



Legislation Text

File #: 15-8469, Version: 1

Project Quattro

Action:

- A. Hold a public hearing for the Tuckaseegee-Airport voluntary annexation,**
- B. Adopt an annexation ordinance with an effective date of June 25, 2018, to extend the corporate limits to include these properties and assign them to the adjacent Council District 3,**
- C. Adopt a resolution authorizing the conveyance to CF Hippolyta Charlotte LLC City-owned property (tax identifications 055-371-23 and 055-371-21) located along Tuckaseegee Road for \$7,500,000 (inclusive of closing costs and fees), and authorizing the City Manager to execute all documents necessary to convey the property in accordance with the Resolution,**
- D. Authorize the City Manager to negotiate and execute an Infrastructure Reimbursement Agreement with CF Hippolyta Charlotte LLC in an amount not to exceed \$4,400,000 for the design and construction of Todd and Tuckaseegee Roads realignment between I-85 and Wilkinson Boulevard, which will be reimbursed through the Aviation Community Investment Plan Fund,**
- E. Adopt a budget ordinance in the amount of \$4,400,000 from the Aviation Discretionary Fund to the Aviation Community Investment Plan Fund,**
- F. Authorize the City manager to negotiate and execute an Infrastructure Reimbursement Agreement with CF Hippolyta Charlotte LLC in an amount not to exceed \$9,000,000 for public infrastructure improvements, consistent with the terms set forth below, which will be reimbursed through 45 percent of incremental City and County property taxes from a designated area over 10 years, or until fully reimbursed, whichever occurs first,**
- G. Adopt a resolution ratifying an Interlocal Agreement with Mecklenburg County,**
- H. Adopt a Resolution of Intent to abandon a portion of Tuckaseegee Road,**
- I. Set an abandonment Public Hearing for July 23, 2018,**
- J. Adopt a Resolution of Intent to abandon Todd Road and Clark Place, and**
- K. Set an abandonment Public Hearing for July 23, 2018.**

Staff Resource(s):

Tracy Dodson, City Manager's Office
Brent Cagle, Aviation
Taiwo Jaiyeoba, Planning
Liz Babson, Transportation

Explanation

Actions A and B

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owner of public owned properties totaling 83.2759-acres consisting of "Tuckaseegee-Airport Areas A and B" sites located on the south side of Tuckaseegee Road and "Tuckaseegee-Airport Area C" sites located on the north side of Tuckaseegee Road in northwest Mecklenburg County.
- The properties are owned by Charlotte Douglas International Airport.
- The properties are currently zoned (R-3) single-family residential at three dwelling units per acre, (R-MH) residential manufactured homes, and (I-2) heavy industrial.
- The petitioned area consists of two parcels.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current City limits.
- Intent of the annexation is to enable the development of approximately 2,500,000 square feet of commercial uses to be built out over two years.
- The effective annexation date for these properties is June 25, 2018.
- The Annexation Ordinance assigns the annexed area(s) to adjacent Council District 3.
- The annexation is consistent with City voluntary annexation policies approved by the City Council on March 24, 2003, more specifically this annexation:
 - Will not adversely affect the City's ability to undertake future annexations,
 - Will not have undue negative impact on City finances or services, and
 - Will not result in a situation where unincorporated areas will be encompassed by new City limits.

Action C

- The Aviation Department participates in Federal Aviation Administration's (FAA) Part 150 Noise Program. The FAA Part 150 Noise Program requires airports to purchase properties significantly impacted by noise and put this land back into productive use.
- Over the last 20 years, the City has acquired multiple parcels of land located along Tuckaseegee Road and two adjacent residential streets, many as part of the Part 150 Noise Program.
- Aviation has negotiated with CF Hippolyta Charlotte LLC the sale of an approximately 90-acre site along Tuckaseegee Road.
- Aviation contracted with two appraisers to complete independent appraisals of the site with proposed road improvements, yielding a fair market value of \$82,000 per acre.
- This sale is contingent upon FAA approval.
- These parcels will be located in Council District 3 after annexation in Actions A and B.

Actions D and E

- The rezoning process required a Traffic Impact Analysis that identified road improvements needed for site development, including signal and lane improvements to Wilkinson Boulevard, realignment of Tuckaseegee Road, and the construction of a road to be named Todd Road.
- The total cost of the improvements to Tuckaseegee Road is estimated at \$6,200,000. CF Hippolyta Charlotte LLC (the "Developer") will undertake these road improvements as part of the site development with the proposed improvements scheduled to be complete in 2019.

- Aviation agrees to pay for a portion of the improvements to Tuckaseegee and Todd Roads in an amount not to exceed \$4,400,000.
- The road improvements activate an additional 140 acres of City-owned land for future development and continue the Airport's Area Strategic Development Plan for commercial development.

Actions F and G

- The Traffic Impact Analysis identified necessary roadway improvements to Wilkinson Boulevard, Tuckaseegee Road, and Todd Road. The Developer will undertake these road improvements as part of the site development with proposed improvements scheduled to be complete in 2019.
- The Developer has requested reimbursement of actual costs not to exceed \$9 million for public infrastructure improvements.
- Per Council policy, the development qualifies for a 10-year, 45 percent tax increment grant (TIG) in the form of an Infrastructure Reimbursement Agreement (Agreement).
- The public improvements to be reimbursed under the terms of the Agreement include:
 - Widening of Wilkinson Boulevard from the realigned Tuckaseegee Road to I-485,
 - Installation of a new traffic signal along Wilkinson Boulevard,
 - Construction of the new Todd Road, and
 - Any remaining funds could be used for costs associated with improvements to Tuckaseegee Road.
- Other terms of the agreement include:
 - The development team will work with the City to develop a Workforce Development Plan to broaden economic opportunities for all, which will include participation in Project PIECE and other training programs.
 - The developer must request first grant payment within four years after the completion of the public infrastructure improvements.
- The reimbursement arrangement requires the City and County to execute an Interlocal Agreement, which obligates the County to pay 45 percent of the incremental County property taxes from the designated area to the City during the term of the agreement. The City will remit such payment annually to CF Hippolyta Charlotte LLC.

Actions H, I, J, and K

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property.
- The portion of Tuckaseegee Road is located in Council District 3.
- Todd Road and Clark Place are located in Council District 3.
- Petitioner: Charlotte Douglas International Airport.

Charlotte Business INclusion

The City has established an MWSBE Participation Plan and set project subcontracting goals of 16% SBE and 10% MBE for all public infrastructure improvements under the Infrastructure Reimbursement Agreements. (Part G: Section 2.3 of the Charlotte Business INclusion Policy)

Attachment(s)

Project Map

Annexation Map
Annexation Ordinance
Resolution for Conveyance of Land
Budget Ordinance
Resolution for Interlocal Agreement with Mecklenburg County
Interlocal Agreement with Mecklenburg County
Tuckaseegee Road Abandonment Map
Resolution to Abandon Portion of Tuckaseegee Road
Todd Road and Clark Place Abandonment Map
Resolution to Abandon Todd Road and Clark Place