

**MANDATORY REFERRAL REPORT NO. 05-12****Proposed Land Exchange in Camp Greene Park, Spaugh Middle School and Berry High School Areas****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Real Estate proposes to exchange land between Mecklenburg County and MW Group, LLC and between Charlotte-Mecklenburg Schools and MW Group, LLC as follows:

Parcel #	Location	Current owner	Proposed owner	Acreage	Zoning
067-083-01	Camp Greene St.	MW Group	CMS	1.22 acres	R-4
067-084-32 (pt.)	Weyland Av.	MW group	CMS	12 acres	R-17
067-084-32 (pt.)	Weyland Av.	MW Group	County	2.27 acres	R-17
067-084-08	Royston Rd.	MW Group	County	2.95 acres	R-4
067-084-18	Royston Rd.	MW Group	County	.289 acre	R-4
067-113-44 (pt.)	Ashley Road	County	MW Group	4.969 acres	B-D(CD)
067-113-42	Alleghany St.	CMS	MW Group	8.778	Inst.

All of the parcels are vacant.

**PROJECT JUSTIFICATION:**

The MW Group, LLC plans to request that land conveyed to them be rezoned for multi-family development. The land proposed to be conveyed from CMS on Alleghany Street is not needed as part of the Phillip O. Berry High School campus. The land proposed to be conveyed from the County is not needed, as first anticipated, as a pedestrian link to Ashley Road. The land conveyed to CMS would be incorporated into the Spaugh Middle School campus for athletic fields and other site expansion needs. The land conveyed to the County would link Camp Greene Park to the greenway property along Stewart Creek.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Both the County and CMS are interested in improving existing facilities by exchanging, reconfiguring and/or expanding properties to best meet needs, including adding space for outdoor athletic complexes and creating linkages between schools, parks and greenways, etc. This series of proposed exchanges accomplishes this purpose for the middle school, park and greenway properties and provides a site for private sector development on unneeded public property.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993), the adopted land use plan for this area, envisioned the general area along Alleghany as developing with a mixture of office and industrial land uses. Thus, the plan recommendation for office and industrial land uses for parcels fronting Alleghany St. and Ashley Rd. (067-11342 and 067-113-44). Institutional is the recommended land use for the parcel adjacent to Spaugh Middle School (067-084-32); and single family housing is recommended for parcels 067-084-01, 067-084-08, and 067-084-18.

The proposed land uses are inconsistent with the adopted plan; however they are consistent with the development pattern of the area. Multi-family housing, additional open space and expansion of the middle school campus are complementary land uses and would be an asset to this area. Properties obtained by the MW Group would require a rezoning to allow for multi-family development. The *General Development Policies* (2003) residential location and design assessment criteria should be utilized, as a part of the rezoning process, to determine the appropriate density for the proposed multi-family development.

**PROJECT IMPACT:**

This proposed series of transactions expands the Spaugh middle school site, creates linkage between greenway/campus/park, and creates parcels for private town home development that will have the advantage of schools, park, commercial services within walking distance. It also will have a positive impact on the surrounding area in that several acres of land will be preserved as open space and available for school athletic facilities.

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

The proposed project will serve to enhance the immediate area by providing pedestrian linkages, providing a building site for close-in home ownership convenient to multiple public and private services. It also removes a paved trail between Camp Greene and Ashley Road that has proved to be unpopular with local residents. It also strengthens park/school relationship (linkage) between Camp Greene Park and Spaugh Middle School and future greenway at Stewart Creek branch.

**ESTIMATED PROJECT COMPLETION DATE:**

The proposed land exchange would take place after approval by Board of County Commissioners and the Board of Education. Funding for new fields/courts, etc. on new CMS property to be determined by internal CMS priorities. Funding for greenway linkage (building of trail) would be determined by Park and Recreation.

MW Group, LLC project would require rezoning of the parcel on Allegheny Street that is created by the exchange.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 7, 2005 meeting and suggested that development of the trail system to link Stewart Creek to Camp Greene Park, by the County should be coordinated with the expansion of athletic fields or any other expansion to the Spaugh Middle School campus.

