

**MANDATORY REFERRAL REPORT NO. 07-27**

Proposed Land Exchange Involving County-Owned Land at Hillside Avenue at Little Sugar Creek

**PROJECT PROPOSAL AND LOCATION:**

This project consists of (1) the proposed conveyance of a 0.4-acre parcel (tax parcel 151-113-73, with frontage on Hillside Avenue) from Charlotte Mecklenburg Schools (CMS) to Mecklenburg County, and (2) the subsequent exchange of the western +/- .30 acre of that property for +/- 1.1 acre of landlocked floodplain land from Tax Parcel 151-113-72 and 151-113-83 (owned by the proposed developer of the property). These properties are located on Hillside Avenue between Willow Oak Road and Little Sugar Creek in Charlotte, across the street from the Park Road elementary school. The property is currently vacant and zoned R-4 (single family residential), according to the Charlotte Zoning Ordinance.

The developer of properties immediately north of the CMS-owned property is in need of the CMS-owned frontage on Hillside in order to construct a single family subdivision, while the County wishes to acquire a portion of the developer's holdings so that it may become part of the Little Sugar Creek Greenway.

This property was the subject of a recent Mandatory Referral (MR07-02) that proposed the same disposition and future land use of the property under a different transaction scenario, that involved the sale – by CMS – of the property to the developer and the subsequent donation of greenway land by the developer to the County. The currently-proposed transaction will serve to better protect the County's interest in the greenway property.

**PROJECT JUSTIFICATION:**

This proposed exchange would allow the small Hillside Avenue subdivision to be developed on 151-113-72 and -83 to have 6 of the 8 planned lots oriented toward Hillside Avenue (with the other two facing Willow Oak Road). The project creates the best configuration for the development of parcel 151-113-72 and -83; an alternate development plan would have 8 "key"-shaped lots off of a short cul-de-sac off Willow Oak Road with no connection to Hillside Avenue, and no opportunity to enhance the greenway. In this instance, the potential greenway area would be utilized as privately-owned tree save area without ensuring public ownership or accessibility. (The attached maps show the extent of the 100-year floodplain on the subject parcels, and the area proposed to become greenway.)

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 1999 Greenway Master Plan Report, and the previous version of the greenway master plan, proposed the acquisition and preservation of the 100-year floodplain as open space to support objectives relating to enhancing water and air quality, protecting wildlife corridors and creating passive recreation space. The Master Plan also specifies Little Sugar Creek as a designated future greenway.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

**PROJECT IMPACT:**

The exchange creates a better subdivision configuration and adds to the public accessibility to the greenway area along Little Sugar Creek. The size and configuration of the land proposed for conveyance from CMS does not permit it to be used for school-related purposes.

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

The exchange would add more open space to the protected area along Little Sugar Creek, one of the major creeks which drains through the core of the City of Charlotte and empties into the Catawba River in South Carolina. This has historically been one of the most compromised (unclean) creeks in the County. Any additional floodplain land along this waterway that is added to the greenway programs serves to further protect and enhance the quality of its water.

Additionally, the exchange would create the opportunity for a much preferred configuration of the small subdivision here with orientation toward an existing street (Hillside Avenue).

**ESTIMATED PROJECT COMPLETION DATE:**

No funds are required (other than legal fees) inasmuch as this is a land exchange; completion could take place by the end of 2007. Construction of a future greenway pedestrian connection from Devon Drive to Hillside Avenue is not funded at this time. This connection would tie in the Devon area residents to Hillside Avenue and the existing greenway trail in place across the creek and across Hillside Avenue from this property.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 7, 2007 meeting and

