98-17

We have received your request to process a mandatory referral report to purchase some land located at 11956 Abernathy Road. Lauren Weisman on our staff has been assigned the review responsibility.

This mandatory referral #98-17 is tentatively scheduled for Planning Committee consideration on Tuesday, May 19, 1998 at 5:00 p.m. The meeting will be held in the Planning Commission's Uptown Conference Room on the 8th Floor of the Charlotte Mecklenburg Government Center.

If you have questions or need further assistance, please contact Lauren at ext. 8307 or me at ext. 2671.

cc. Lauren Weisman

M E M O R A N D U M

TO: Charlotte-Mecklenburg Planning Commission

FROM: *Mark A. Boone for*
Kent G. Winslow
Real Estate Supervisor

DATE: May 4, 1998

SUBJECT: Mandatory Referral for Purchase of Watershed Property

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact Mark Boone at 336-7301 if additional information is required. Thank you.

7021

KGW:dj

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

- I. Initiating Department: Engineering and Property Management
Date: April 8, 1998 Submitted By: Kent G. Winslow Prepared: Kent G. Winslow, Manager, Asset Management Division
- II. Project Name: Abernathy Road Watershed Site
Location and Description of Project: Purchase 50 acres of vacant property at 11956 Abernathy Road. Tax Code: 023-171-01; Zoning R5. See attached tax map and Real Estate Detail Summary Report.

III. Project Justification/Need: The City of Charlotte to purchase this property that is adjacent to the existing water intake facility to ensure the area remains undeveloped.

IV. Project Status (check those that apply):

Nothing done but this report	<u> </u>	Land not yet acquired	<u> </u>
Preliminary plans completed	<u> </u>	Land acquisition	<u> </u>
Detailed plans completed	<u> </u>	underway	<u> x </u>
No land acquisition involved	<u> </u>	Land acquired	<u> </u>
		Project under contract	<u> </u>

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	<u> N/A </u>	<u> </u>
Land	<u> N/A </u>	<u> </u>
Construction	<u> N/A </u>	<u> </u>

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area? NA

II. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). Land cost \$560,000 per appraisal

