

MANDATORY REFERRAL-REPORT NO. 04-07

Proposed Land Exchange between the County and CMS at Hillside Avenue and Chippendale Avenue

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County and the Board of Education (CMS) propose to exchange property on Hillside Avenue currently owned by the Board of Education for property on Chippendale Avenue at Oakhurst School owned by Mecklenburg County. The 0.4-acre parcel on Hillside Avenue that is proposed to be conveyed from CMS to the County is tax parcel 151-113-73. The County proposes to use the rear (eastern) portion of this vacant tract for the Little Sugar Creek Greenway. It is possible that the owner of the adjoining residential property might have interest in acquiring the front (western) portion of this property at a later time in exchange for the rear portion of his land that can be added to the greenway.

The 1.12-acre parcel adjoining Oakhurst School is owned by the County and is proposed to be conveyed to CMS. This vacant parcel (tax parcel 161-04-301) is proposed to be combined with the Oakhurst School site for additional open space.

PROJECT JUSTIFICATION:

Both entities will better utilize the exchanged parcels for open space/preservation needs.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The County proposes to preserve as much open space within floodplains of creeks as possible. Acquisition of this land is consistent with the County's goal of expansion of the Little Sugar Creek greenway.

Oakhurst School's campus is undersized by current standards; the recommended size for an elementary school campus is 18 acres. The addition of the County's 1.12 acres to the current 13.2 acre campus will bring the school's acreage closer to the recommended campus size.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The recommended land use for the Chippendale parcel is for up to five residential units per acre and for the Hillside parcel is residential up to four units per acre (western) and for greenway (eastern portion), both according to the *Central District Plan*. The stated goal of the transaction to preserve open space is not inconsistent with the prescribed land uses.

PROJECT IMPACT:

The exchange of these parcels will improve programming and meet objectives of both County and CMS.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The proposed actions support efforts to preserve open space/greenway areas along major creeks to prevent flooding. It also serves to enlarge a small campus located in the central portion of City. Oakhurst school has recently undergone major renovation.

ESTIMATED PROJECT COMPLETION DATE:

The proposed exchange would proceed shortly; Little Sugar Creek Greenway/storm water improvements are underway near Hillside Avenue.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 3, 2004 meeting, and no comments were offered.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of this proposed land exchange for the purposes stated by the applicant.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its March 16, 2004 meeting, the Planning Committee recommended staff's recommendation by a 5-0 vote.

Mecklenburg County, North Carolina

POLARIS

Property Ownership Land Records Information System

Date Printed: Wed Feb 25 17:09:33 EST 2004

Oakhurst School Site Expansion - Tax Parcel 161-043-01



Tract to be conveyed to County by BOE: 0.4 acre

Mecklenburg County, North Carolina

POLARIS

Little Sugar Creek Greenway Expansion - Tax Parcel 151-113-73

