

MANDATORY REFERRAL REPORT NO. 14-31
Proposed Exchange of County-owned Land in Double Oaks Area to
Facilitate Redevelopment of Community and Recreation Facility

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Housing Partnership, Inc. (CMHP) approached the County with a proposal to exchange CMHP owned Tax Parcel 079-043-03 and a portion of 079-043-05 (totaling 2.501 acres) for County owned Tax Parcel 077-079-01. These parcels are located within the Double Oaks community in North Charlotte. The County's parcel is the site of the current Double Oaks swimming pool. The CMHP property is vacant. The pool property is adjacent to the new Brightwalk residential subdivision which is in the process of being developed in a partnership with the CMHP, which is interested in acquiring the County owned parcel to incorporate it into the residential development and is exploring possible commercial uses for the site that will serve residents of the Brightwalk subdivision and other nearby residential communities. As part of its FY14 – FY18 Capital Improvement Plan, the County has approved funding for replacement of the Double Oaks Pool as the current pool has reached the end of its useful life cycle. The property proposed for acquisition from the CMHP would serve as the location of the County's new swimming pool. The property has split zoning [NS (Neighborhood Services) and I2 (Industrial)] under the City of Charlotte Zoning Ordinance. The County is having discussions with CMHP about the need to re-zone at least a portion of the site proposed to be acquired by the CMHP. Both sites are located in proximity to the Statesville Road/Oaklawn Avenue corridors and consist of a mix of residential (single family and multi-family), industrial, and office uses.

The County (current swimming pool) property is proposed to be converted to neighborhood-serving commercial development, while the CMHP property (to be acquired by the County) will be used for recreational purposes (new swimming pool location).

Below can be found a link to the Brightwalk website.

<http://brightwalkcharlotte.com/>

PROJECT JUSTIFICATION:

This land exchange will allow the County to obtain a larger and more flexible site for the design and construction of the pool. The new site that the County will acquire is approximately .5 acre larger than the current site with a more squared off configuration. Additionally, exchanging the properties will allow Park and Recreation to keep the existing pool open until construction of the new is completed and opened to the public.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which identified the need to add additional outdoor public pools to the County's inventory and to upgrade existing pools. According to the Master Plan, the County has a severe shortage of outdoor pools when compared to the national standard. Based upon the 2008 Master Plan, the National recreation and Park Association and the North Carolina Department of Environment and Natural Resources identified a standard for outdoor public pools of one per 20,000 residents. To meet this standard, the County would require 43 public pools and currently the County has two outdoor pools.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Multi-Family land use for the County owned parcel (077-079-01), and includes language recommending increased efforts to revitalize the Double Oaks neighborhood.

The *Statesville Avenue Corridor Area Plan* (2001) recommends Residential up to 22 dwelling units per acre for the CMHP owned parcel 079-043-03; and a mix of uses for a portion of parcel 079-043-05, with the remaining portion recommended for Multi-Family.

The proposed uses for both sites are consistent with the adopted land use policies for the areas.

PROJECT IMPACT:

The project would provide land for the County to build a replacement pool to serve citizens. Additionally, it will allow CMHP site flexibility for proposed commercial development to meet the needs of Brightwalk residents and other surrounding residential communities.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has and impact of whether or not the pool will relocate and if commercial development will occur on property within the Brightwalk development.

ESTIMATED PROJECT COMPLETION DATE:

The land exchange portion of this project is expected to occur by Winter 2014/2015. The pool construction is expected to be completed roughly 18 months afterward.

JOINT USE TASK FORCE REVIEW COMMENTS:

