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MANDATORY REFERRAL-REPORT NO. 02-27
County Parks & Charlotte Mecklenburg Hospital Authority Land Exchange

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to exchange a 1.85-acre portion of Tax Parcel Number 125-201-54 on Baxter Street with the Charlotte-Mecklenburg Hospital Authority (CMHA) for all of Tax Parcel 145-031-01, a 3.923-acre tract located on Remount Road at I-77. The above park tract is an undeveloped part of Baxter Street Park and consists of lawn area with scattered trees. This property is contiguous to a tract owned by CMHA. The vacant CMHA property at Remount Road is contiguous to the Revolution Recreation Center/Revolution Golf Course property. (See attached maps.)

PROJECT JUSTIFICATION:

The land exchange would enable Mecklenburg County to acquire nearly 4 acres at the Revolution Park/Golf Course complex to be utilized for a regional recreation center, which is proposed in the Park and Recreation Department's capital needs document.

CMHA will build a parking lot on the Baxter Street property to serve their adjoining facility. Through an agreement between Mecklenburg County and CMHA, the lot will be available for public use outside regular business hours for activities at Pearle Street Park and the future Little Sugar Creek Greenway.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

The exchange is consistent with the County's objectives to increase open space throughout the park/greenway system. The County will derive a net increase in open space through the land exchange and will also support public accessibility to the urban park and greenway network being assembled in the Center City/Second Ward and Midtown area through the parking lot use agreement.

The Baxter Street Park parcel is currently zoned B-2. The predominant surrounding land use is office. Charlottetown Terrace (a Charlotte Housing Authority elderly high rise) is also located nearby. The *Central District Plan* recommends mid/high rise residential for the Baxter Street Park parcel.

The Remount Road parcel is zoned I-1. This site is adjacent to Interstate 77 and the Revolution Golf Course. The *Central District Plan* recommends a mixture of office and industrial uses at this location.

PROJECT IMPACT:

This land exchange would allow for the additional parking space for an existing office facility located adjacent to Baxter Street Park. The addition of the parking lot will allow CMHA to better utilize their facility and will relocate several dozen jobs to this CMHA site. This exchange would also provide for additional recreational space in a neighborhood where recreational facilities are needed.

The CMHA proposes to preserve a portion of the parcel proposed for acquisition as lawn area as part of the site redevelopment for the parking structure.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The additional land at the Revolution Park/Golf Course complex in Central Park District I may eventually accommodate a future expanded recreation center facility proposed in the Park and Recreation Department's long-range capital planning document.

ESTIMATED PROJECT COMPLETION DATE:

The regional recreation center construction will be funded from a future bond. CMHA will construct the parking lot at Baxter Street immediately. A differential in land values (based on tax values) of approximately \$158,000 will be paid by CMHA to the County and will be utilized for improvements at the Revolution Golf Course.

JOINT USE TASK FORCE REVIEW COMMENTS:

