Submitted by: Jacqueline McNeil – Mecklenburg County Real Estate **Initiated by:** Wayne Weston – Mecklenburg County Park & Rec

MANDATORY REFERRAL REPORT NO. 05-05

LAND EXCHANGE BETWEEN COUNTY & CHARLOTTE SPORTS CENTER – ARDREY KELL RD. /BOYS TOWN DR.

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County proposes to exchange 2.969 acres (a portion of pid 223-521-02) at the intersection of Ardrey Kell Road and Boys Town Drive for a 1.0 acre parcel (pid 223-521-01) and a 1.969 acre parcel (pid 223-521-02) owned by Charlotte Sports Center - is zoned R-3 and contains a single family dwelling. Parcel 223-521-02 (County land) is zoned Institutional and contains the remnants of the Elon Homes campus that re-located about two years ago. The area is characterized by a mix of low density residential areas and vacant County-owned land with the County landfill property to the south.

The proposed transaction is intended to enable the construction of a privately-funded athletic facility – to include indoor soccer fields and other fitness activities - adjacent to County property that will be developed for park purposes.

PROJECT JUSTIFICATION:
The "Sports Center park site" (pid 223-521-02), located in the South Park District, was acquired in 2001 for future development of a community park in combination with a future elementary school. (This transaction - addressed in Mandatory Referral MR01-04 – received both a Planning staff recommendation and Planning Committee recommendation for approval. The County owns approximately 60 acres of land adjacent to this area, about 250 acres of which are available for parkland development (with the remaining 400 acres reserved as a landfill).

Charlotte Mecklenburg Schools (CMS) has proposed a 17-acre elementary school to be sited near the portion of the property proposed to be exchanged, east of Boys Town Drive. This is one of 36 elementary schools identified in the latest *Facilities Master Plan*, and one of seven priority elementary schools identified in their latest Capital Needs Assessment.

This proposed exchange of properties would allow the County to retain and preserve the pond that currently sits on both the Charlotte Sports Center property (223-521-01) and the adjacent County-owned property (223-521-02) immediately west of the Charlotte Sports Center parcel. Additionally, the proposed exchange will provide overflow parking for the park at the Sports Center site, improvements to the entry of the park site, and an aesthetically pleasing sports center facility. The exchange also presents the possibility that Charlotte Sports Center may manage the soccer fields planned for the park site in cooperation with the Park and Recreation Department. Additionally, this land exchange would result in savings for the County because park funds will not have to be used to build a recreation center at this location, since the Charlotte Sports Center facility will serve that purpose.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
The *Parks & Recreation Master Plan* recommends that community park sites are 300 to 500 acres in size to accommodate active recreation facilities such as baseball fields, basketball courts and soccer fields as well as to preserve 50 percent of the sites for passive recreational activities such as hiking. The proposed exchange results in no real increase in acreage, but will accommodate uses outlined as desirable for a community park site. Should the above mentioned exchange not take place, the County property will still serve as a joint use community park/school site.

The current zoning for this parcel is R-3 single family residential. Charlotte Sports Center proposes to petition to have this property rezoned to Institutional to match zoning of the adjoining County property.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The *South District Plan* (adopted November 30th, 1993) recommends a single family residential land use for parcel 223-521-01 at three dwelling units per acre. Institutional land uses such as parks, schools, and recreational facilities are generally considered to be compatible with residential areas.

PROJECT IMPACT:
The land exchange improves the Sports Center site and preserves a pond that will be part of the open space adjoining the park. A walking trail to and along the edge of the pond will be added by the Sports Center developer. The proposed land swap does not reduce the park's size. Access to the Sports Center site will add another driveway to Ardrey Kell Road. Construction of a future elementary school east of Boys Town Drive will later add one exit drive for student pick up and one entrance/exit drive for buses.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
A community-size park site (300 to 500 acres) is consistent with the *Park & Recreation Master Plan* goal to establish a system of outdoor and indoor recreation facilities capable of handling passive recreation as well as active recreation such as sports and athletics. The park site is also consistent with the *Park & Recreation Master Plan* goal to have one or more water features. This proposed transaction allows the pond to be preserved and integrated into the park. Additionally, CMS has reviewed the preliminary site plan and finds no negative impact to its plans for a future elementary school east of Boys Town Drive. There are no known negative impacts due to the exchange of this property.

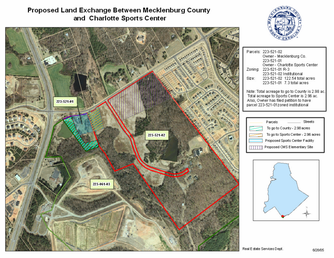
ESTIMATED PROJECT COMPLETION DATE:
This would be a no-cash exchange for an existing park site. The park facilities will be built with future park bond funds as they become available. Construction of the Sports Center could be done prior to the development of the remainder of the park facilities.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force discussed the land swap at their July 6th, 2005 meeting. Mecklenburg County Real Estate identified a potential joint use opportunity between Parks and Recreation and the Charlotte Sports Center in maintaining future access to the pond. The land swap would protect the existing pond located to the west of the site improving the aesthetics for future development.

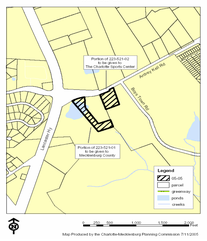
CMPC STAFF RECOMMENDATION:
Planning staff recommends approval of the land swap for the creation of a private recreational facility given the fact that the Sports Center is a unique facility in the County, the location of the area, and its potential to partner with the County in the delivery of recreational services in this area of the County.

CMPC PLANNING COMMITTEE RECOMMENDATION:
At its July 19, 2005 meeting the Planning Committee recommended approval by a vote of 6-0.

Staff resource: Steven Harris


Proposed Land Exchange Between Mecklenburg County
and Charlotte Sports Center
Parcels: 223-521-02
Owner: Mecklenburg Co.
223-521-05
Owner: Charlotte Sports Center
Zoning: 223-521-05 R-3
223-521-02 Institutional
Size: 223-521-02 - 12.5 Mile acres
223-521-05 - 2.5 Mile acres
Note: Total acreage to go to Carolina is 2.38 ac.
Total acreage to Sports Center is 2.38 ac.
Acres: Carolina has Sports Center to Sports Center 223-521-05 Proposed Institutional
Parcels
Streets
To go to Carolina - 2.38 acres
To go to Sports Center - 2.38 acres
Proposed Sports Center Facility
Proposed CMS Elementary Site
223-521-05
223-521-02
223-521-05
Road Data Services Dept.
6/2005

MR 05-05


Portion of 225-52-142
Mike Brown Inc.
The Charlotte Nurse Center
Ashley Park Rd
Mike Brown Way
Lakeview Dr
Portion of 225-52-143
Mike Brown Inc.
Mecklenburg County
Legend
05-05
parcel
greenway
ponds
creeks
0 250 500 1,000 1,500 2,000 Feet
Map Produced by the Charlotte-Mecklenburg Planning Commission 7/13/2015