

MANDATORY REFERRAL REPORT NO. 08-27
Proposed Land Exchange at Southwest Community Park Site in Charlotte

PROJECT PROPOSAL AND LOCATION:

The County and a property owner propose to exchange (1) .4435 acre out of County-owned Tax Parcel 11504611 (to the property owner) for (2) .4459 acre out of property owner's Tax Parcel 11504612 (to County), in order to improve configuration of Southwest Community Park off West Boulevard near Billy Graham Parkway in Charlotte. This proposed exchange is to accommodate the layout of the park master site plan and redevelopment of the property owner's holdings.

All property involved is zoned R-22 MF, according to the Charlotte Zoning Ordinance. The land proposed to become County property is vacant; the land proposed to be deeded to the property owner contains a deteriorated dwelling. The property owner proposes to demolish the dwelling and construct a new single family dwelling upon the reconfigured property.

The County's property was acquired in 2007 in a 17+ acre purchase to expand this park site. The site is roughly bounded by Morris Field Road/Billy Graham Parkway/West Boulevard and one vehicular access point will be from Holabird Lane off West Boulevard. This park site is also contiguous to the Central Piedmont Community College Harris Campus on Morris Field Road. The park site is undeveloped except for the Southview Recreation Center located on a 14-acre tract which was conveyed from the City in the parks consolidation in 1992. The whole park site currently includes approximately 75 acres. The master site plan is in the design development stage.

PROJECT JUSTIFICATION:

This exchange will accommodate an entrance to the field area of the park from Holabird Lane.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Mecklenburg County Park and Recreation Department periodically exchanges property to expand/improve the configuration of park sites. This exchange is consistent with that policy.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan (1993) recommends multi-family residential development.

PROJECT IMPACT:

The exchange will improve both the County's goal of park development and the property owner's plans to develop his land. The property owner plans to redevelop his property once the exchange is completed.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The exchange improves the park site and the developer's property.

ESTIMATED PROJECT COMPLETION DATE:

The park site is in the design development stage; funds are available from 2004 bonds for a phase of this park in the area of the exchange. The land exchange will be completed in September of 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

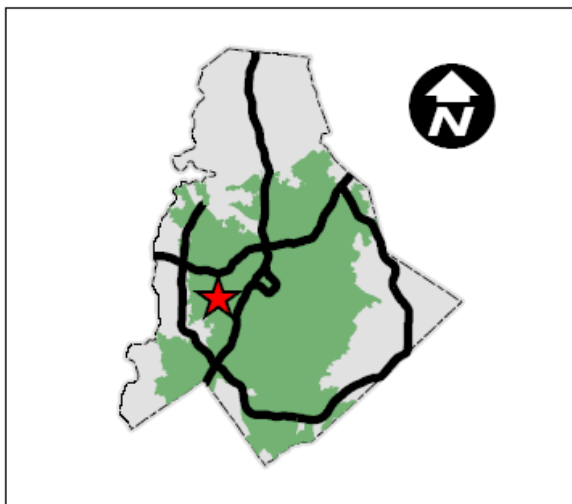
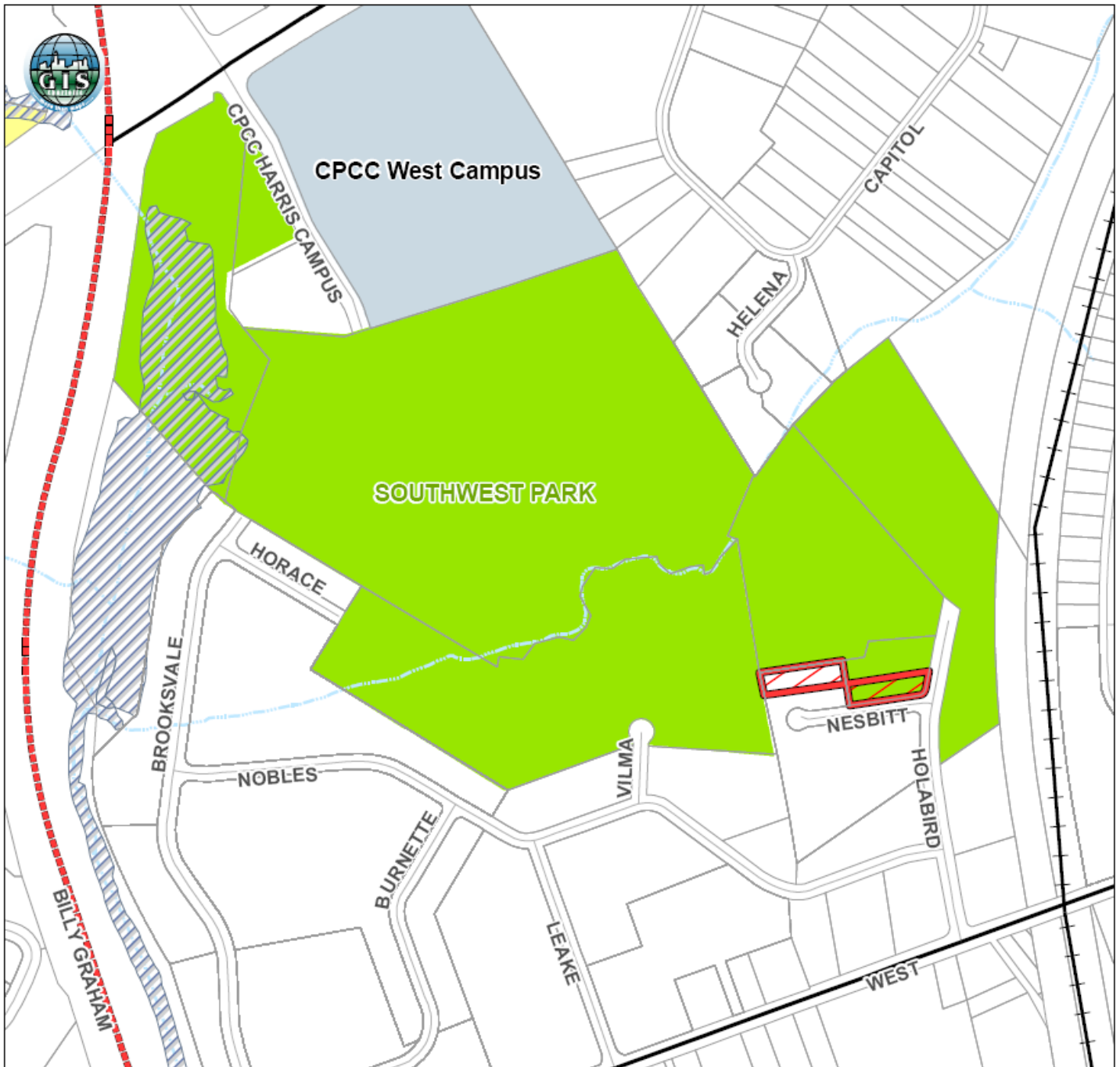
The park design should be with awareness of adjoining CPCC campus and their expansion needs.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the transfer.








CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-27

County Real Estate Services

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|---|--------------------------|---|-------------------|
|  | Mandatory Referral 08-27 |  | Proposed Park |
|  | Existing Thoroughfare |  | Greenway Property |
|  | Proposed Thoroughfare |  | Nature Preserve |
|  | Existing Park | | |

