

**MANDATORY REFERRAL REPORT NO. 03-15**  
**LAND EXCHANGE BETWEEN COUNTY & WITHROW CAPITAL – YOUNGBLOOD/MCKEE ROADS**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to exchange Parcel 217-051-03, 32.87 acres on Youngblood Road (which it owns) for a portion of parcel 217-271-02, 31.5 acres on McKee Road. Both parcels are vacant and zoned R3.

**PROJECT JUSTIFICATION:**

The Youngblood Road site is located in the Southwest Park District and was originally acquired in late 2002 for a neighborhood park. At that time, the possibility existed to acquire an abutting 119-acre parcel from the YMCA, potentially enabling expansion of the Youngblood site to about 150 acres to accommodate a larger facility, a district park.

Withrow Capital has recently purchased the 119-Acre YMCA site abutting the County's Youngblood property (as well as the adjoining 44-acre McKee Road tract), thus making it unavailable to the County for expansion of the Youngblood site. Withrow Capital intends to utilize this property for the development of housing.

Withrow Capital has proposed an exchange of sites. Under the proposal, Withrow would assume ownership of the County's 32.87-acre Youngblood site in exchange for a 31.5-acre site (a portion of 217-271-02) that Withrow owns on McKee Road nearby that it would deed to the County.

Withrow Capital also proposes granting the County the option to acquire approximately 32.5 acres of additional land, consisting of the remainder of the McKee Road parcel, as well as a portion of the abutting YMCA site. However, the subject of this Mandatory Referral is NOT this option parcel; if the County were to decide to exercise this option, a separate Mandatory Referral would be submitted.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 1989 Park and Recreation Master Plan recommends establishing a system of conveniently accessed recreation facilities. A District or Neighborhood Park is consistent with this statement.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The development of parkland on the subject parcels is consistent with adopted Southwest District Plan, which recommends residential development at this location. Parks are compatible uses in a residential area.

**PROJECT IMPACT:**

Both Youngblood and McKee Roads are collector streets, which are not intended for large volumes of traffic. Youngblood may be able to better accommodate park-generated traffic, as it does not dead-end, like McKee does.

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

The subject site is in close proximity to a number of recently re-zoned, large-scale residential developments. Future development will occur rapidly. The area will need increased infrastructure and recreational opportunities. Site preservation will be required to meet the immediate growth related needs of the area.

**ESTIMATED PROJECT COMPLETION DATE:**

This would be a no-cash exchange. Future exercising of the option depends on future bonds/funding sources. The option on the adjacent parcel expires June 30, 2005.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

This matter was discussed at the July 2, 2003 Joint Use Task Force meeting and no joint use opportunities were identified. At its September 4, 2002 meeting, the Joint Use Task Force discussed acquisition of the original Youngblood site, and potential opportunities for a school and a fire station were discussed. Those opportunities do not appear to be as apparent at the McKee site because of its proximity to the County line.

**CMPC STAFF RECOMMENDATION:**

Staff recommends that the property be exchanged for future development of a park. However, staff would like it noted that the original Youngblood site is closer and more accessible to Mecklenburg County residents, while the McKee Road site is closer to the County line.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 15, 2003 meeting, the Planning Committee approved the staff recommendation by a 7-0 vote.

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