

## **MANDATORY REFERRAL REPORT NO. 14-16**

Proposed Acquisition of Land for Caldwell Station Greenway in Cornelius ETJ

### **PROJECT PROPOSAL AND LOCATION:**

This project is a joint acquisition effort to obtain Tax Parcels #005-032-09, #005-032-10, and #005-383-85 totaling 11.85 acres off Bailey Road in the Town of Cornelius ETJ for inclusion into Caldwell Station Greenway by the County and the Town of Cornelius. The property is currently zoned IC (Industrial Campus) under Cornelius' zoning ordinance and is home to a single-family residence and several supporting structures. The area is characterized by several properties currently in industrial use. The property is currently for sale and the owner-occupant has agreed to vacate the residence upon sale. Caldwell Station Creek Greenway is planned to run from Statesville Avenue (Hwy 21) to Old Statesville Road (Hwy 115) and terminate at the Bailey Road/Old Statesville Road intersection. It is envisioned that the greenway will be constructed by the Town of Cornelius and maintained by the County. The planned route currently has the trail going along the southern portion of the property near the creek and continuing along the eastern most boundary of the property and crossing Bailey Road (via. an underpass). The Town envisions using the western portion of the property for parking, associated greenway amenities, and a possible dog park.

### **PROJECT JUSTIFICATION:**

Acquisition of this property will help fulfill the community's desire for additional greenway trails, park land, and amenities in this area of the County. The property is in the vicinity of several large subdivisions and offers the opportunity for varied active and passive recreational experiences. The acquisition also helps to fulfill the goal of preserving floodplain (the southern portion of the site lies within the 100-year floodplain) and open space within the County which has been identified as an important goal by citizens through the parks master planning process.

### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives of increasing water quality and minimizing hazards by reducing development in the floodplain, increasing greenway trails and open space, and providing greater recreational opportunities for County residents. Overall, citizens within the County ranked providing more greenway trails and connections as their top recreation need.

The Caldwell Station Creek Greenway is also identified in the Town of Cornelius *Comprehensive Pedestrian Plan* (adopted in 2012) and Town of Cornelius *Greenway/Bikeway Master Plan* (adopted 2004).

The County is currently working with Cornelius staff in adopting a zoning text amendment that would permit greenways and related amenities in IC (Industrial Campus) zoning districts.

The Town is aware of the fact that there is a need for improved east-west connectivity in this area, and while no specific plan to do so is in place, the Town is committed to working with the County in greenway design (as well as with adjoining land owners) in connectivity enhancement. The town is studying the possibility of extending a roadway west (across the subject property) from the approximate location of the Bailey Road/Poole Place Drive intersection to US21.

### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Cornelius Land Use Plan* (adopted 2014) calls for this area to be industrial. Although the land use plan does not specifically address the greenway, the Town has indicated it will support the greenway in this area.

### **PROJECT IMPACT:**

Acquisition of this property takes this tract out of play for future residential development and expands the recreational and open space needs for a large section of northern Mecklenburg County.

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

This property is to be utilized as greenway and passive park land. It 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 summer 2014.

