

MANDATORY REFERRAL REPORT NO. 07-12
Proposed Little Sugar Creek/Berewick Land Exchange

PROJECT PROPOSAL AND LOCATION:

The project proposed by Mecklenburg County Real Estate consists of a land exchange between the County of +/- 9,600 square feet of land from within Tax Parcel #125-227-04 off Kenilworth Avenue near Uptown Charlotte and Berewick, LLC for +/- 10 acres of land off Dixie River Road at the Berewick Park site in the southwestern portion of the County. The tract under current County ownership was acquired for the Little Sugar Creek Greenway and will consist of an irregular strip along the western edge of the new "Metropolitan" development (formerly Midtown Square site) and will be defined by a retaining wall that is currently being designed. The Berewick park site land will be used to expand the existing 195-acre tract that will be developed as a future park.

Both parcels are currently vacant. The Little Sugar Creek parcel is zoned MUDD-Optional and the Berewick site has an R-3 (protected watershed) zoning designation.

PROJECT JUSTIFICATION:

Conveyance of the land at Little Sugar Creek, which is floodplain, will clarify design, maintenance/operational issues as it will create a smooth edge to the Metropolitan and greenway properties where an outdoor eating area will be developed adjacent to the greenway trail. In return, the additional land at the Berewick park site will provide more open space and/or park facilities space for this district park/elementary school site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This land exchange will refine and improve both the greenway/mixed-use facility at Little Sugar Creek and will expand the park opportunities at the Berewick development.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) calls for mixed use development adjoining the greenway on the Kenilworth Avenue site. The *Dixie Berryhill Plan* (2003) calls for mixed use office/commercial/light industrial uses (due to airport noise issues) in the area surrounding the Berewick park development there. The minor transfers of land being proposed, with no corresponding change in the intended use of the parcels to which they are proposed to be joined, aren't considered to have land use plan relevance, particularly in view of the fact that both the Little Sugar Creek Greenway and Berewick Park were subject to previous Mandatory Referral reviews.

PROJECT IMPACT:

The loss of open space square footage at Little Sugar Creek is compensated by creating a seamless transition from public open space to the mixed-use development that will overlook the greenway. Adding land at Berewick will increase the preserved open space at this site and provide additional space for park facility development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The land exchange supports the Little Sugar Creek Greenway development project as well as expanding an undeveloped park site (that is also to include an elementary school as determined at the time the Berewick park land was acquired).

ESTIMATED PROJECT COMPLETION DATE:

No monetary exchange is anticipated with this transaction. The greenway and the redevelopment of the former Midtown Mall property are underway. The greenway construction is funded by 2004 park bonds. The master planning process leading to park development is underway at Berewick, also to be funded by 2004 park bonds.

JOINT USE TASK FORCE REVIEW COMMENTS:

