

**MANDATORY REFERRAL-REPORT NO. 15-56**  
**Proposed Transfer of City-owned Land to Mecklenburg County for Collins Neighborhood Park**

**PROJECT PROPOSAL AND LOCATION**

The City of Charlotte proposes to transfer approximately 2.20 acres of a drainage detention basin and a natural wetland wildlife habitat to Mecklenburg County for inclusion into the Collins Neighborhood Park. Seven adjoining lots (PID # 149-115-02, 03, 04, 05, 06, 07, and 08) front on Firwood Lane and are located in the Collins Park neighborhood, which is east of South Boulevard and south of Scaleybark Road. The properties are adjacent to Mecklenburg County's Collins Neighborhood Park and would complement the park as a wetland/wildlife refuge. The City-owned subject properties, and the County-owned Collins Neighborhood Park, are zoned R-4 (single family residential) according to the Charlotte Zoning Ordinance.

**PROJECT JUSTIFICATION:**

The City of Charlotte's Storm Water Division completed the Conway/Briabend Storm Drainage Improvement project which required the acquisition of seven properties upon which six homes had previously been located. The acquired lots allowed for the natural drainage to be constructed into a serpentine channel, leading to a water basin for fish and fowl. Once construction was complete and the warranty period for the landscaping that was installed had concluded, the City would deed the land to Mecklenburg County to be added to the park.

Upon transfer of the land, Mecklenburg County and the City of Charlotte will enter into a cooperative agreement for management of the property. The County will assume ownership of the land giving them legal authority over the property (and will also obligate them to perform routine maintenance such as mowing outside the conservation easement intended to protect the environmental habitat), while the City will continue to have responsibility for any storm water infrastructure issues that might arise.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte is responsible for resolving a significant number of storm drainage issues primarily within the City limits. By doing so in this instance, it created an opportunity to develop a wetland habitat which is good for the environment and beneficial to the neighborhood.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcels are within the Wedge Neighborhood area of the *Woodlawn Transit Station Area Plan* (2008). They are recommended for residential use at a density up to 4 dwellings/acre. The subject parcels were acquired for stormwater improvements necessary for the neighborhood including a pond, and are no longer suitable for residential use. Park and nature preserve uses are appropriate and compatible within neighborhoods, and are therefore deemed consistent and appropriate in this case.

**PROJECT IMPACT:**

The land transfer is a cooperative effort between the City of Charlotte and Mecklenburg County whereby the City resolved the neighborhood's drainage problems, while creating a natural wetland habitat that Mecklenburg County agreed to own and manage.

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

There are no known relationships to other public or private projects other than the storm drainage project that created a wetland habitat that will be beneficial to the community.

**ESTIMATED PROJECT COMPLETION DATE:**

The storm water project is complete. The property now has established landscape. Mecklenburg County is ready to accept the property.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 4, 2015 meeting. No comments were offered on this proposal.