**PLANNING STAFF RECOMMENDATION:**

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

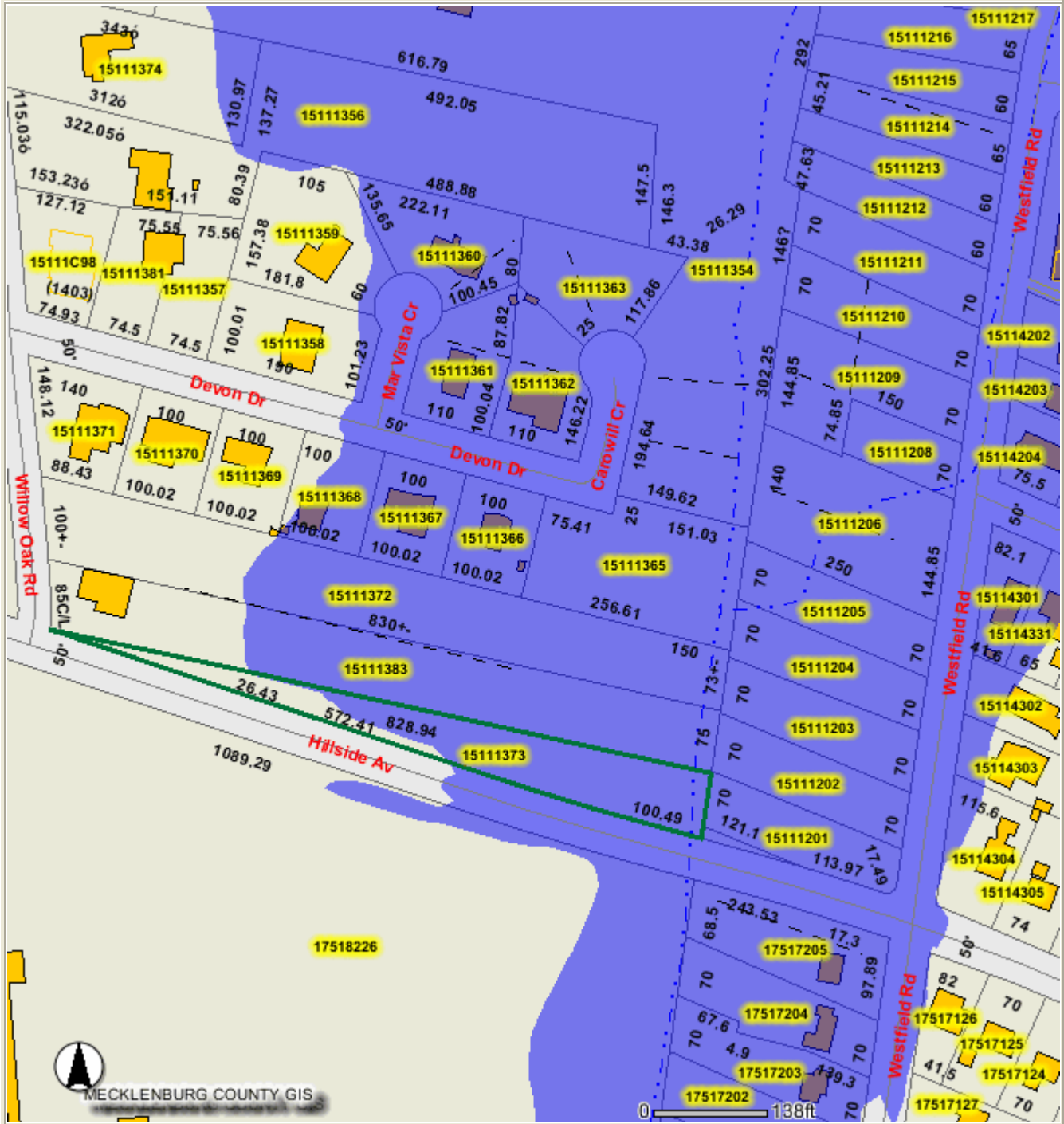
**Defer, per applicant**

# POLARIS

Property Ownership Land Records Information System

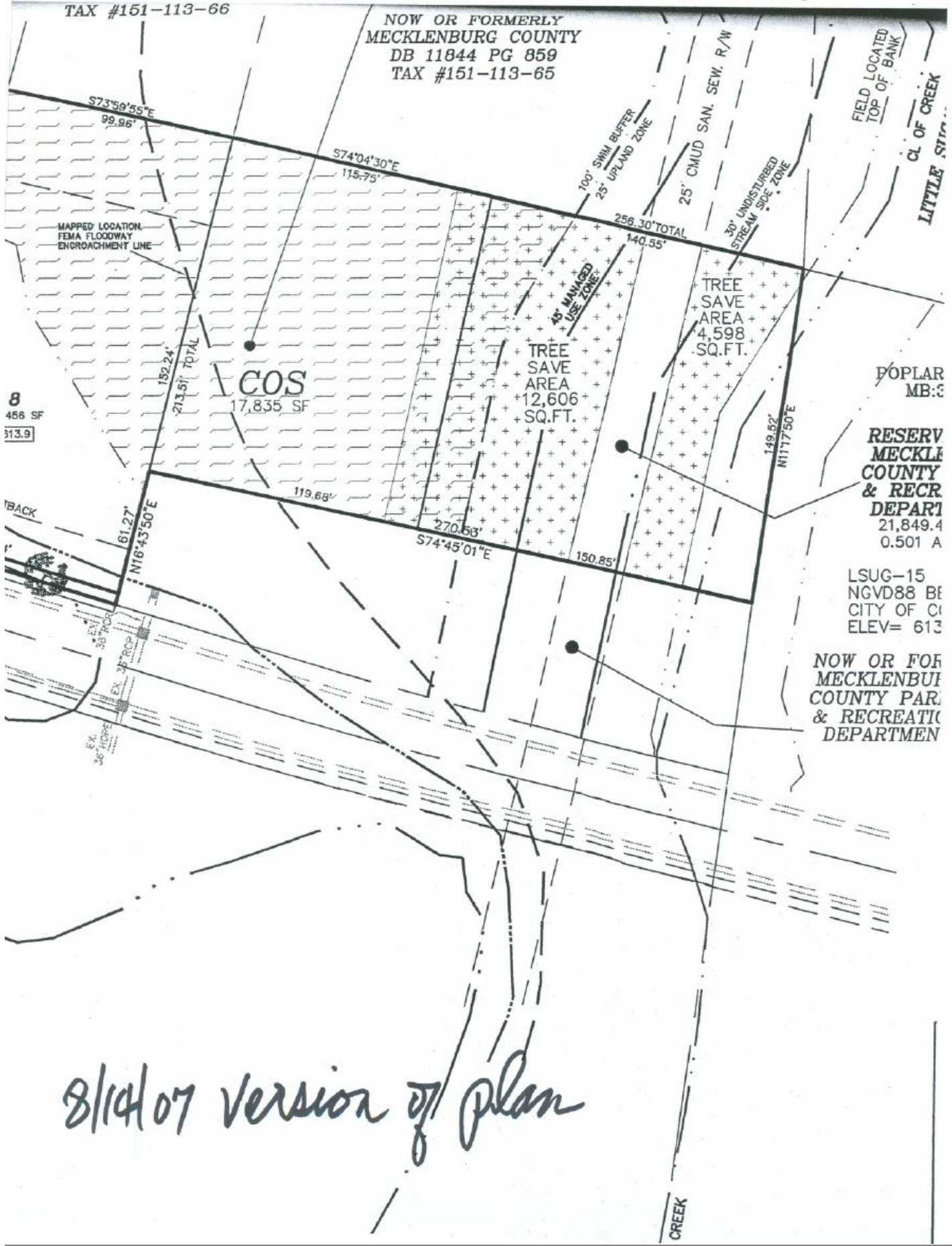
Date Printed: Fri Oct 19 15:27:44 EDT 2007

## Land Exchange at Hillside Avenue on Little Sugar Creek – Map 1 of 2



TAX #151-113-66

NOW OR FORMERLY  
MECKLENBURG COUNTY  
DB 11844 PG 859  
TAX #151-113-65



8  
456 SF  
313.9

COS  
17,835 SF

TREE SAVE AREA  
12,606 SQ.FT.

TREE SAVE AREA  
4,598 SQ.FT.

POPLAR MB:3  
RESERV  
MECKLE  
COUNTY  
& RECR  
DEPART  
21,849.4  
0.501 A

LSUG-15  
NGVD88 BE  
CITY OF C  
ELEV= 613

NOW OR FOR  
MECKLENBURG  
COUNTY PARK  
& RECREATION  
DEPARTMENT

8/14/07 version of plan

