

**MANDATORY REFERRAL REPORT NO. 06-24**  
**Proposed Veterans Park Land Exchange**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County and Graham Development, Inc. seek to exchange ownership of property at Veterans Park and Briar Creek. Veterans Park encompasses approximately 17.5 acres between Central Avenue and McClintock Road (PID # 129-021-02). The park is situated between the Air Force Reserve Office to the west (zoned O-1) and Morningside Apartments to the east (zoned MUDD-O).

Through the proposed land exchange, Mecklenburg County would convey a 0.4507-acre area from the rear of the park along McClintock Road to Graham Development, Inc. In return, Graham Development, Inc. would convey to Mecklenburg County 3.1734 acres of the 35-foot SWIM buffer along the Briar Creek tributary. The parkland proposed for conveyance is wooded and contains no recreational amenities.

**PROJECT JUSTIFICATION:**

Graham Development, Inc. is seeking this land exchange to facilitate the realignment of Iris Drive across from Hanover Street in accordance with the planned Morningside development project, which proposes to re-develop the Morningside Apartments and other properties east of Iris Drive. The SWIM buffer area to be conveyed to Mecklenburg County would facilitate the future development of the Briar Creek Greenway. Graham Development would construct this section of greenway as part of the new development and land exchange agreement. Graham Development has also agreed to remove an asphalt parking lot from the rear of the park along McClintock Road and provide on-street parking.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the County's acquisition of floodplain for greenway purposes and watershed protection. This is also consistent with the planned Morningside Project.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan*, adopted on January 30, 1993, recommends Park/Open Space (portion lying in Veterans Park) and Multifamily (portion of SWIM buffer) on the acreages in question. These sites were included as part of a 33-acre parcel rezoned to MUDD-O (Mixed-Use Development District-Optional) on April 17, 2006 to accommodate the proposed mixed-use development project at Morningside Apartments. Thus, approval of that rezoning petition amended the land use classifications to accommodate a mix of residential, commercial and office uses.

**PROJECT IMPACT:**

This land exchange will accelerate floodplain acquisition and trail construction for the Briar Creek Greenway and will have no negative impact on Veterans Park.

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

City Council approved Rezoning Petition 2006-26 on April 17, 2006, rezoning approximately 33.15 acres (Morningside Apartments) from R-22MF (Residential Multifamily, up to 22 dwelling units per acre) and R-4 (Single Family Residential, up to 4 dwelling units per acre), to MUDD-O (Mixed-Use Development District-Optional) to allow the redevelopment of the site into a mixed-use development. The project will consist of up to 1,000 residential units of various types and up to 30,000 square feet of retail/restaurant/office space. Correspondence and the conceptual plan associated with Petition 2006-26 acknowledge the proposed land trade.

This land exchange will allow for the realignment of Iris Drive across from Hanover Street as part of the Morningside Project. As stated previously, this action will also accelerate trail construction for the Briar Creek Greenway.

**ESTIMATED PROJECT COMPLETION DATE:**

If approved, the land exchange will be completed by December 2006.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this request at its September 6, 2006 meeting and had no comments.

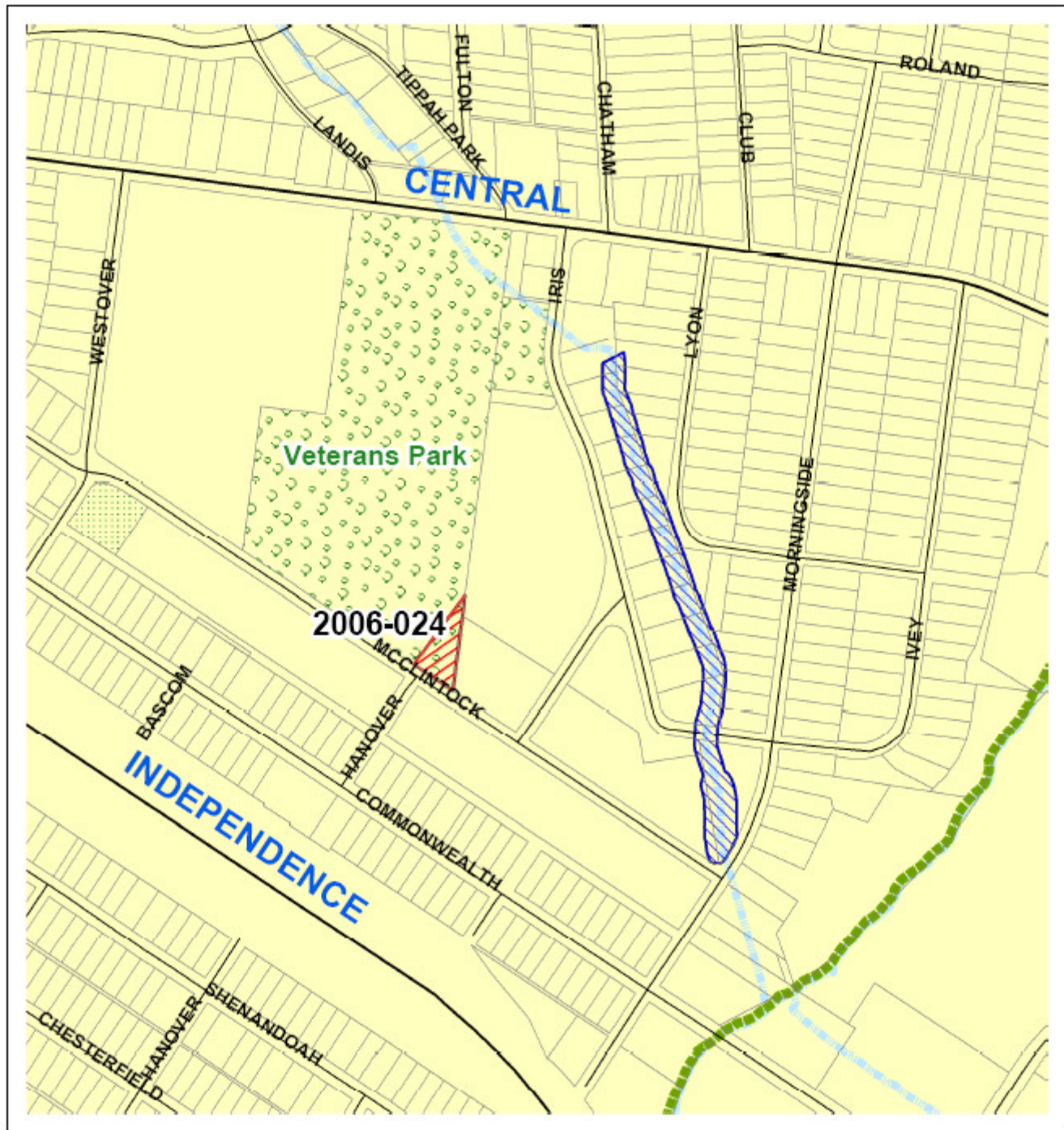
**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land exchange for the stated purpose.



**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At its September 19, 2006 meeting, the Planning Committee recommended approval by a 5-0 vote.

# Mandatory Referral 2006-24



**Department: Mecklenburg County Real Estate**

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|  Mandatory Referral          |  Charlotte-Mecklenburg Schools |
|  Graham Development Property |  Greenway                      |
|  Park Property               |  Creeks                        |



Map Produced by the Charlotte-Mecklenburg Planning Commission for illustrative purposes only.