VIII. Assistance Funds - (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance). None

**Cole Jensen
& Stone**

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851

**MR AND MRS
CHARLES J.
PARKER**

**PARK
POINTE**

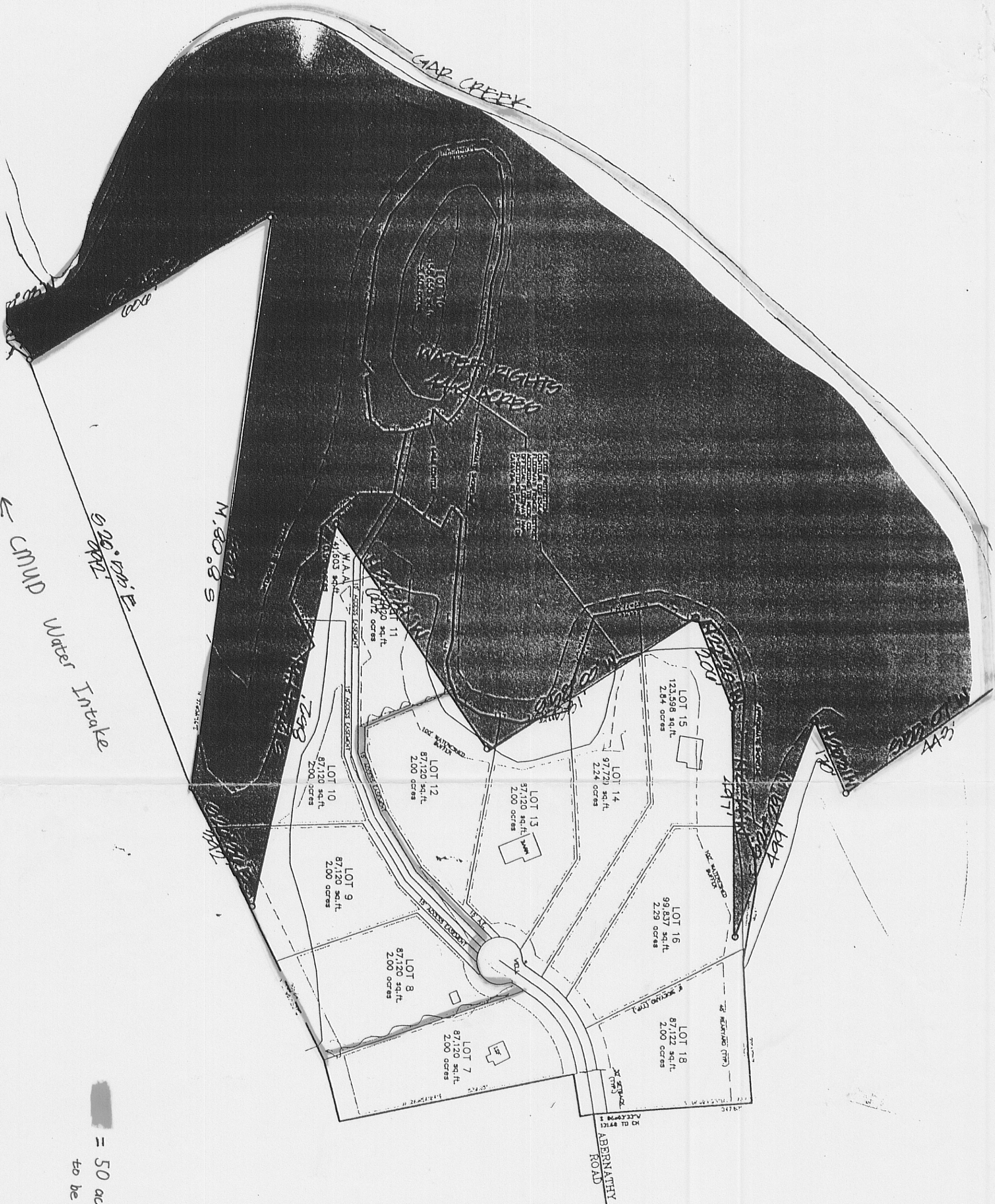
**SITE
PLAN**

567 04/05/97

SCALE: 1" = 200'
0 100 200 400



◆ Sheet of



MANDATORY REFERRAL REPORT NO. 98-17
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ABERNATHY ROAD WATERSHED SITE

PROJECT LOCATION

The watershed site is located off of Mt. Holly-Huntersville Road, east of Highway 16, at 11956 Abernathy Road. The proposed land is adjacent to the existing water intake facility. The subject area is in tax parcel number 023-171-01.

PROJECT PROPOSAL

The proposal involves the purchase of 50 acres of vacant property adjacent to the Charlotte-Mecklenburg Utility Department's Catawba River Pump. The property is currently zoned R-5 (Single Family Residential).

PROJECT JUSTIFICATION

The City of Charlotte wishes to purchase this property that is adjacent to the existing water intake facility to ensure the area remains undeveloped. The subject area is located within the critical area of the Mountain Island Watershed. There are regulations under this classification that regulate the amount of impervious ground cover. The purchase of this land would protect the watershed from development and pollution of this land.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The subject area is located within the Northwest District Plan area. This Plan proposes single family residential at under one dwelling unit per acre or less. The Plan also calls for a park in this area.

PROJECT IMPACT

The purchase and use of the watershed site is consistent with the Northwest District Plan and with the Mecklenburg-County regulations on watershed areas. The purchase of the proposed 50 acres would ensure that watershed regulations are followed and that the intake facility is left undisturbed from development. The 50-acre subject area is landlocked and requires a 15-ft. access easement to the public right of way on Abernathy Road.

PROJECT COST

The cost of the land is \$560,000 per appraisal.

STAFF RECOMMENDATION

Staff supports this project to purchase the Abernathy Road watershed site.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee amended staff's recommendation that the City and County should try to mediate the use restriction so that the Parker family allow the City or County at some point to use the land for a park. The amended motion passed unanimously.