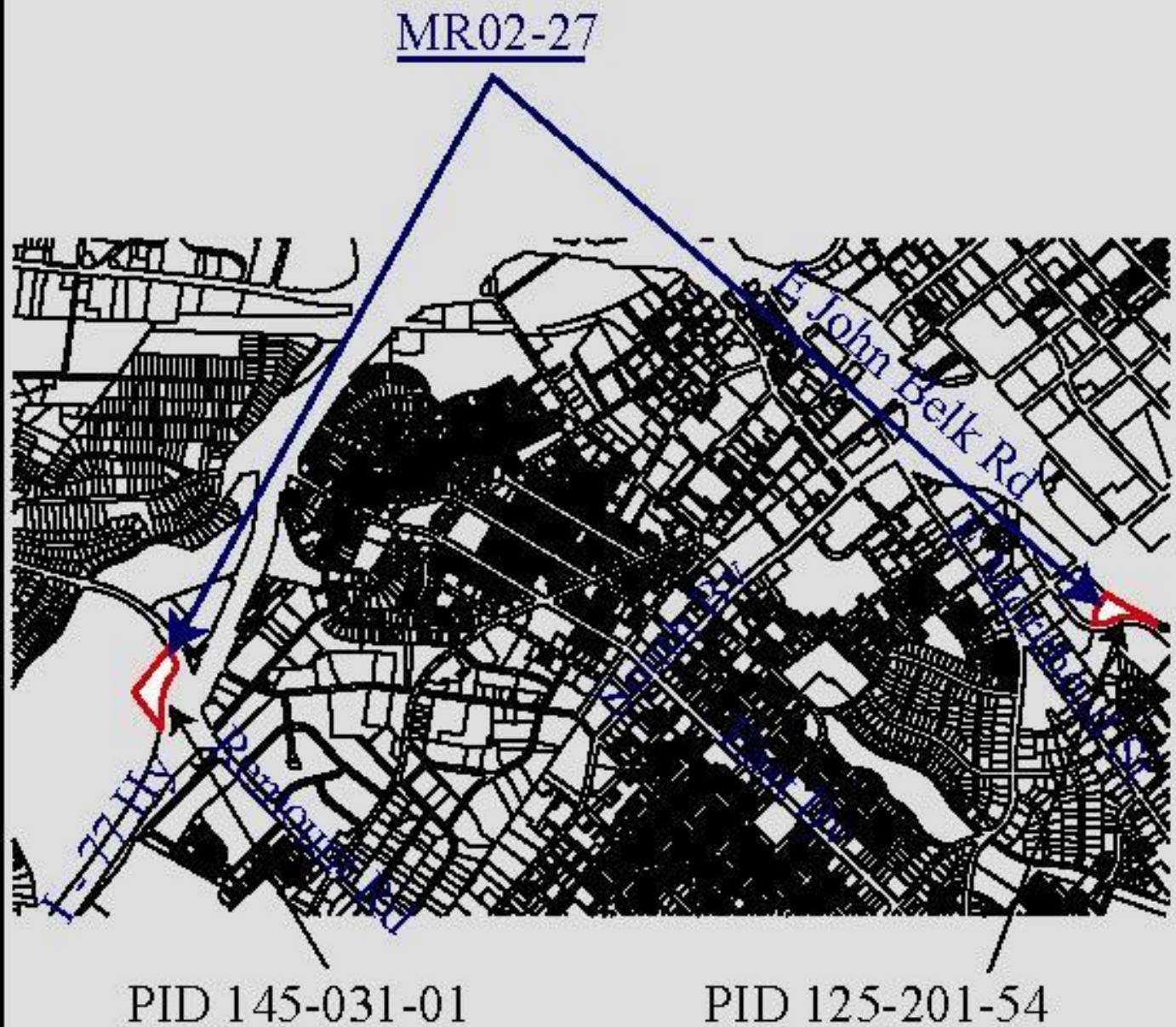
This proposal was presented to the Joint Use Task Force at their September 4, 2002 meeting. There were no comments from the task force members regarding the exchange of the parcels.

CMPC STAFF RECOMMENDATION: Planning Staff supports this land exchange.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee recommended approval by a vote of 5-0 at their September 17, 2002 meeting.

