

MANDATORY REFERRAL REPORT NO. 11-12

Proposed Land Exchange Involving County owned land at Hillside Ave at Little Sugar Creek

PROJECT PROPOSAL AND LOCATION:

This project consists of a property exchange between a private development interest and Mecklenburg County. The development interest proposes to convey to the County +/- 20,477 SF of Tax Parcel #151-113-72, and the County will convey a +/- 20,461SF portion of Tax Parcel #151-112-01 to the developer. The land the County will receive is landlocked floodplain property and is along Little Sugar Creek. The property the developer will receive is at the intersection of Willow Oak Road and Hillside Avenue. The developer wishes to obtain the County owned property to have frontage on Hillside Avenue for a planned subdivision. The property the County proposes to obtain will add to property assemblage along Little Sugar Creek Greenway. Both properties are vacant and zoned R-4.

PROJECT JUSTIFICATION:

The proposed exchange will allow the planned subdivision to front Hillside Ave. It has been determined that this configuration is the best alternative for the layout of the proposed subdivision. The alternative would have been a cul-de-sac off Willow Oak Road with no connection to Hillside Ave or Little Sugar Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives. Land assemblages along existing greenway corridors create opportunities for expanding the system and providing linkages to stretches of greenway corridors that have gaps in trail and or property connectivity. Additionally, adding to the greenway system allows for the protection of tree cover, wildlife corridors, streams, and protects environmentally sensitive property from development.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends single family land use up to 4 dwelling units per acre (DUA) for the western portion of parcel 151-112-01 which is not in the floodplain, and Park / Greenway land use for the eastern portion of parcel 151-113-72 which is in the floodplain. The proposed residential development is 4 dwelling units per acre and the portions of the subject parcel not proposed for development will become part of the greenway system. Therefore the proposed land use is consistent with the *Central District Plan*.

PROJECT IMPACT:

The exchange creates a better subdivision configuration and adds to the public accessibility to the greenway area along Little Sugar Creek.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project for is land acquisition only and is expected to be completed by mid-October, 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their September 7, 2011 meeting and no comments were offered.

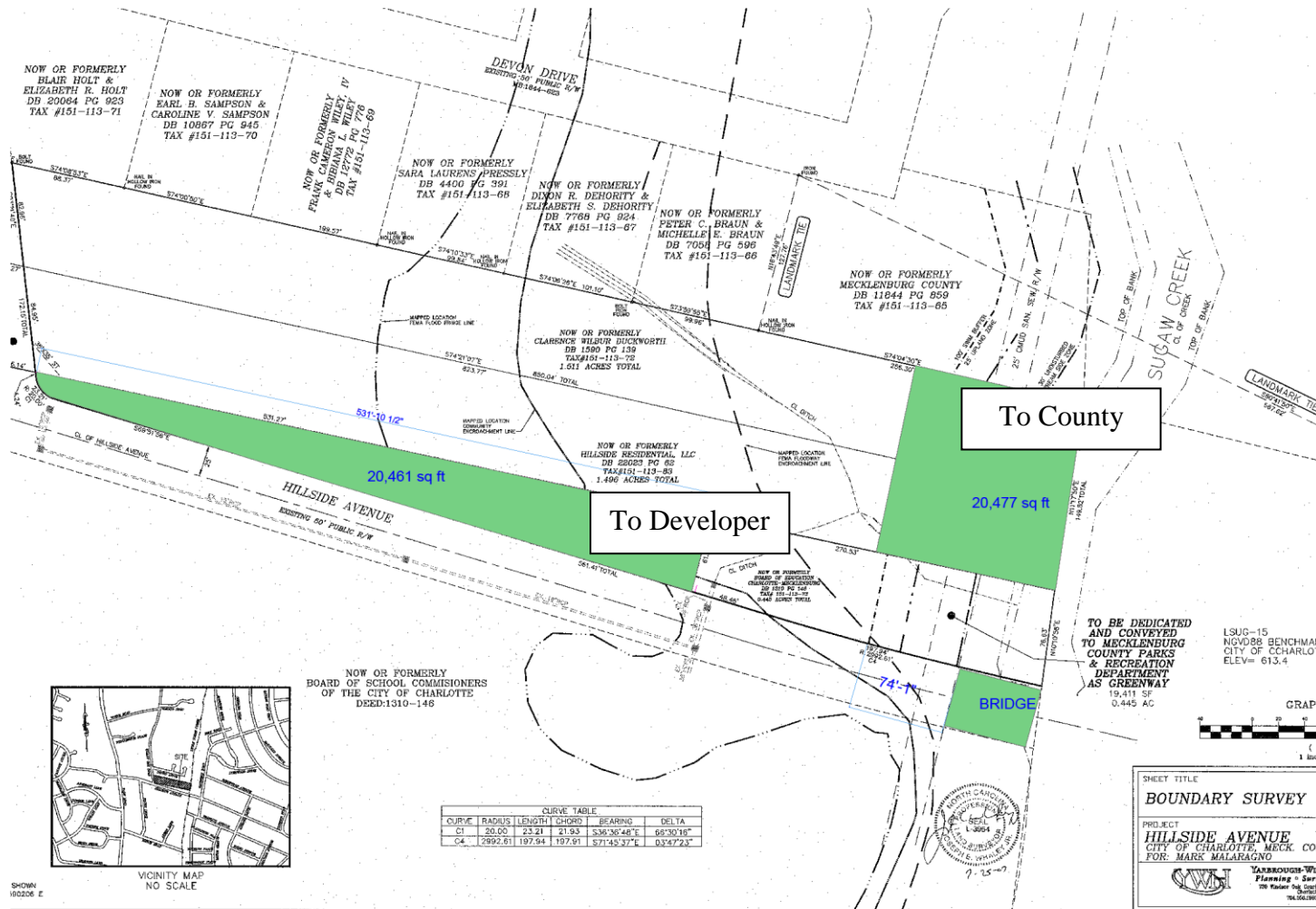
PLANNING STAFF RECOMMENDATION:

