

MANDATORY REFERRAL-REPORT NO. 14-51
Proposed Exchange of Interests in Real Property with Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to transfer a City-owned parcel on Morris Field Drive (PID 115-075-01) to Mecklenburg County (County) for greenway and park use in exchange for easements on three County parcels needed for the Charlotte Mecklenburg Utilities Department (CMUD) Taggart Creek Outfall project (PIDs 143-031-07, 115-075-03, 115-051-08). The City intends to retain a sanitary sewer easement across the parcel intended to be deeded to the County.

The City parcel is a wooded lot of approximately 6.1 acres and is zoned B-1(CD), according to the Charlotte Zoning Ordinance. The majority of this parcel is in the floodplain. All of these properties are located on the west side of Charlotte. County-owned parcel 143-031-07 is part of the Irwin Creek Greenway and is zoned I-1(CD); parcels 115-075-03 and -08 are part of the Southwest Community Park and are zoned B-1(CD) and I-1(CD) respectively.

The County will utilize the City-owned parcel (with the sanitary sewer easement) to add to its greenway and to connect to Southwest Community Park and Recreation Center on Morris Field Drive. This segment of the greenway is particularly important as it will provide access for residents in the Hope 6 "Renaissance" development located at the northwest corner of Billy Graham Parkway and West Boulevard to the CPCC Harris Campus located at 3210-3216 CPCC Harris Campus Drive.

PROJECT JUSTIFICATION:

Easements on the County properties are necessary in order to complete the Taggart Creek Outfall project, which involves the construction of a mixture of gravity sewer and force main (pressure sewer). The portion of the sewer line on the parcels in question is all gravity sewer.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Donation of the City-owned property to the County is consistent with the County's 2008 adopted *Parks Master Plan* which encourages the expansion and increased connectivity of the greenway system. During the master planning process, citizens within the County ranked providing more greenway trails and connections as their top recreation desire.

In addition, this transfer, as well as the Taggart Creek Project, is consistent with the City's sustainable priorities, goals and policies, including preservation of natural resources, protection of water quality, and maximization of transportation alternatives (i.e. greenways).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) identifies employment uses as an appropriate land use for the area in question. The plan also encourages the expansion of the county's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

The Taggart Creek Outfall project will replace or repair existing sanitary sewer infrastructure that is past its service life. Additionally, donation of the greenway property to the County will allow for added recreational amenities (a trail) and open space to serve this area of the County. The trail and open space will serve as an enhancement to the existing community assets, namely the Southwest Community Park and Recreation Center, CPCC Harris Campus, and the surrounding multi-family residential development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None are known at this time.

ESTIMATED PROJECT COMPLETION DATE:

The project (sewer line) is scheduled to begin construction in the summer of 2015, and completion is anticipated by the end of 2017. Conveyance of the City-owned property is anticipated to occur upon City and County approval.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their December 3, 2014, meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Central District Plan* (1993) goal of expanding the greenway network.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their December 16, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.

