

MANDATORY REFERRAL REPORT NO. 06-28
Proposed Land Exchange along Stewart Creek

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to exchange ownership of County-owned land in Washington Heights to enhance greenway opportunities and to promote affordable housing. The County owns parcel 069-083-13, a 50 x 125 (0.14-acre) lot on Dawson Avenue within the vicinity of Stewart Creek, and proposes to exchange it for Parcel 069-084-16 excluding the triangular portion of the parcel at the rear of parcels 069-084-09, 10, and 11. Both parcels are vacant and zoned R-5 (single family residential) by the City of Charlotte.

Parcel 069-084-16 is a privately-owned 7.34-acre tract of mostly vacant floodplain land that connects to Stewart Creek. Parcel 069-083-13 was donated to the County in June, 1987. The purpose of the proposed County acquisition will be to enhance the proposed Stewart Creek greenway. The private party wishing to donate this property and to acquire the County parcel proposes to have a Habitat for Humanity home constructed on the acquired property, and is working with the Habitat organization on a land transfer for this purpose, once the proposed County transaction is completed. The triangular portion of parcel 069-084-16 not included in this proposed transaction is proposed to be added to the three adjoining Dawson Avenue residential properties.

PROJECT JUSTIFICATION:

The County is seeking this land exchange to add to the assemblage and continuity of greenway along Stewart Creek. Stewart Creek Greenway will eventually stretch from I-85 near LaSalle Street to the confluence of Stewart and Irwin Creeks, and will extend for 3.5 miles when completed. The County Park and Recreation department is currently in design for the stretch of Stewart Creek Greenway from the existing Wesley Heights Greenway at Heathcliff Street and downstream to Freedom Drive. Greenway construction is anticipated to begin in early 2007.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of a portion of Parcel # 069-084-16 is consistent with the County's acquisition of floodplain for greenway purposes and watershed protection. A land exchange is a viable acquisition tool used by the County when needed to achieve a specific outcome.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed land uses associated with this exchange are consistent with the land use recommendations in the *Washington Heights Neighborhood Plan (2002)* that designates the majority of the larger parcel for greenway purposes, and the Dawson Avenue parcel for single family residential (up to 5 units/acre).

PROJECT IMPACT:

This land exchange will add to the greenway along Stewart Creek and further the County's goal of providing additional open space for the community. The conveyance of the lot on Dawson Ave. from County ownership will not negatively impact the County's goal of providing open space and watershed protection. It is anticipated that the future owner of the Dawson Avenue lot will work toward building a Habitat for Humanity residence on the lot.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Securing this connection in the greenway corridor will enhance the pedestrian connectivity via greenway linkages to adjacent subdivisions and other points upstream along Stewart Creek Greenway. This proposed transaction also supports the mission of Habitat for Humanity by making a buildable lot available to increase the supply of affordable home ownership.

ESTIMATED PROJECT COMPLETION DATE:

If approved, the land exchange should be completed by early 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their November 1, 2006 meeting and no comments or suggestions were offered.

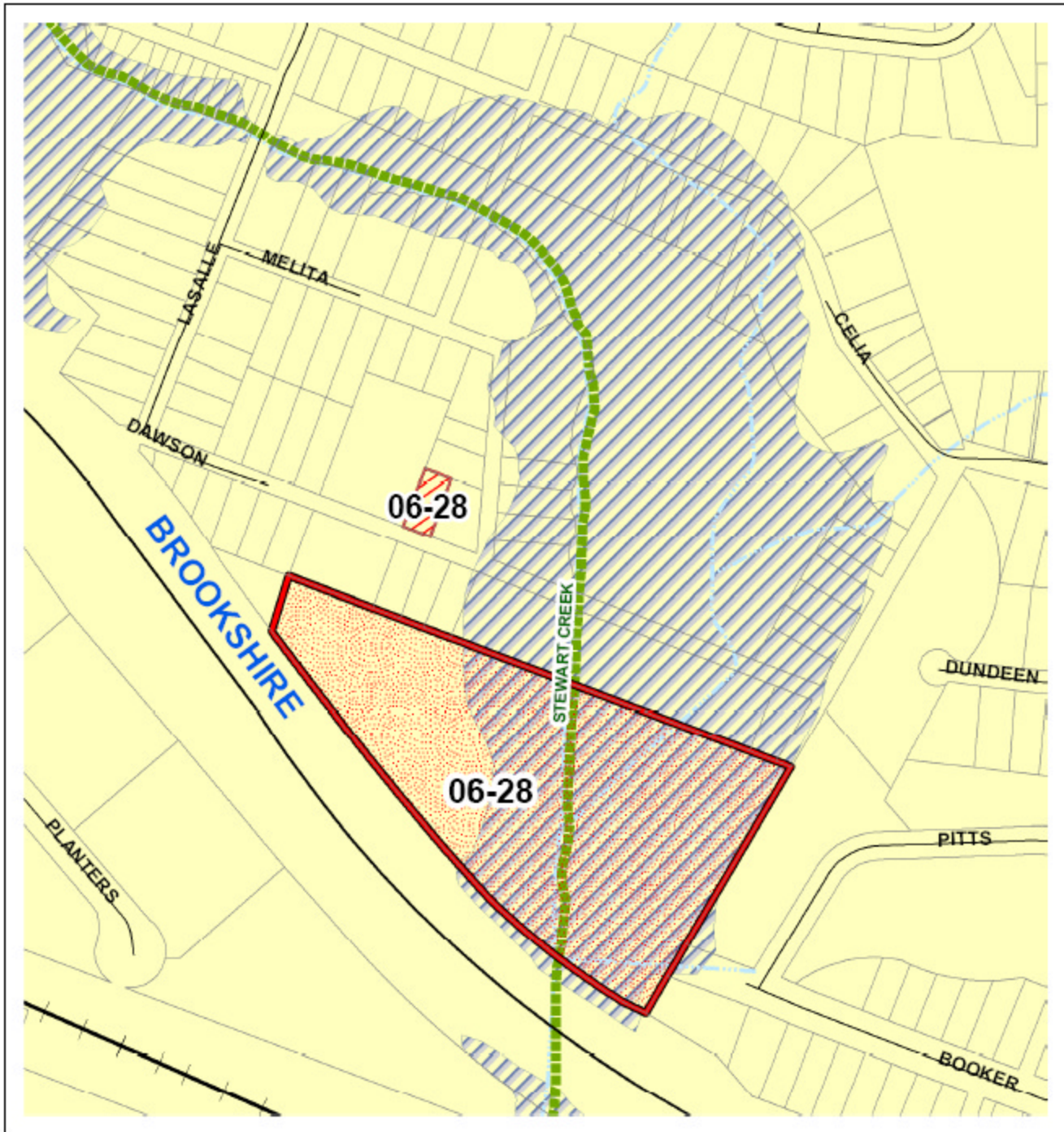
CMPC STAFF RECOMMENDATION:

Staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 21, 2006 meeting, the Planning Committee recommended approval by a vote of 5-0.

Mandatory Referral 06-28



Department: Mecklenburg County Real Estate Services



Mandatory Referral

Proposed Land Exchange to County



FEMA 100 Year Floodplain

Greenway