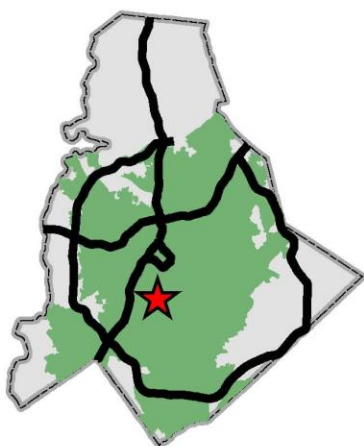
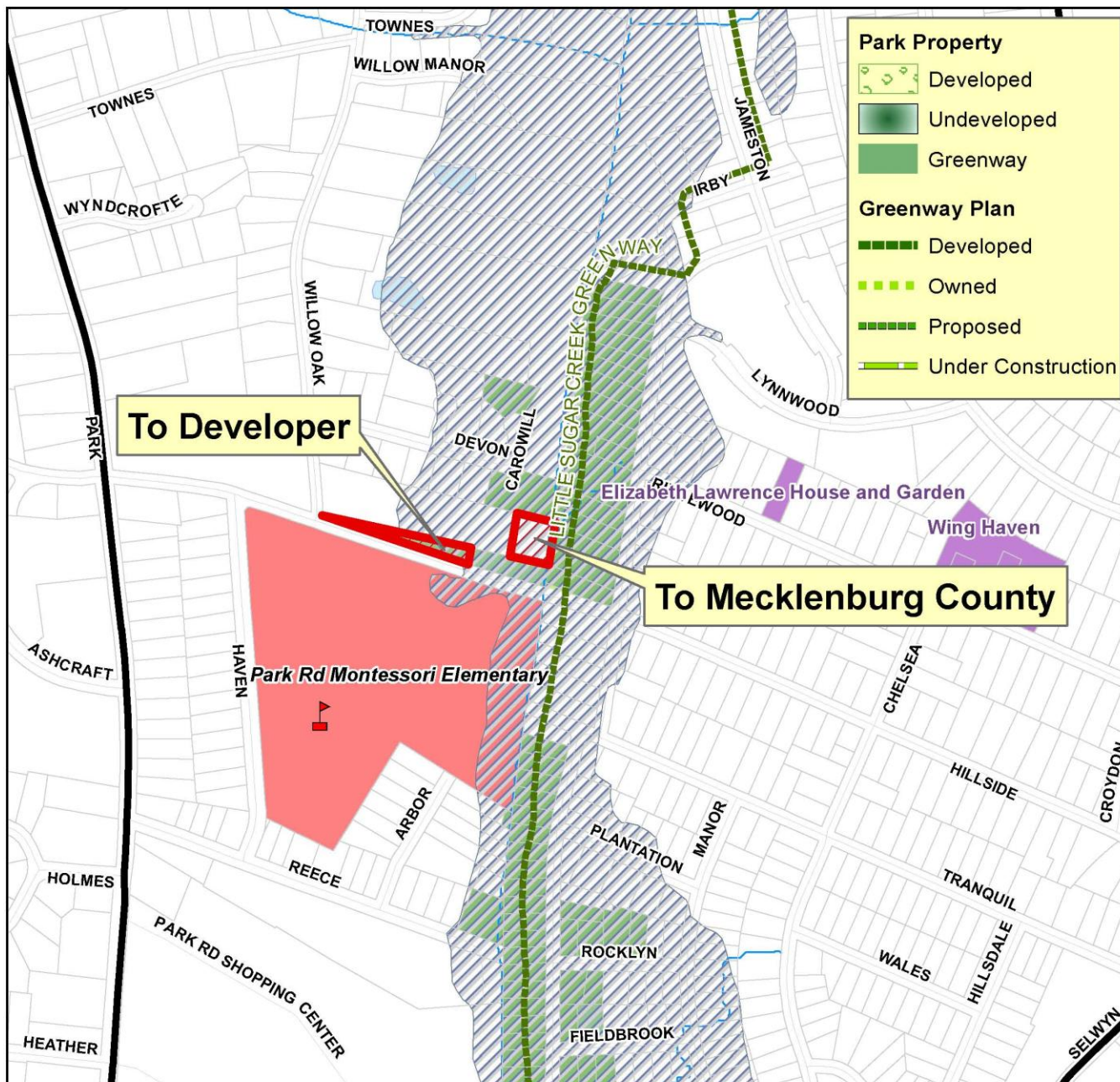
Planning staff recommends approval of the proposed land swap.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 20, 2011 meeting, the Planning Committee recommended approval by a vote of 3-2.

Proposed Land Exchange of County Owned Property at Hillside Avenue





Mandatory Referral 11-12

Submitted and initiated by: County Real Estate



Mandatory Referral



County Property



Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department