

MANDATORY REFERRAL REPORT NO. 07-26
Proposed Transfer of 25 City-Owned Lots Located in Genesis Park to Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood Development Key Business Unit owns 25 vacant parcels of land located along Genesis Park Place (adjacent to I-77) in the Genesis Park neighborhood. Mecklenburg County has expressed an interest in the parcels for future greenway, and Neighborhood Development has agreed to transfer the parcels to the County for that purpose. The parcels involved are as follows: 075-094-01, 075-094-10, 075-098-06 through 09, 075-097-12 through 18, and 075-096-11 through 22.

The properties are zoned R-8 Residential under the Charlotte Zoning Ordinance. All lots back up to Interstate 77 and border residential areas to the east.

PROJECT JUSTIFICATION:

The properties were originally acquired by the City from Duke Power Company in two transactions that took place in 1994 and 1996 for the purpose of having the neighborhood develop affordable housing on these parcels. As the housing project was ultimately not able to be funded, the properties remained in Neighborhood Development's inventory.

Duke Power has a perpetual easement and right-of-way on the properties which renders them unbuildable, therefore not usable for housing purposes. These parcels are currently incurring maintenance expenses to the City and Neighborhood Development.

The County owns two nearby parcels (parcels 075-124-01 and 075-113-05), known collectively as Anita Stroud Park. Using the 25 parcels proposed for transfer, a greenway will be able to be developed that can wrap along two sides of the Genesis Park neighborhood and will abut Anita Stroud Park. The greenway will provide a pedestrian connection from the interior of the neighborhood to Oaklawn Avenue as well as a buffer along the edge of the neighborhood bordering I-77.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Utilizing this parcel corridor as a greenway/pedestrian connection is consistent with creating more walkable neighborhoods and connecting them to other urban facilities such as schools, shopping, transit, etc. The northern-most lot is in proximity to the proposed Irwin Creek Greenway that extends north through Double Oaks Park, so that these lots, collectively, could form an informal extension to the future Irwin Creek Greenway.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends single family development up to 8 units per acre on these parcels. However, due to the Duke right of way impacts on these parcels a greenway and open space network is an appropriate land use given and provides a benefit to the community and environment. Additionally, greenways and open space are generally considered to be uses compatible with (and complementary to) residential areas.

PROJECT IMPACT:

This project preserves some open space in this small neighborhood that may be used for recreation, walking, community gardens and additional buffer from I-77 (there is a brick sound barrier along the western edge of these lots adjoining the I-77 right of way).

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This area will extend the public park/open space network within this neighborhood and enhance the livability of the area. It is also within a half mile of two revitalization projects: Park at Oaklawn, a completed Hope VI project, and the proposed North End Square residential and retail redevelopment project, and about a mile south of the Double Oaks redevelopment initiative.

ESTIMATED PROJECT COMPLETION DATE:

Conveyance should be completed in early 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

