

MANDATORY REFERRAL REPORT NO. 08-35
Proposed Berewick Park Site Land Exchange #3

PROJECT PROPOSAL AND LOCATION:

This project is the proposed exchange of land between a private landowner and Mecklenburg County through which the County would receive: +/- 8.25 acres (PID# 14117120 and part of 14117122); the private land owner would receive: +/- 4.8 acres of County-owned land (PID# 14117125 and part of 14117111) and .9 acre (part of PID# 14117123). The property coming to the County would become part of the larger Berewick Park site; property going to the private landowner would become part of a site to be developed for multi-family housing by the Charlotte Mecklenburg Housing Partnership (CMHP). These properties are all located on or near Dixie River Road, part of the larger mixed use Berewick development in southwestern Mecklenburg County west of I-485, in Charlotte's extraterritorial jurisdiction. All of these tracts are currently vacant. The property to be conveyed to the County is zoned BP (per the Charlotte Zoning Ordinance); all of the acreage to be conveyed to the private landowner is zoned MX-1.

PROJECT JUSTIFICATION:

The property conveyed to the County will be used as park/open space. The larger tract conveyed to the private landowner (north side of Dixie River Road) would be developed along with additional property just to the east as a multi-family residential complex by CMHP. This development would be across the street from the new elementary school to be constructed on Dixie River Road. The tract on the south side of Dixie River Road would be incorporated into the single family development underway there. This exchange was proposed by representatives of the master developer of Berewick and the CMHP.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This exchange will facilitate location of the multi-family complex adjacent to an elementary school and park. This adjacency will be convenient for these future residents. This exchange supports the objectives of the *Mecklenburg County Park and Recreation 10 Year Master Plan (2008-2018)*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan (1991)* as updated by the *Dixie Berryhill Strategic Plan (2003)* calls for the parcel to be an employment / mixed-use center community center. The *Dixie Berryhill Plan* also calls for open space in the mixed-use center. The proposed land swap with the Charlotte Housing Partnership is consistent with the overall policies of the *Southwest District Plan (1991)*, and *Dixie Berryhill Strategic Plan (2003)*.

PROJECT IMPACT:

The project will result in a net increase of open space at the Berewick Park site; development of the complex by CMHP will provide convenience to school and park facilities for those residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Children from the multi-family residential complex will be able to walk to school reducing need for bus/automobile transportation.

ESTIMATED PROJECT COMPLETION DATE:

The CHP is seeking a grant for the residential complex; construction will be underway as soon as all of that process is completed. This does not involve a capital expense by the County.

JOINT USE TASK FORCE REVIEW COMMENTS:

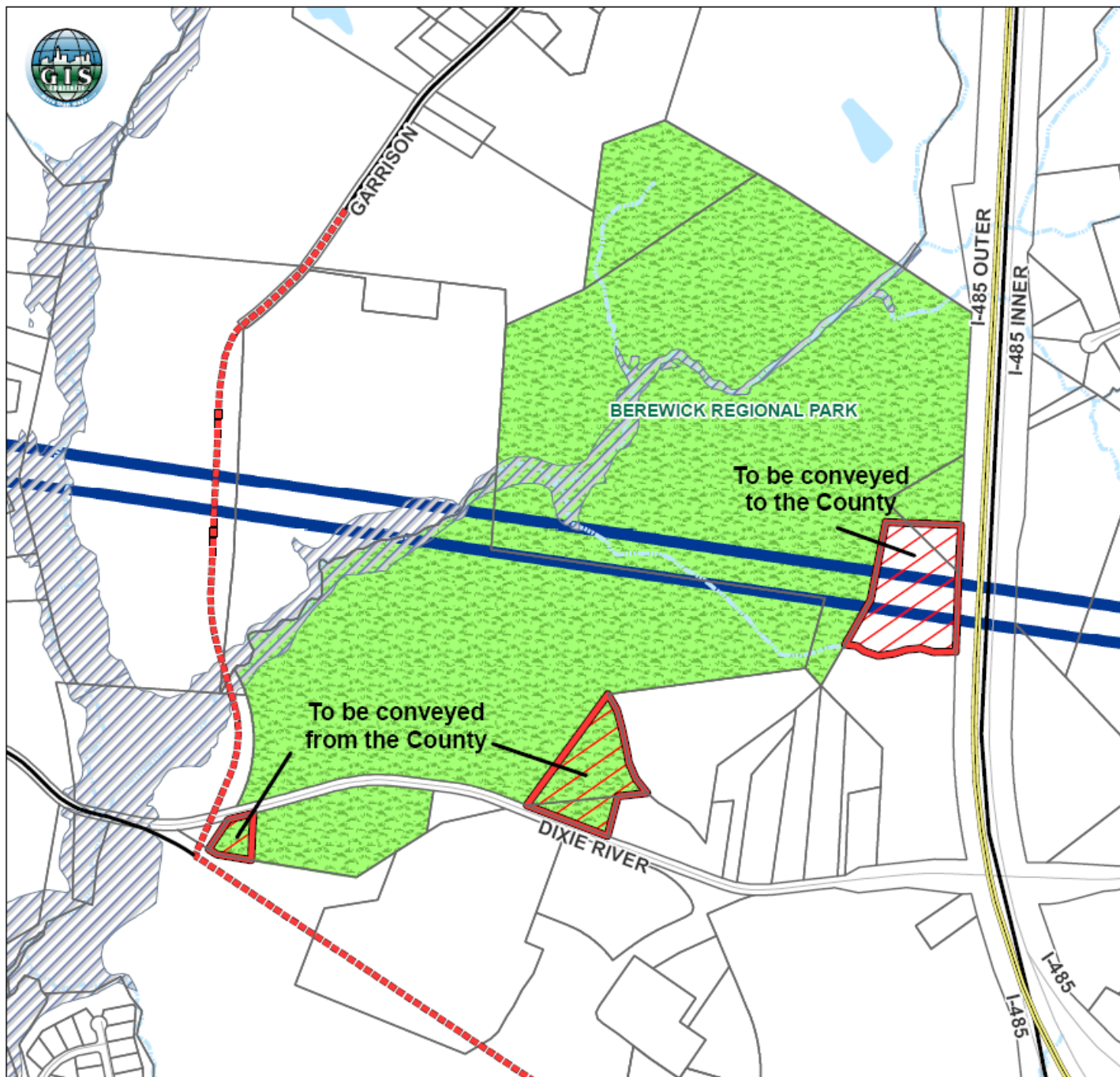
The Joint Use Task Force reviewed this matter at their September 3, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 16, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 08-35

County Real Estate



Mandatory Referral 08-35



Overhead Electrical Transmission Lines



Park Property