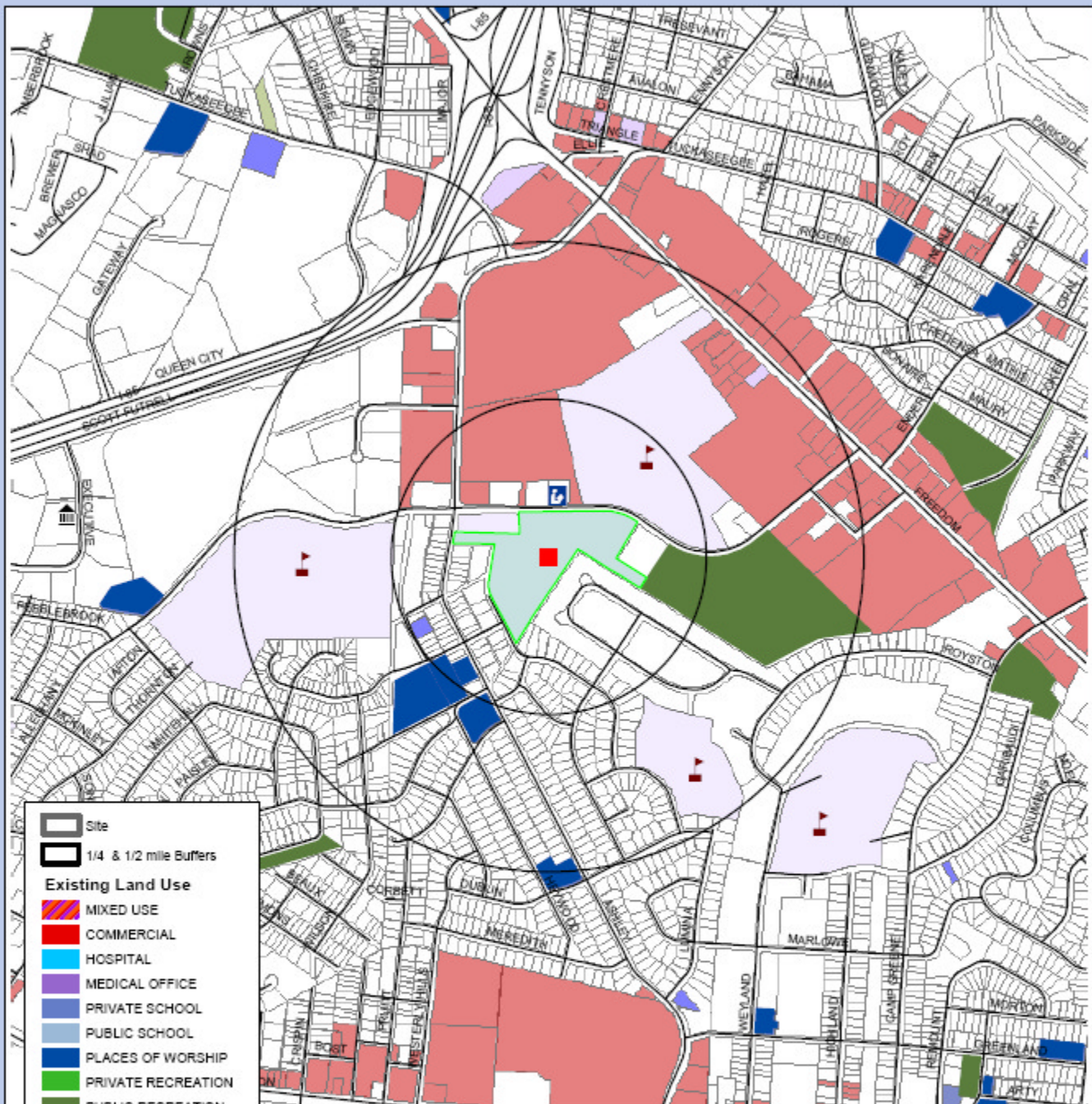
**CMPC STAFF RECOMMENDATION:**

Staff supports the sale of this property. As a part of the rezoning process, staff will work with the MW Group and utilize the *General Development Policies* to determine the appropriate multi-family density.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

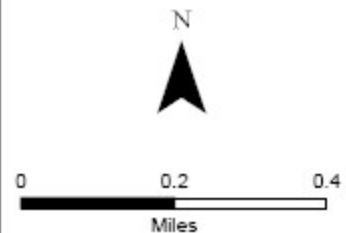
At its September 20, 2005 meeting the Planning Committee recommended approval by a vote of 5-0.

# LandUse Suitability for 06711342



- Site**
- 1/4 & 1/2 mile Buffers**
- Existing Land Use**
- MIXED USE
  - COMMERCIAL
  - HOSPITAL
  - MEDICAL OFFICE
  - PRIVATE SCHOOL
  - PUBLIC SCHOOL
  - PLACES OF WORSHIP
  - PRIVATE RECREATION
  - PUBLIC RECREATION
  - YMCA
  - YWCA
- Greenway**
- DEVELOPED
  - UNDER CONSTRUCTION
- Private School**
- Schools**
- Postal Facility**
- Library**
- Hospital**

1/4 mile	1/2 mile	Complementary Land Uses
Yes	Yes	Public or Private Schools (200 student min.)
Yes	Yes	Public or Private Recreation Center or Park
Yes	Yes	Retail
421	3885	Employment Concentration
No	Yes	Hospitals, Medical and/or Dental Facilities
Yes	Yes	Places of Worship
No	No	Postal Facility
Yes	Yes	Public Library







September 15, 2005 lbharris



# MR 2005-12



## Legend

-  MR 2005\_12-Co to MWG
-  MR 2005\_12 CMS to MWG
-  MR 2005\_12 MWG to Co
-  MR 2005\_12 MWG to CMS