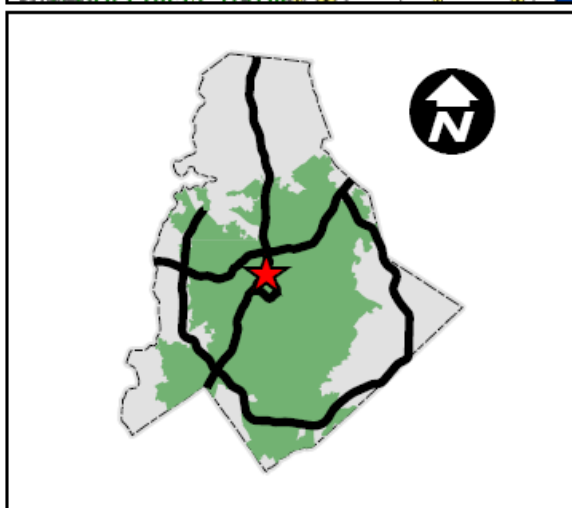
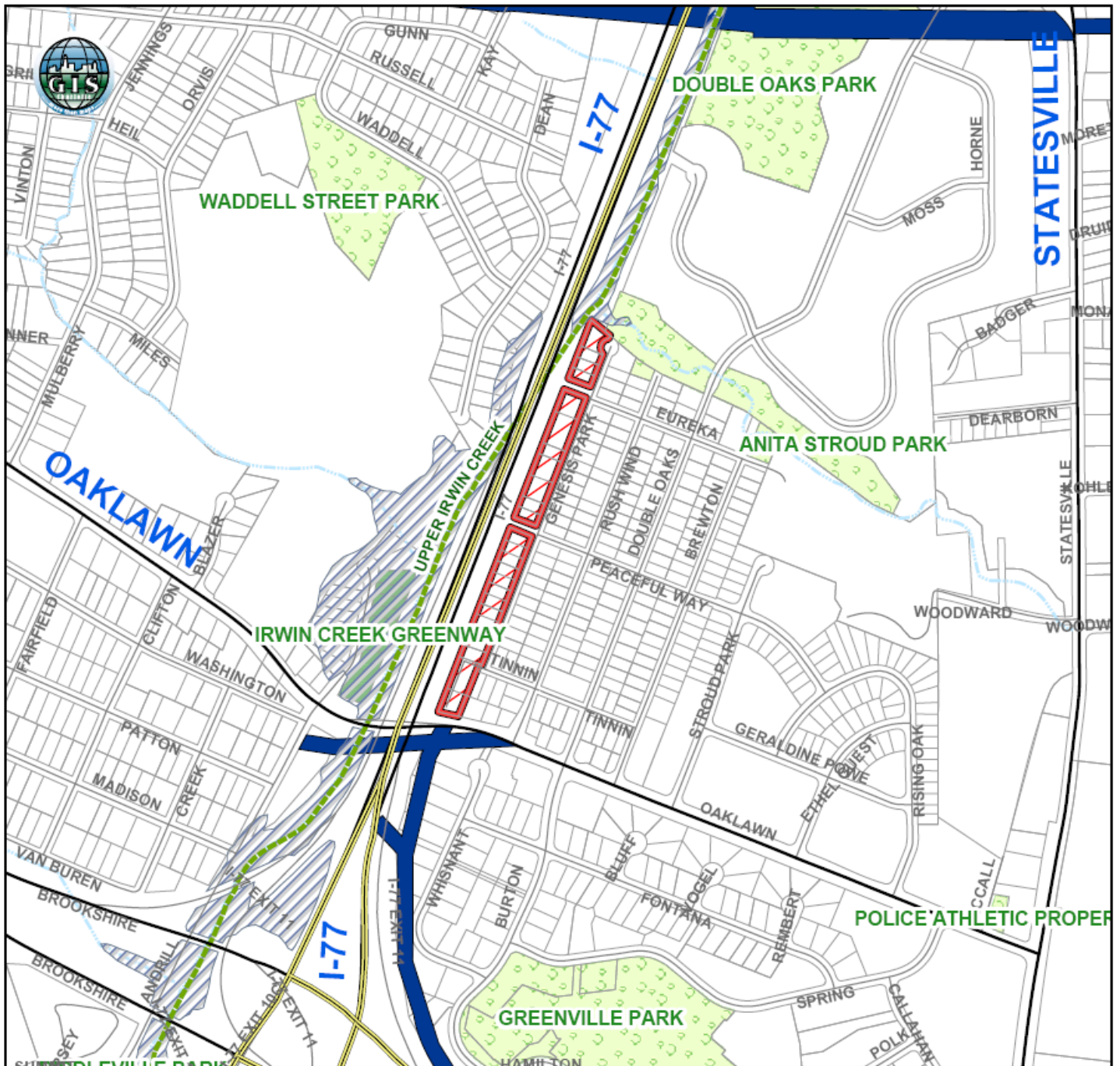
The Joint Use Task Force will discuss this matter at their November 7, 2007 meeting and results will be shared with the Planning Committee at their November 13, 2007 meeting.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of this proposed transaction.





CMPC PLANNING COMMITTEE RECOMMENDATION:

DEFERRED, PER APPLICANT



Mandatory Referral 07-26

County Real Estate Services

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Overhead Electrical Transmission Lines
-  Greenway