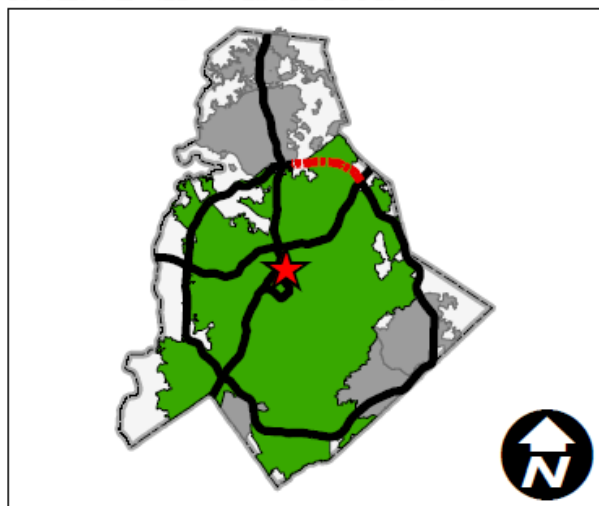
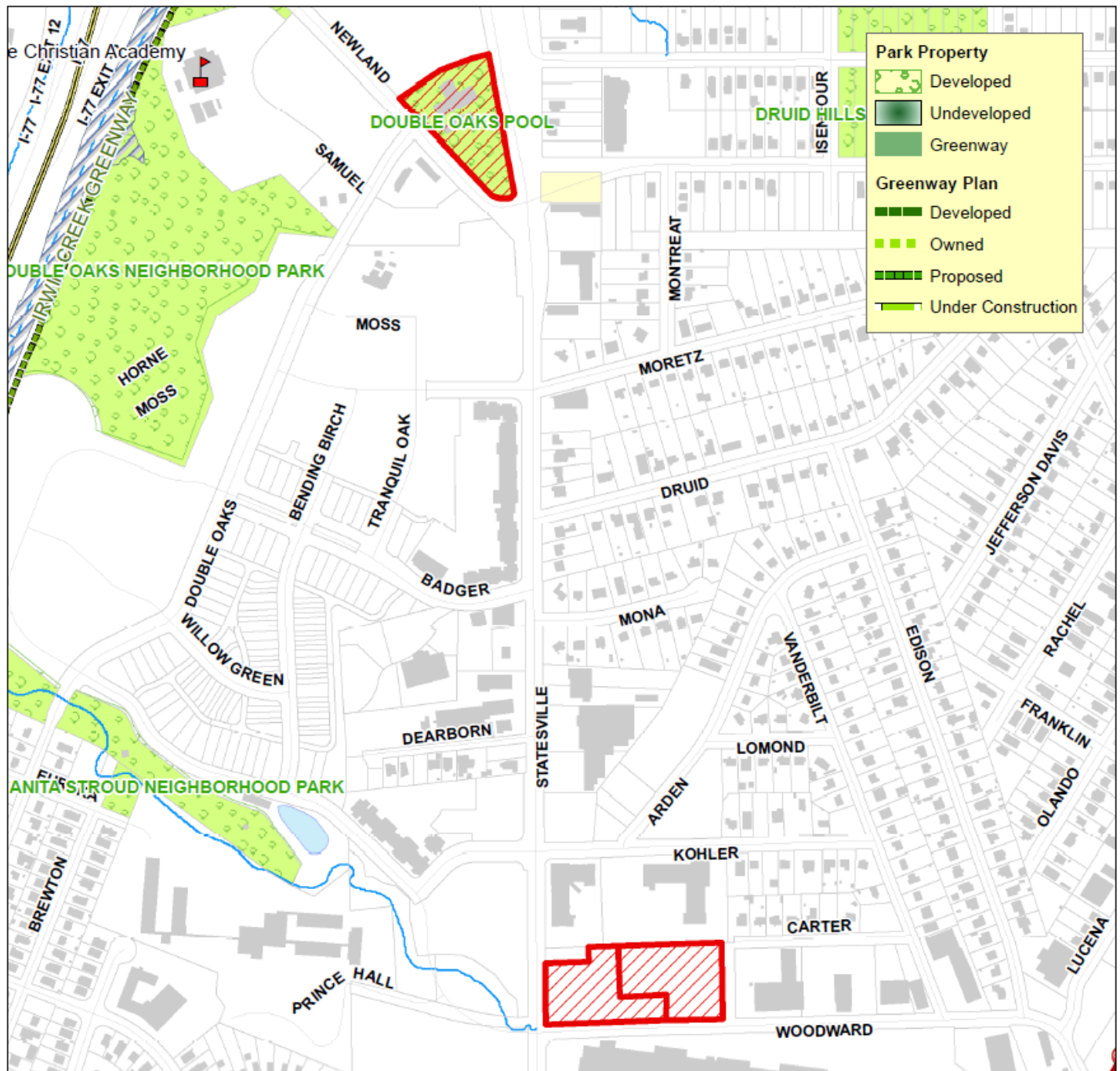
The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed uses for both sites are consistent with the adopted land use policies for the areas, and Planning Department staff recommends approval of the proposed land swap and acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-31

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

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

Produced by the Charlotte-Mecklenburg Planning Department

