

**MANDATORY REFERRAL-REPORT NO. 02-07**  
**JETTON PARK LAND EXCHANGE**

**PROJECT PROPOSAL AND LOCATION:** The subject property includes a small .20-acre portion of Tax Parcel 001-471-18 and a total of .20 acre from Tax Parcels 001-471-01 and 001-471-02. The exchange of the two tracts would accommodate an entrance drive from Jetton Road into a new townhouse development and provide a buffer from within the park along the rear portions of several townhouses.

**PROJECT JUSTIFICATION:** The exchange was requested by the developer of the town homes, who will also provide/place landscaping materials within the exchanged buffer area. The exchange will allow access to the development from Jetton Road at point aligned with another street across Jetton Road.

**CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:**

The proposed land exchange is consistent with Town of Cornelius land use plans and public policy.

**PROJECT IMPACT:**

Project will provide buffering to residential development and allow pedestrian/bike access to the park property.

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

This project will include landscaping materials that will partially buffer/screen the town home development from the park.

**ESTIMATED PROJECT COMPLETION DATE:**

Late 2002; Land exchange – no funds involved.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

Park & Recreation requested developer develop pedestrian and bicycle access to Jetton Park from the adjoining development. County RES agreed to make this request a condition of transaction. The matter was discussed at the April 3 Joint Use Task Force meeting, and no comments were offered, other than a suggestion that connectivity be addressed.

**CMPC STAFF RECOMMENDATION:**

Staff recommends approval of this land exchange.

**CMPC PLANNING COMMITTEE RECOMMENDATION:** The Planning Committee recommended approval by a 6-0 vote.

# Mandatory Referral: MR02-07

MR 02-07



Produced by the Charlotte-Mecklenburg Planning Commission, March 2002.



**MANDATORY REFERRAL:****JETTON PARK LAND EXCHANGE****MCPR MR02-07****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 presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

**I. Initiating Department:** County Real Estate Services**Date:** March 1, 2002**Submitted By:** Mark P. Hahn, RES**Department Representatives:** Nancy Brunnemer, RES**II. Project Name:** Exchange of .20-acre tracts at Jetton

**III. Location and Description of Project:** The subject property includes a small .20-acre portion of Tax Parcel 001-471-18 and a total of .20 acre from Tax Parcels 001-471-01 and 001-471-02. The exchange of the two tracts would accommodate an entrance drive from Jetton Road into a new townhouse development and provide a buffer from within the park along the rear portions of several townhouses.

**IV. Project Justification/Need:** The exchange was requested by the developer of the town homes who will also provide/place landscaping materials within the exchanged buffer area. The exchange will allow access to the development from Jetton Road at point aligned with another street across Jetton Road.

**V. Project Status (check all that apply):**

Nothing done but this report	<b>X</b>	Land not yet acquired	
Preliminary plans completed		Land acquisition underway	

Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

**VI. Proposed Development Schedule:**

Task	Begin	Completed
Planning	In process	
Land		
Construction	Later in 2002	

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

**VII. 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?) This project will include landscaping materials that will partially buffer/screen the town home development from the park.

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) N/A

**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.) N/A

Map attached.