This aerial map shows a residential area with several streets and property lots. The main street running horizontally across the top is labeled 'REMOUNT RD' in red. To the left, a street labeled 'DR' runs vertically. Numerous lots are outlined in black and labeled with red numbers, including 14504301, 14504302, 14504303, 14504304, 14504305, 14504306, 14504307, 14504308, 14504309, 14504310, 14504311, 14504312, 14504313, 14504314, 14504315, 14504316, 14504317, 14504318, 14504319, 14504320, 14504321, 14504322, 14504323, 14504324, 14504325, 14504326, 14504327, 14504328, 14504329, 14504330, 14504331, 14504332, 14504333, 14504334, 14504335, 14504336, 14504337, 14504338, 14504339, 14504340, 14504341, 14504342, 14504343, 14504344, 14504345, 14504346, 14504347, 14504348, 14504349, 14504350, 14504351, 14504352, 14504353, 14504354, 14504355, 14504356, 14504357, 14504358, 14504359, 14504360, 14504361, 14504362, 14504363, 14504364, 14504365, 14504366, 14504367, 14504368, 14504369, 14504370, 14504371, 14504372, 14504373, 14504374, 14504375, 14504376, 14504377, 14504378, 14504379, 14504380, 14504381, 14504382, 14504383, 14504384, 14504385, 14504386, 14504387, 14504388, 14504389, 14504390, 14504391, 14504392, 14504393, 14504394, 14504395, 14504396, 14504397, 14504398, 14504399, 14504400, 14504401, 14504402, 14504403, 14504404, 14504405, 14504406, 14504407, 14504408, 14504409, 14504410, 14504411, 14504412, 14504413, 14504414, 14504415, 14504416, 14504417, 14504418, 14504419, 14504420, 14504421, 14504422, 14504423, 14504424, 14504425, 14504426, 14504427, 14504428, 14504429, 14504430, 14504431, 14504432, 14504433, 14504434, 14504435, 14504436, 14504437, 14504438, 14504439, 14504440, 14504441, 14504442, 14504443, 14504444, 14504445, 14504446, 14504447, 14504448, 14504449, 14504450, 14504451, 14504452, 14504453, 14504454, 14504455, 14504456, 14504457, 14504458, 14504459, 14504460, 14504461, 14504462, 14504463, 14504464, 14504465, 14504466, 14504467, 14504468, 14504469, 14504470, 14504471, 14504472, 14504473, 14504474, 14504475, 14504476, 14504477, 14504478, 14504479, 14504480, 14504481, 14504482, 14504483, 14504484, 14504485, 14504486, 14504487, 14504488, 14504489, 14504490, 14504491, 14504492, 14504493, 14504494, 14504495, 14504496, 14504497, 14504498, 14504499, 14504500, 14504501, 14504502, 14504503, 14504504, 14504505, 14504506, 14504507, 14504508, 14504509, 14504510, 14504511, 14504512, 14504513, 14504514, 14504515, 14504516, 14504517, 14504518, 14504519, 14504520, 14504521, 14504522, 14504523, 14504524, 14504525, 14504526, 14504527, 14504528, 14504529, 14504530, 14504531, 14504532, 14504533, 14504534, 14504535, 14504536, 14504537, 14504538, 14504539, 14504540, 14504541, 14504542, 14504543, 14504544, 14504545, 14504546, 14504547, 14504548, 14504549, 14504550, 14504551, 14504552, 14504553, 14504554, 14504555, 14504556, 14504557, 14504558, 14504559, 14504560, 14504561, 14504562, 14504563, 14504564, 14504565, 14504566, 14504567, 14504568, 14504569, 14504570, 14504571, 14504572, 14504573, 14504574, 14504575, 14504576, 14504577, 14504578, 14504579, 14504580, 14504581, 14504582, 14504583, 14504584, 14504585, 14504586, 14504587, 14504588, 14504589, 14504590, 14504591, 14504592, 14504593, 14504594, 14504595, 14504596, 14504597, 14504598, 14504599, 14504600, 14504601, 14504602, 14504603, 14504604, 14504605, 14504606, 14504607, 14504608, 14504609, 14504610, 14504611, 14504612, 14504613, 14504614, 14504615, 14504616, 14504617, 14504618, 14504619, 14504620, 14504621, 14504622, 14504623, 14504624, 14504625, 14504626, 14504627, 14504628, 14504629, 14504630, 14504631, 14504632, 14504633, 14504634, 14504635, 14504636, 14504637, 14504638, 14504639, 14504640, 14504641, 14504642, 14504643, 14504644, 14504645, 14504646, 14504647, 14504648, 14504649, 14504650, 14504651, 14504652, 14504653, 14504654, 14504655, 14504656, 14504657, 14504658, 14504659, 14504660, 14504661, 14504662, 14504663, 14504664, 14504665, 14504666, 14504667, 14504668, 14504669, 14504670, 14504671, 14504672, 14504673, 14504674, 14504675, 14504676, 14504677, 14504678, 14504679, 14504680, 14504681, 14504682, 14504683, 14504684, 14504685, 14504686, 14504687, 14504688, 14504689, 14504690, 14504691, 14504692, 14504693, 14504694, 14504695, 14504696, 14504697, 14504698, 14504699, 14504700, 14504701, 14504

Mandatory Referral: MR02-27



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



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