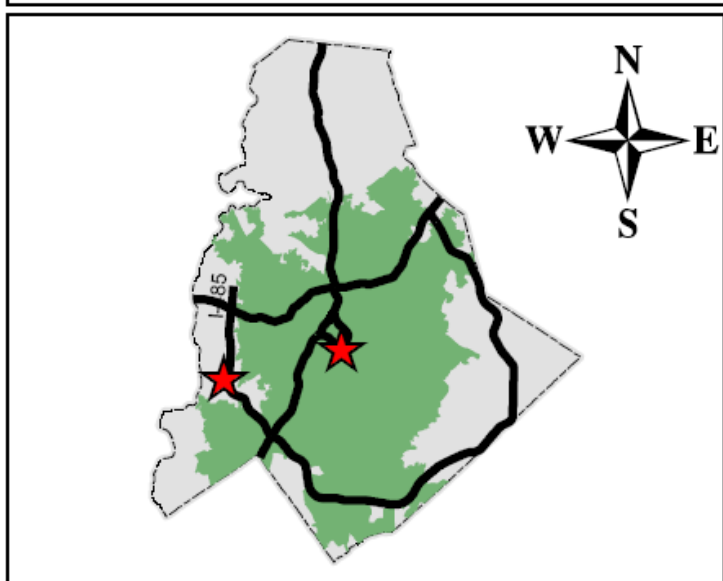
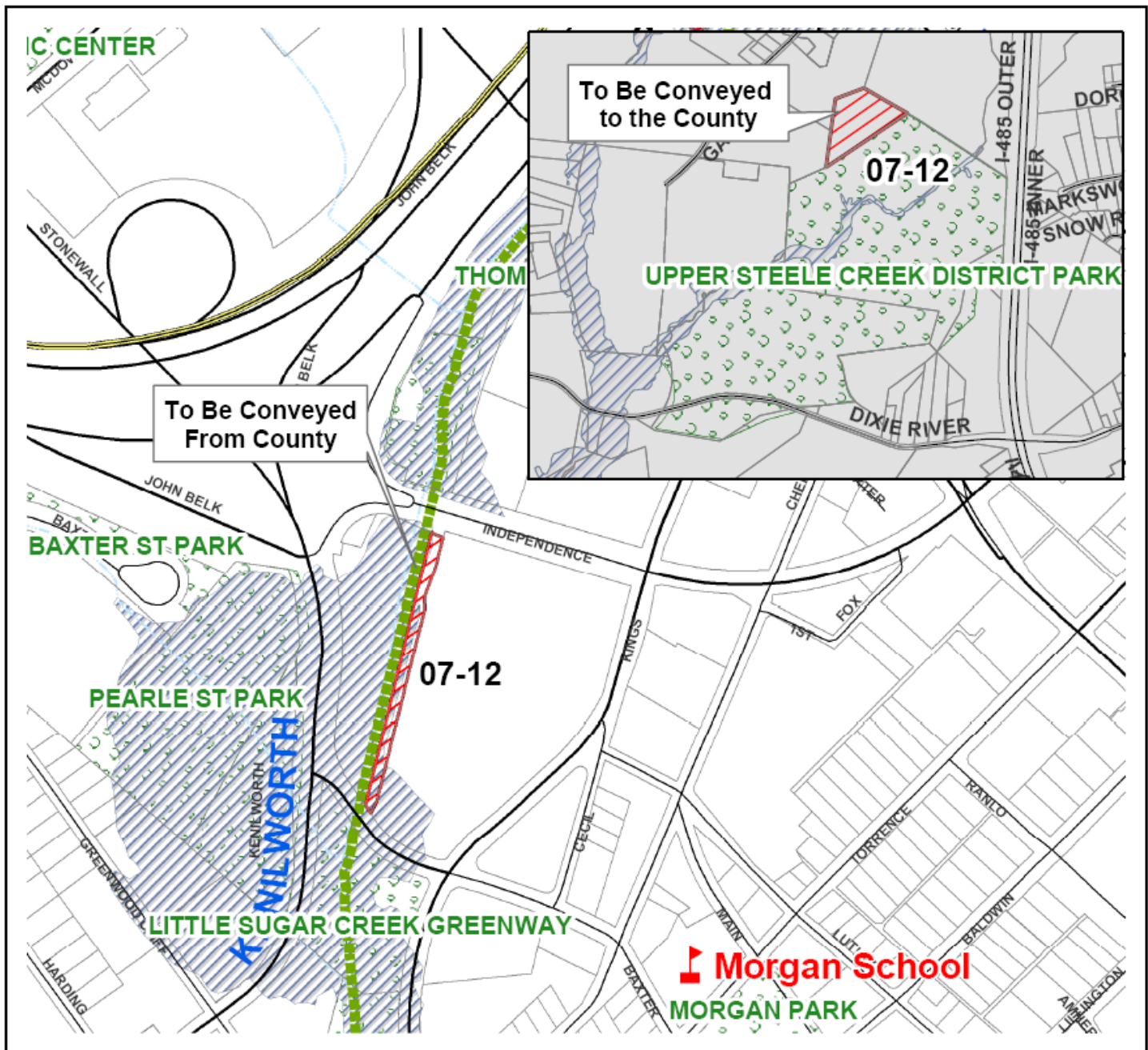
The Joint Use Task Force discussed this matter at their May 2, 2007 meeting, and no joint use issues were identified.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed property exchange, since it will provide advantages to site planning at both locations.





CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 29, 2007 meeting the Planning Committee recommended approval by a vote of 5-0.



Mandatory Referral 07-12

County Real Estate Services

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Park Property
-  Greenway

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