

MANDATORY REFERRAL REPORT NO. 10-12
Proposed Exchange of Land for Future School Site on Fred Brown Road in Huntersville

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to exchange small areas of vacant land with the developer of an adjacent subdivision in the Town of Huntersville. A 1.7 acre portion of CMS property (previously acquired to serve as a future school site) is proposed to be taken from the western boundary of tax parcel 019-261-27 and exchanged for a 2.1 acre piece of tax parcel 019-261-01. The developer would then propose to subdivide the property acquired from CMS and construct single family homes upon it. The change in subdivision will allow a redesign of the subdivision.

The envisioned transaction is proposed to be an even trade, with no funds involved. Both parcels are zoned NR (neighborhood residential), according to the Town of Huntersville Zoning Ordinance.

The original proposed school site was the subject of a previous Mandatory Referral (MR02-46).

PROJECT JUSTIFICATION:

This exchange will allow the creation of additional BMP storm drainage needed at the future elementary school. The school will gain access to a creek for educational purposes. The Town of Huntersville supports this exchange to reserve the possibility for a future greenway with public access through the school site. The developer will pay to improve Fred Brown Road along the northern boundary of the future school site that may reduce later expenditures for CMS's construction project.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed exchange does not conform to any specific policies, but makes for a more functional and useful property for both the school, the public and the adjacent residential property owners. Land beside the creek will be preserved for a possible greenway. Street connectivity will be improved. There are no deed restrictions, reversion clauses or Permissive Use Agreements in place that would prevent the transfer. The Town of Huntersville proposes to eliminate the platted "Legacy Garden Lane" that crosses this site in the event that the proposed transaction is completed, in the event a greenway can be eventually developed.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Huntersville does not have an adopted land use plan; rather the "Map of Zoning Districts" essentially serves this function. The zoning of the property (NR- Neighborhood Residential) permits both single family residential and schools, as by-right uses. The proposed school/subdivision swap is therefore consistent with all applicable Huntersville land use and zoning plans.

PROJECT IMPACT:

Connectivity will be improved for the adjacent subdivision by building additional egress road to Fred Brown Road and Ramah Church Road. There will be no impact on the adjoining property owners who live on Fred Brown Road.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Future plans for Fred Brown Road show a multi-lane connector from Ramah Church Road south to Huntersville-Concord Road and Asbury Chapel Road. In addition, the developer – as part of the proposed transaction – has committed to be install curb and gutter along the school frontage on Fred Brown Road as well as adding a left turn lane onto Ramah Church Road.

ESTIMATED PROJECT COMPLETION

The exchange will take place after Mecklenburg County waives the right of first refusal and the proposed exchange receives the necessary advertisement.

JOINT USE TASK FORCE REVIEW COMMENTS:

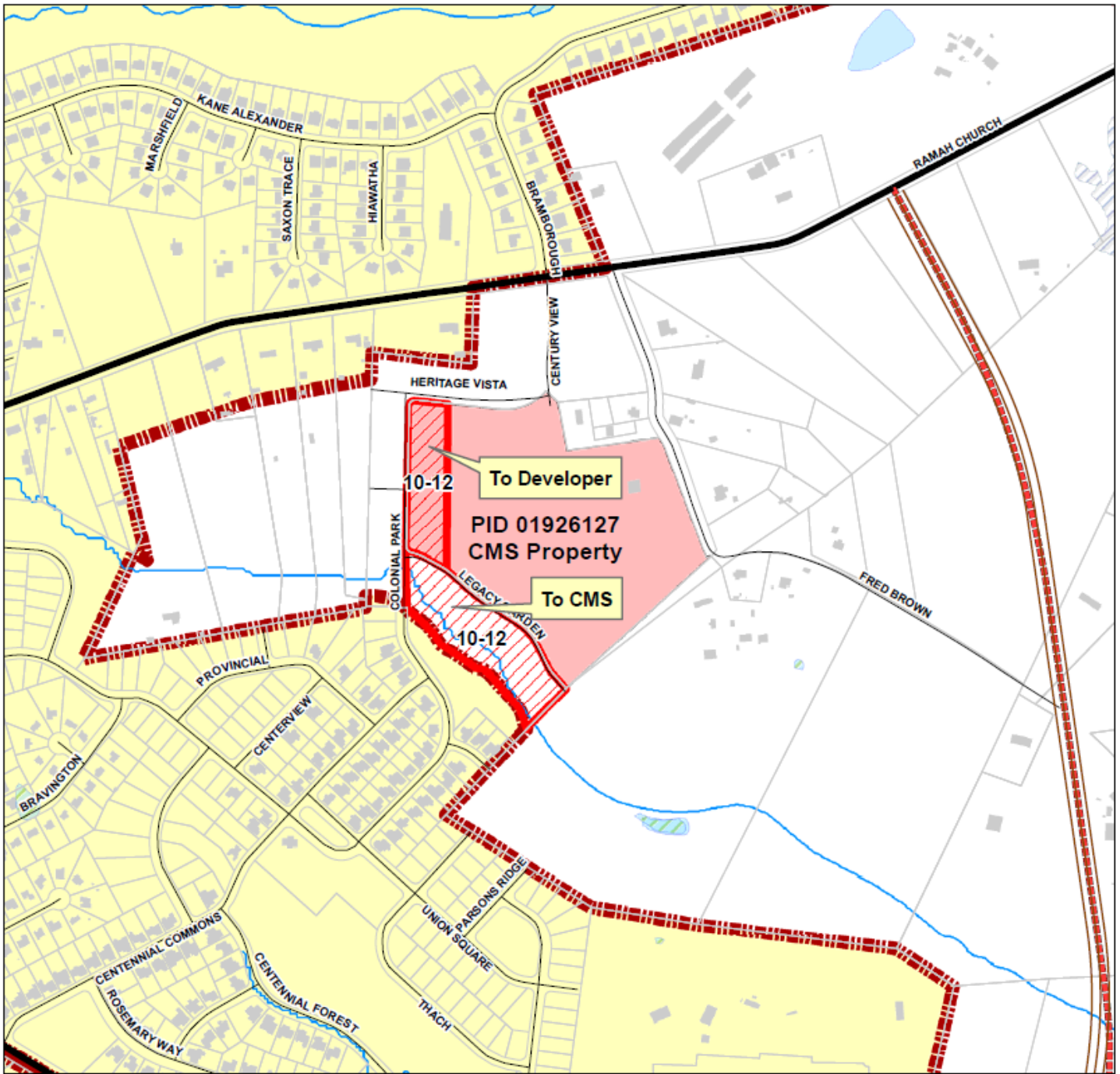
The Joint Use Task Force discussed this matter at their June 2, 2010 meeting and no comments were offered, although Huntersville staff stated that the town was in favor of the proposed transaction.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land exchange for the intended purpose.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 15, 2010 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 10-12

Submitted & Initiated by: CMS



Mandatory Referral

Huntersville City Limits

Thoroughfare Plan

Existing

Proposed



Produced by the Charlotte-Mecklenburg Planning Department