

**MANDATORY REFERRAL-REPORT NO. 03-29**  
**Exchange of Portion of Baxter Street Park for Expansion Tract at L. C. Coleman Park**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to exchange a .20-acre portion of Baxter Street Park (part of tax parcel 125-201-51) for two parcels (069-093-37 and 069-093-38) to be included in L. C. Coleman Park. The addition to L. C. Coleman Park includes 1.743 acres. The Baxter Street property is zoned B-2.

**PROJECT JUSTIFICATION:**

The portion of Baxter Street Park is an isolated triangular area that would not accommodate any facilities (playground structure) and is not an area where benches or other small-scale park furniture would be placed. It would be exchanged to the owner of the adjoining former Lamplighter Restaurant property to be utilized as part of the redevelopment of that site. The additional land at L. C. Coleman would complete the park site per an earlier mandatory referral that included the above property.

The developer of the former Lamplighter Restaurant site submitted a rezoning petition (2003-42) and obtained rezoning of that property from B-1(CD) to MUDD(O) in order to construct a 4-story mixed use structure consisting of office, residential, and retail uses. The development also is to include on-site structured parking.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

It is not the County's policy to reduce park sites or to sell parkland to adjoining owners upon request. This would result in the wholesale dismantling of the park/greenway/open space system assembled over the past years. The subject transaction would convey an unusable edge/corner of Baxter Street Park in exchange for land needed to complete the L. C. Coleman site.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993), the publicly adopted plan for the area, recommends a mixture of mid/high rise residential, office and commercial land uses for the subject property. This request to include a portion of Baxter Street Park in the redevelopment project of the former Lamplighter Restaurant property is consistent with the *Central District Plan*.

**PROJECT IMPACT:**

No impact would be seen regarding Baxter Street Park. The exchange parcels would complete L. C. Coleman and are internal tracts relative to the existing site.

Depending upon the exact nature of the developer's plans, the Baxter Street property might or might not require rezoning. For instance, if the plans for this land materially change the development scheme included under petition 2003-42, then an additional may be required.

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

The exchange of these parcels will complete the L. C. Coleman Park site which adjoins the Northwest School of the Arts campus. Additionally, it would allow for the Baxter Park site to be included in the redevelopment project of the former Lamplighter Restaurant property.

**ESTIMATED PROJECT COMPLETION DATE:**

This land exchange would be completed after approval from the Board of County Commissioners.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at its October 1, 2003 meeting and no joint use opportunities were identified.

**CMPC STAFF RECOMMENDATION:**

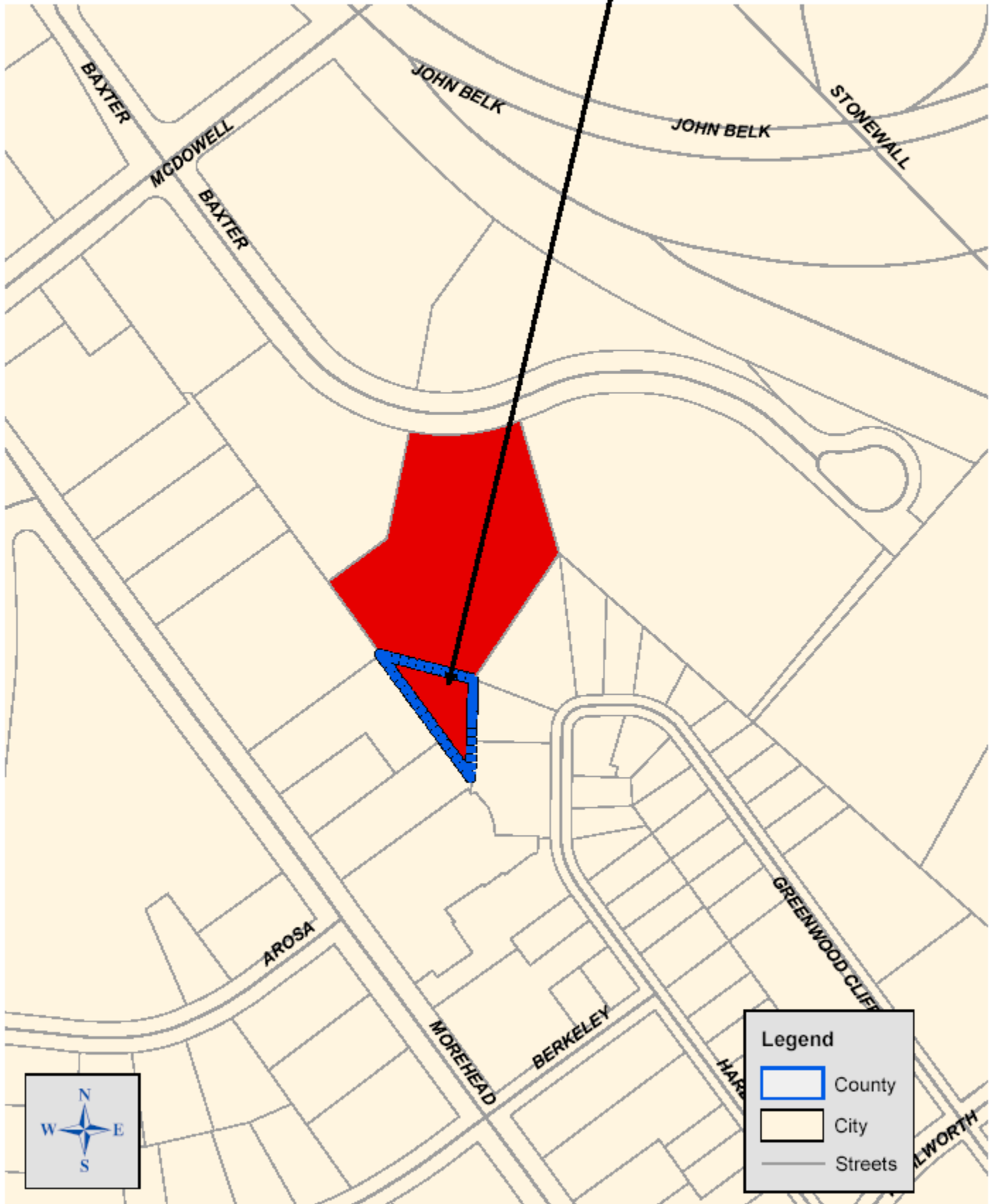
Planning staff supports the exchange of these properties.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 16, 2003 meeting the Planning Committee recommended approval of the sale by a 6-0 vote.

# MR 03-29

## 1 of 2



# MR 03-29

## 2 of 2

