

**MANDATORY REFERRAL REPORT NO. 08-16**

**Proposed Conveyance of County Property to City for Wainwright Avenue/Atando Avenue R. O. W. Connection**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to convey PID# 07708104, a remnant County-owned parcel to the City of Charlotte for road right of way to link Wainwright Avenue/Wells Street to Atando Avenue in the Druid Hills neighborhood of Charlotte. This .03-acre property was acquired by the County as part of the original site for a proposed neighborhood park to serve Druid Hills, a small residential area off Statesville Avenue. When it was decided to locate the park in a more central portion of the neighborhood, the eight parcels that had been acquired were declared surplus and conveyed in an exchange/sale transaction to Habitat for Humanity. This last remaining parcel from that transaction is vacant and zoned R-8 Residential according to the Charlotte Zoning Ordinance. The community to the south is residential, while the Atando corridor to the north is industrial in nature.

**PROJECT JUSTIFICATION:**

The location, configuration, and size of the subject parcel do not make it suitable for residential development. Its location at the juncture of two residential streets internal to the Druid Hills neighborhood suggest that it might serve as some sort of a connection between the neighborhood and Atando Avenue, improving vehicular and pedestrian circulation between the neighborhood and the surrounding area.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Converting this tract to a road connection will improve linkage and access to this neighborhood, which supports transportation objectives for connectivity.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The applicable plans for this area are the *Statesville Avenue Corridor Plan*, adopted by City Council on March 1, 2001 and the *Druid Hills Action Plan*. While neither of these plans makes specific transportation recommendations pertaining to this specific small parcel, and do not specifically recommend or discourage connectivity at this location, the Planning Department in general supports pedestrian and vehicular connectivity within the City when it benefits the area in question.

**PROJECT IMPACT:**

The tract will provide a roadway link from a grid-platted neighborhood to a connector road (Atando Avenue) between Graham Street and Statesville Avenue. While it may cause some increase in neighborhood traffic, it also provides access for residential and emergency vehicles accessing this portion of Druid Hills.

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

There are no known other projects in the vicinity of the subject property.

**ESTIMATED PROJECT COMPLETION DATE:**

The property should be conveyed to the City by early summer, 2008. If the City elects to make improvements to the property, the timeline for such improvements will be determined by future Capital Investment Programs (CIP).

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their June 4, 2008 meeting and no relevant comments were offered at the time. However, given the absence of CDOT from the meeting (and their prominence in the proposed transaction), Planning staff contacted CDOT and determined that their position is that vehicular and ped/bike connectivity would be warranted at this location, because it would represent the only full-movement intersection between Atando and Druid Hills.

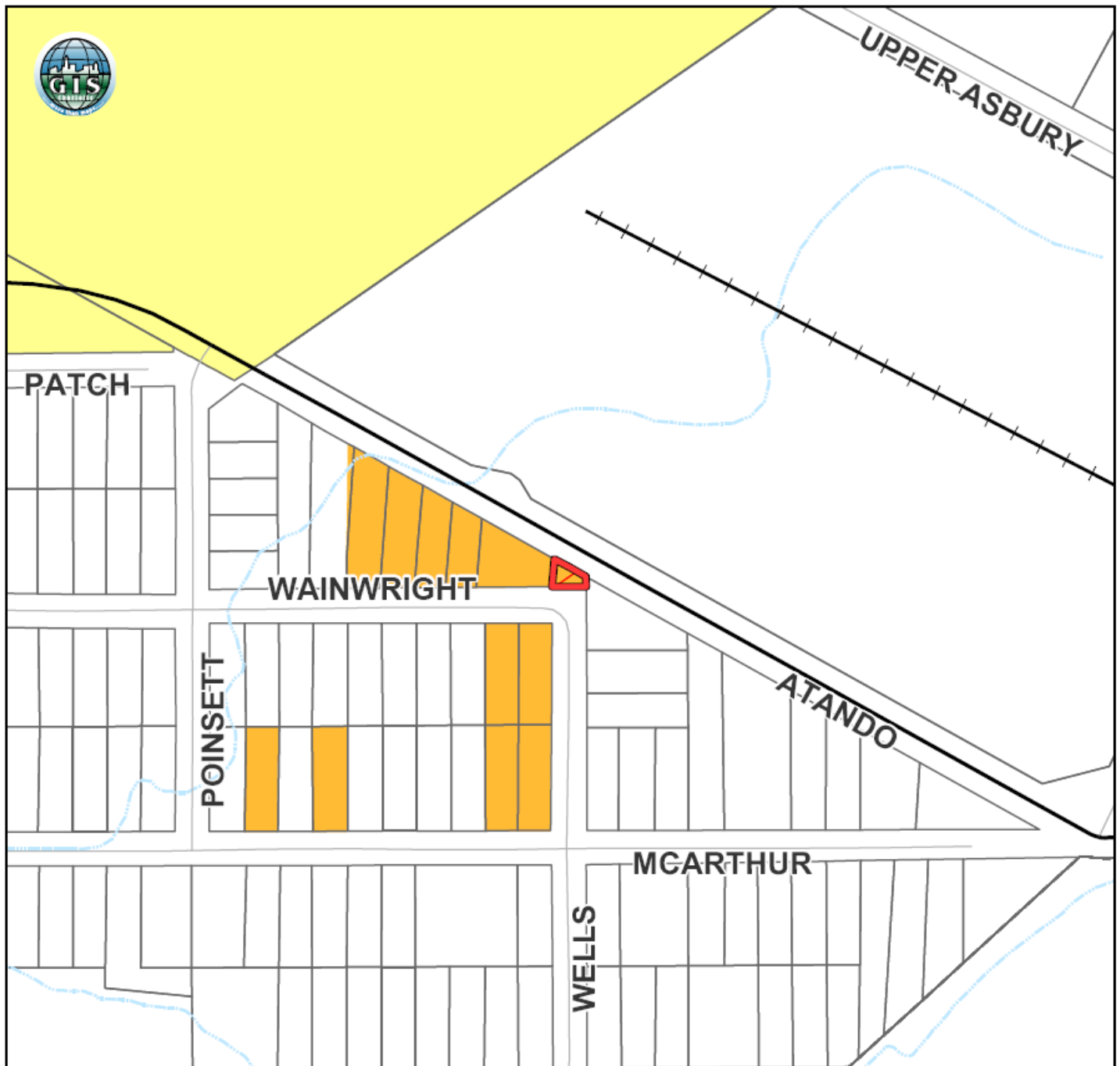
**PLANNING STAFF RECOMMENDATION:**

In the interest of the goal of supporting neighborhood stability, extreme care must be taken to accommodate the needs of the residents of Druid Hills, if a road connection at this location is developed. Prior to the construction of Atando Avenue several years ago, the public meeting process revealed extreme and vocal opposition by the Druid Hills community to connection between the neighborhood and Atando, due in large part to the potential for such connection to encourage cut-through industrial traffic from Atando through the residential community.

Staff supports this transaction for the property to serve at least as a pedestrian and bike access at this location, but suggests that before a commitment is made to open it to vehicular connection, that neighborhood residents be engaged in the planning process for the project (if funded by the Capital Investment Program).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their June 17, 2008 meeting, the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 08-16

*Mecklenburg County Real Estate Services*



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County Property



City Property