### **JOINT USE TASK FORCE REVIEW COMMENTS:**

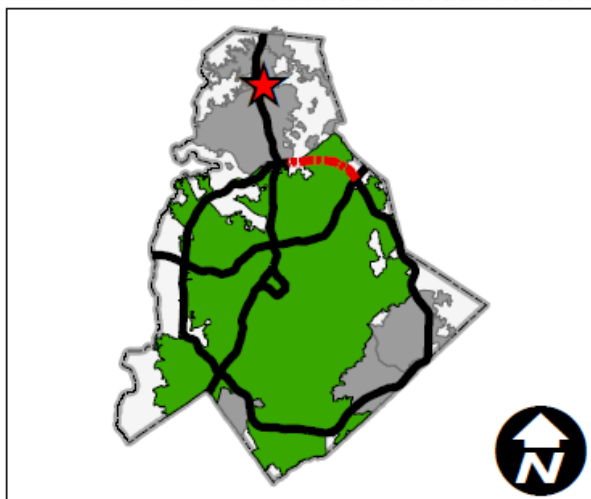
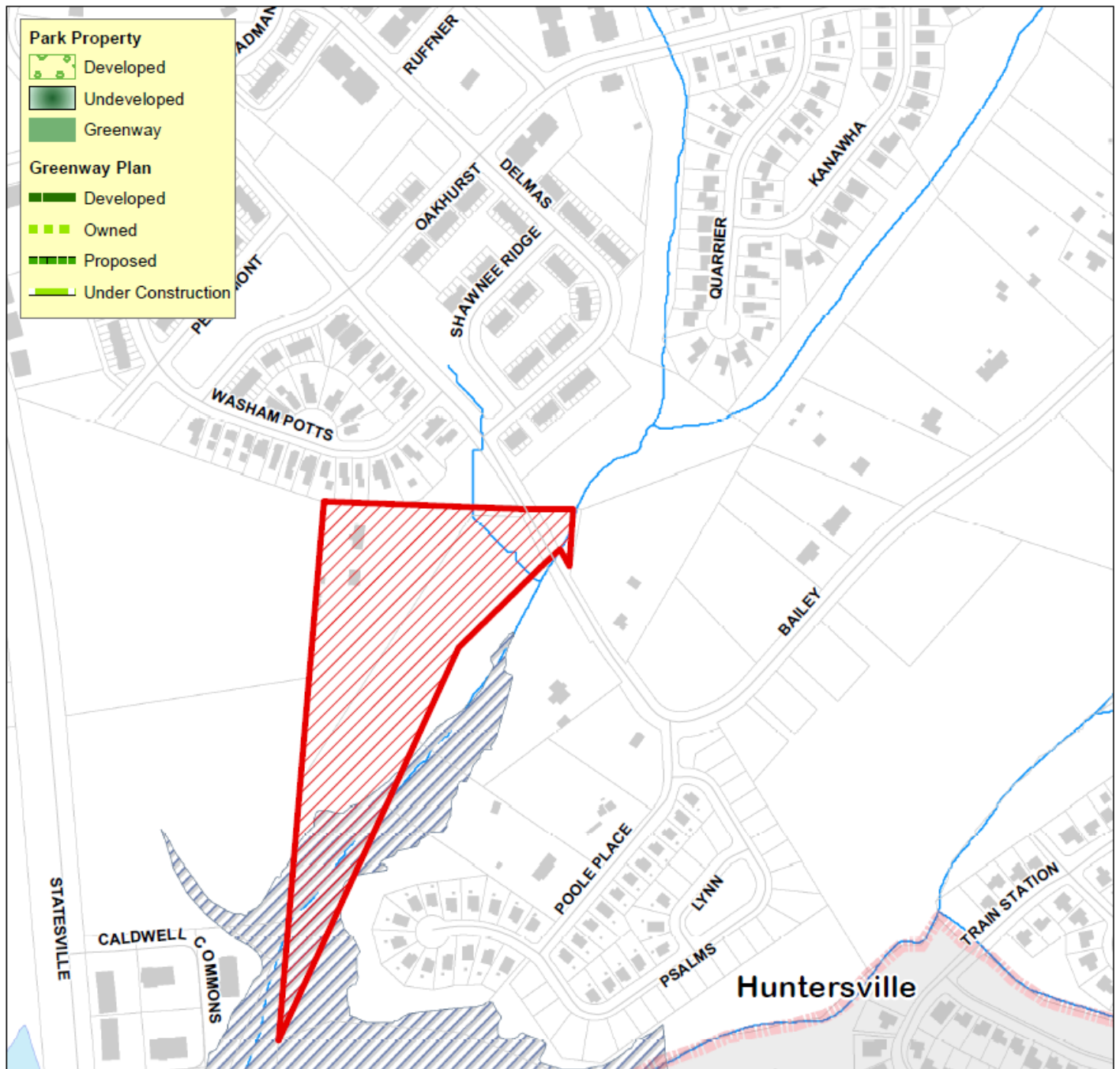
The Joint Use Task Force discussed this matter at their April 2, 2014 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Based upon Cornelius's support of this proposed transaction and their effort toward amending their ordinance to better align industrial and greenway uses with one another, Planning staff recommends approval.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their April 15, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 14-16

Initiated by: Park & Recreation  
Submitted by: County Real Estate

- Mandatory Referral
- City Property
- County Property
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



# Washam Property Greenway Alignment