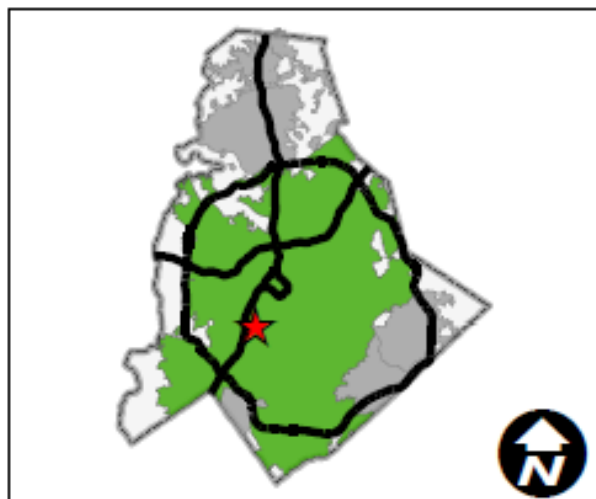
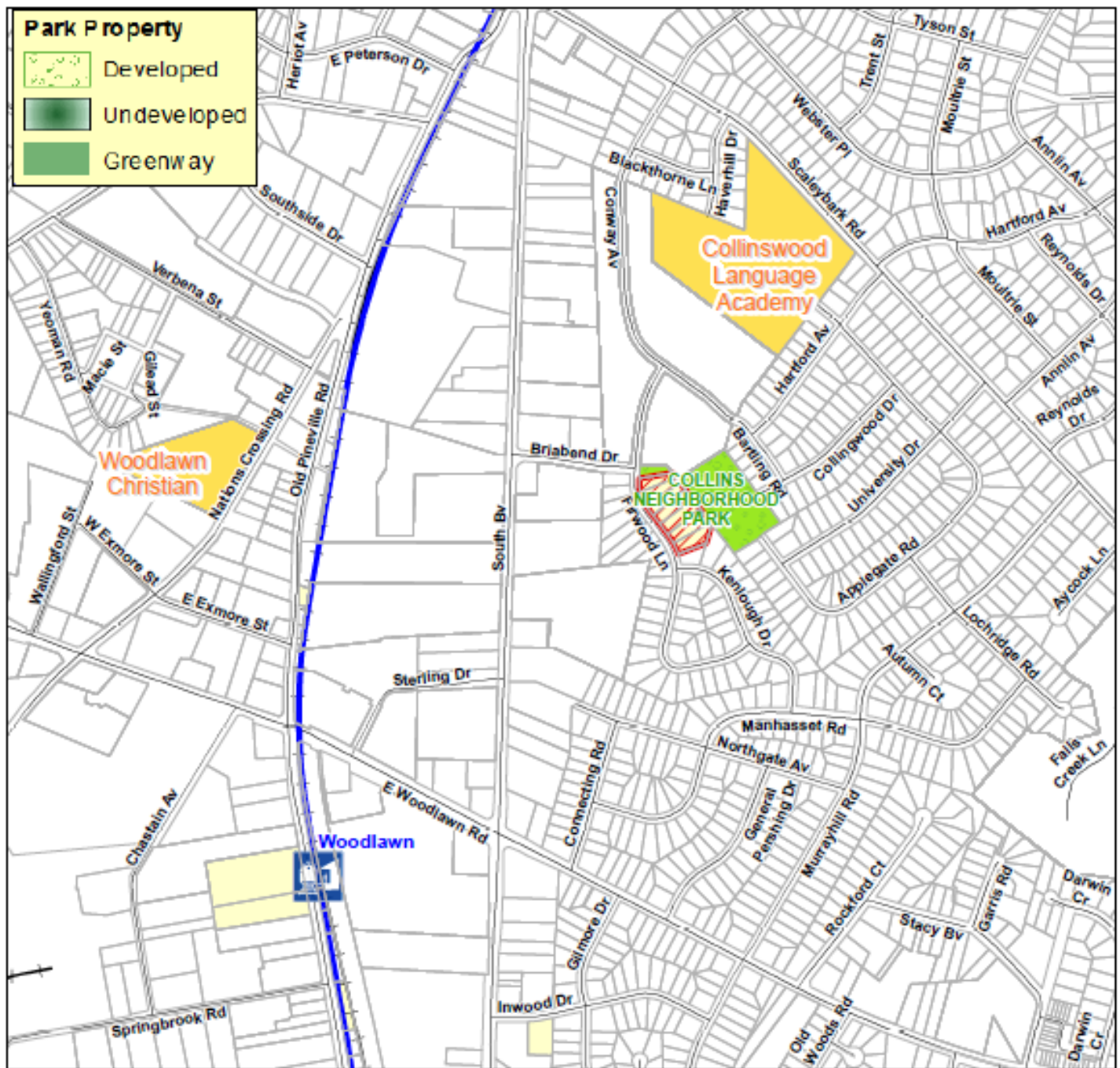
**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the *Woodlawn Transit Station Area Plan*. It will serve as open space for the residential community while fulfilling the critical need for storm water drainage. As such, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their November 17, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.

Staff resource: Kent Main



## Mandatory Referral 15-56

Initiated by: E&PM Storm Water

Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property
- Schools
- CATS Blue Line Light Rail



Produced by the Charlotte-Mecklenburg Planning Department