

MANDATORY REFERRAL REPORT NO. 07-16
Proposed Land Exchange Involving Ballantyne Park and Morrison YMCA Sites

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate and Park & Recreation Departments propose a land exchange between the YMCA of Greater Charlotte's Morrison branch in Ballantyne and the County's adjoining Ballantyne district park site off North Community House and Bryant Farms Roads in south Charlotte. The exchange tracts are identical in size (1.8972 acres each) and are now parts of Tax Parcels 229-041-07 (County) and 229-041-30 (YMCA). The exchange is requested by the YMCA to better configure their tract for additional future development in the form of expansion of their existing on-site health and fitness facility. Both exchange tracts are now undeveloped. The tract to be conveyed to the County also serves to improve the configuration of the park property.

The County-owned parkland is zoned R12-PUD (petition #91-37(C)), and the YMCA land is currently zoned INST (Institutional), under the Charlotte Zoning Ordinance.

The Ballantyne district park site is essentially undeveloped except for some improvements put in place by the YMCA under the original late 1990's agreement with the County to obtain the existing YMCA property. A formal master plan has not been completed for the park site. Land uses adjoining the park site include: Hawk Ridge Elementary School, Community House Middle School, the YMCA facility, several single-family residential lots and an undeveloped tract currently zoned for single-family development.

PROJECT JUSTIFICATION:

This proposed land exchange was requested by the YMCA to improve the configuration of their property for further development of their campus. Since the land exchange also improves the County's land configuration, Park and Recreation staff has agreed to the exchange. The total area of the park site will remain unchanged at 91.1 acres.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The 1989 *Parks Master Plan* defines district parks as 40 to 200-acre tracts that are developed to provide conveniently located active recreation facilities throughout the County. Features in district parks include multiple fields and courts for active recreation as well as playgrounds, picnic sites, trails and auxiliary features (restrooms, parking lots, etc.) District park sites are to be 50 percent developed and 50 percent undeveloped (buffers, natural features preserved, etc.).

The County must receive full and fair consideration for land conveyed in a land exchange. In this case the tracts are identical in size, and an appraisal valued the land to be conveyed to the County at a slightly higher market value, enabling this policy to be maintained.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1992) shows the existing county property as Institutional/Park. It shows the YMCA site as Institutional, reflecting a 2000 rezoning for YMCA use. The property lines are entangled due to prior ownership patterns. The proposed property exchange will consolidate each party's holdings, and allow each to develop more effectively. Park and Recreation and the YMCA share common purposes, and cooperate in use of their adjoining properties, so the noticeable impact will be slight. As such, the exchange is generally consistent with the land use recommendation of the plan.

PROJECT IMPACT:

No definitive impact is expected by this proposed land exchange, that will allow the YMCA to increase the size of their facility which will draw more patrons, but the park site has yet to be developed to its potential. The park development, when it occurs, will increase vehicular traffic in the immediate area. Roadway improvements have been put in place to accommodate the new middle and high schools nearby. These improvements should handle the future traffic impact of the park development. The land exchange itself does not trigger much impact on this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The land exchange is consistent with the future development of the County's property as a district park. The aggregation of the park site, the adjoining schools, (including a City fire station adjoining the elementary school, and a middle school) and the YMCA site already presents a multi-joint use of public property. A future public library is also included in this joint use complex, proposed to be constructed fronting on Community House Road north of the middle school.

ESTIMATED PROJECT COMPLETION DATE:

No funding is involved regarding this property exchange, so that it can be exercised once approval (Board of County Commission) is completed.

JOINT USE TASK FORCE REVIEW COMMENTS:

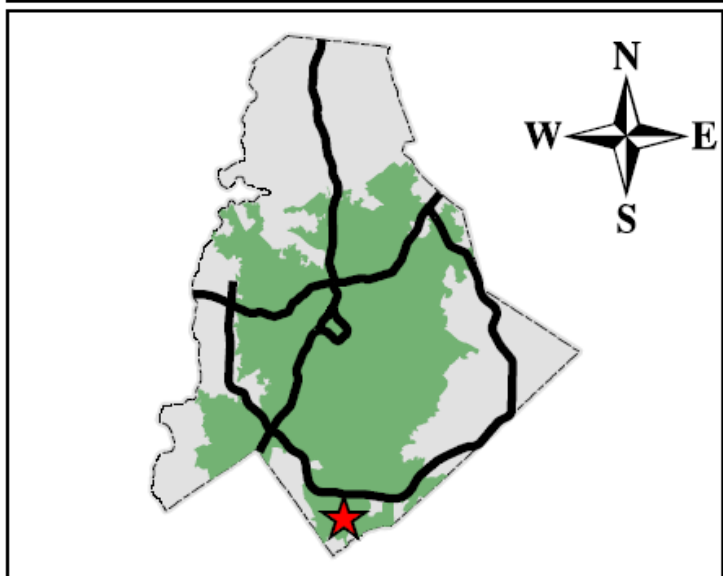
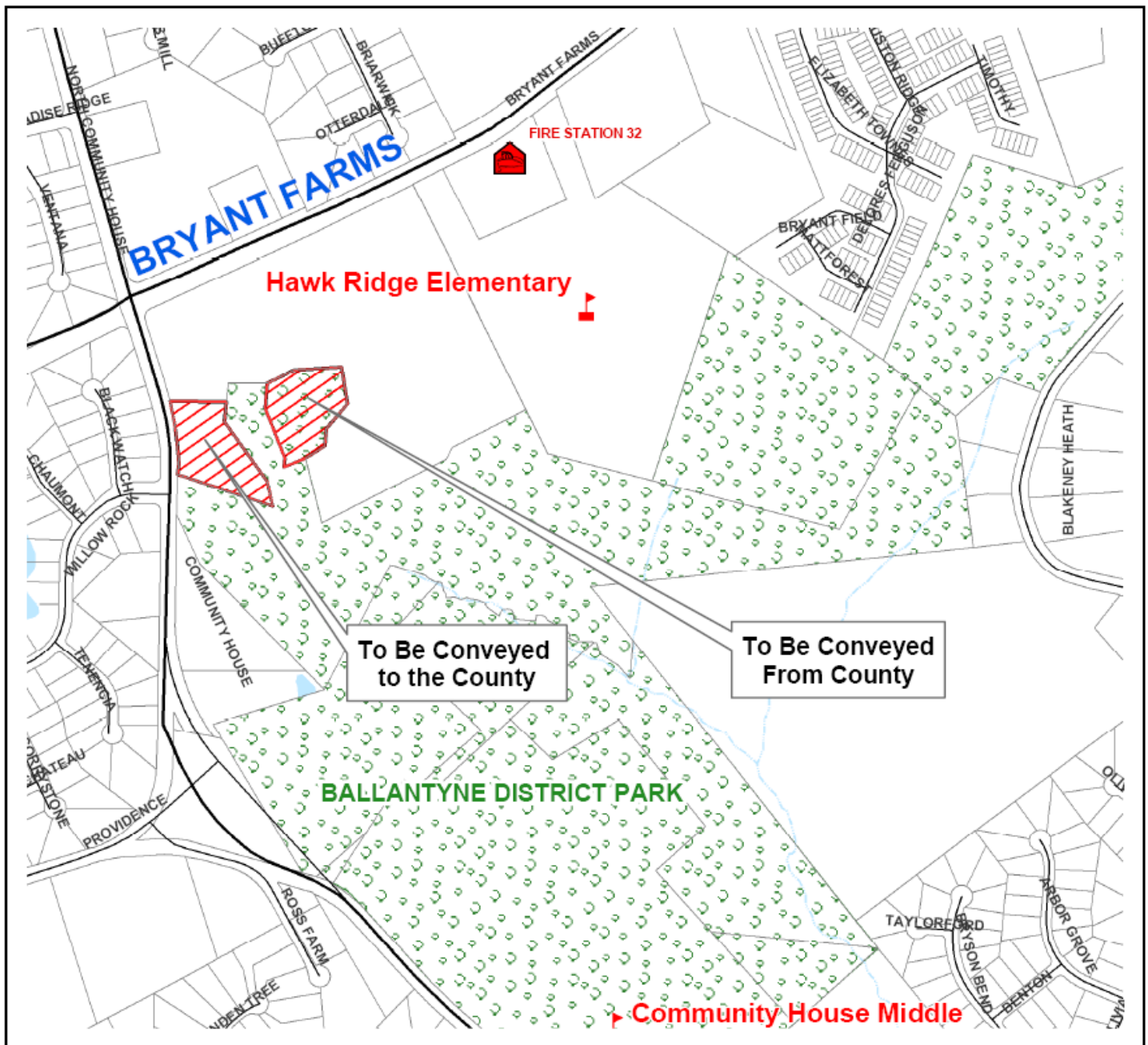
Two playfields are currently being shared between the County and YMCA, and a reciprocal agreement exists between the YMCA and CMS for parking. Neither of these agreements will be affected by the proposed land swap.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed property exchange, because the exchange is generally consistent with the *South District Plan*, because it improves the development opportunities of both park and YMCA sites, and because it supports joint use of a larger campus that includes a park, YMCA, library, fire station, and two schools.





CMPC PLANNING COMMITTEE RECOMMENDATION:

At its June 26, 2007 meeting the Planning Committee recommended approval of the proposed transaction by a 5-0 vote.



Mandatory Referral 07-16

*County Real Estate Services
for Parks and Recreation*

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

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



Mandatory Referral Land Exchange at Ballantyne Park & YMCA Sites

Legend

- County Owned
- YMCA Owned
- City Owned
- CMSOwned

