

MANDATORY REFERRAL REPORT NO. 08-06
Land Exchange – Robbins Park at West Catawba Avenue in Cornelius

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to exchange 572 square feet of park property (PID # 005-071-18) for 7,286 square feet of privately-owned property that is part of The Preserve at Robbins Park residential development (identified as PID # 005-071-97). The developer – Westmoreland Lake LLC – is constructing a 132-lot single family residential development on the adjoining 74 acres.

In December 2007, Mecklenburg County and Westmoreland Lake, LLC completed a large land exchange involving Tax Parcels 005-071-11 and 005-071-12 to accommodate residential development and park development in an integrated configuration (as included in Mandatory Referral MR04-26). The land exchange currently proposed is a follow-up action to the previous exchange, and will serve to realign one common boundary to benefit both the residential development and the park site. The properties to be exchanged are vacant. The property proposed to be conveyed to the County is zoned NR (Neighborhood Residential) under the Cornelius zoning ordinance, and the property proposed for conveyance by the County is zoned NMX (Neighborhood Mixed Use).

The proposed land exchange will not alter any intended use of either property; it is simply re-orienting a common boundary line.

PROJECT JUSTIFICATION:

This proposed land exchange will lengthen the common boundary between the reconfigured Robbins Park and an adjoining park property (PID 005-071-66) to enhance connectivity, and it will also reshape four lots in the residential development.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed land exchange is supported by the Cornelius Planning Department and the Cornelius Park and Recreation Department.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Cornelius website contains its Land Development map showing the subject parcels on the boundary between “neighborhood mixed use” category (including the parcel proposed to be conveyed to the County) and a “neighborhood residential” category (including the parcel currently owned by the County). “Neighborhood mixed use” calls for residential development on interior streets and “neighborhood residential” talks about building a pattern of vibrant, active, and cohesive residential units, with pedestrian-friendly orientation. In general, open space land uses are considered to be consistent with residential land use visions.

The Cornelius Planning department has indicated that the proposal is consistent with the Cornelius Land Use Plan.

PROJECT IMPACT:

This project will have no impact on the surrounding area. It will only affect the common boundary line between the residential development and the park property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The proposed land exchange will serve to improve the configuration of the private residential development and the adjacent park site.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates completing this land exchange in March 2008. Construction of The Preserve at Robbins Park residential development is anticipated to begin in March 2008. The Town of Cornelius is currently beginning the master planning process for Robbins Park.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their February 5, 2008 meeting and offered no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 19, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



WEST CATAWBA

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WESTMORELAND

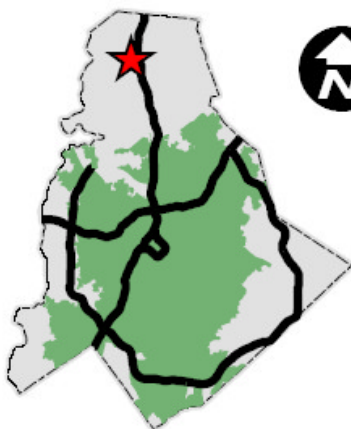
WESTMORELAND

WESTMORELAND ATHLETIC PROPERTY

Conveyed to
County

Conveyed to
Westmoreland Lake, LLC

08-06



Mandatory Referral 08-06

County Real Estate Services



Mandatory Referral



Existing Park



Proposed Park



Greenway



Preserve

Produced by the Charlotte-Mecklenburg Planning Department