

MANDATORY REFERRAL-REPORT NO. 05-04
Proposed Transfer of City-owned Property to the County for Parkland Expansion

PROJECT PROPOSAL AND LOCATION:

Properties at 11809 and 11817 Johnston Road (Tax Parcels 221-362-02 and 221-362-03) are located south of Porterfield Road on the east side of Johnston Road in South Charlotte. These two adjoining properties are collectively about .9 acre. Johnston Road is slightly elevated in this area, as it approaches the bridge over McAlpine Creek. The majority of the southern-most of these two parcels (221-362-03) is within the 100-year floodplain. These two vacant parcels are largely located approximately 15 feet below street grade, and are zoned R12(CD). The area is principally residential to the north and west, with County-owned vacant land to the south and east.

The County has preliminary plans to extend the greenway further to the east and north. The developed greenway currently begins near these parcels and extends westward. In connection with the proposed greenway extension, the County will create development plans for these two City-owned parcels. Preliminarily, increased accessibility from Johnston Road to the greenway and restrooms have been discussed as potential needs.

PROJECT JUSTIFICATION:

These two parcels were acquired as part of the project to extend Johnston Road across McAlpine Creek to I-485 further south. The homes on the parcels were re-located, portions of the parcels were incorporated into the road right-of-way, and the lots were used as a staging area during construction. The City has determined that it has no future use for the parcels and since they are adjacent to property owned by Mecklenburg County that is indicated for future use as park land (Lower McAlpine Creek Greenway), the City and County have proposed that the lots become an extension of the greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Transfer of these parcels from City to County ownership would be consistent with the City's Asset Management Policy, and would serve to increase the amount of parkland available to Mecklenburg County residents. It would also improve connectivity between the neighborhood and the proposed greenway.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (adopted 11/30/1993), calls for the eastern-most parcel (221-362-03) to be incorporated in future development of the McAlpine Creek Greenway. The western-most parcel (221-362-02) has a recommended developmental density of 12 dwelling units per acre, as a portion of overall R-12(CD) zoning adjacent to these parcels. Future development of these two parcels for inclusion in the McAlpine Creek Greenway, is consistent with adopted land use plans.

PROJECT IMPACT:

Since the parcels are presently vacant, this action is seen to have little impact upon the surrounding area. Were to County to develop these parcels for parkland purposes, the development plans would be subject to the normal development review process.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

These parcels are adjacent to other county-owned property and would be included in the park. Development with park-related features may occur in conjunction with further greenway development in the area.

ESTIMATED PROJECT COMPLETION DATE:

It is expected that the transfer of these parcels would be completed by July 1, 2005. No specific construction is contemplated as part of this transaction at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their March 2, 2005 meeting and no joint use comments were offered.

CMPC STAFF RECOMMENDATION:

CMPC recommends the transfer of tax parcels 221-362-02 and 221-362-03 from the City to the County, for parkland expansion purposes, given their adjacency to existing county-owned property.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its March 15, 2005 meeting, the Planning Committee recommended approval by a 5-0 vote.

MR 05-04

