

MANDATORY REFERRAL REPORT NO. 15-12**Proposed Acquisition by Mecklenburg County of Flood Prone Structures Along Edwards Branch of Briar Creek****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire flood prone properties in several areas in fiscal years 2015 and 2016. Those areas are along Edwards Branch, a tributary to Briar Creek.

Each of the ten parcels listed below and proposed for acquisition is improved with a single family or a multi-family dwelling (the parcel located at 2014 Woodland drive contains six units). Eight are currently occupied while two (3815 Winfield and 2001 Woodland are vacant while the remaining structures are currently occupied (3838 Sheffield is owner-occupied while the remaining seven properties are reportedly occupied by tenants). These flood prone properties are subject to periodic and severe flooding, as they are located entirely within the 100-year floodplain. Use of the Storm Water Services capital funds is proposed for acquisition of these properties, whose owners will need to express a willingness to participate in the program. It should be noted that participation in this program is voluntary on the part of the properties' current owners.

The County as part of the program offers moving expense payments to tenants in good standing that vacate the properties within 90 days of the County's acceptance of the owners offer to sell. The County will not agree to close on the properties unless and until they are vacant.

Parcel ID	Property Address	Zoning ⁽¹⁾	Area Plan and Recommended Land Use
131-102-07	3821 Winfield Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 Dwelling Units to the Acre (DUA)</i>
131-102-05	3803 Winfield Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>
131-092-01	3774 Dresden Dr. East/ 2000 Woodland Dr.	R-22MF	Independence Boulevard Area Plan <i>Transit Oriented Development – Residential (TOD-R)</i>
131-102-04	2001 Woodland Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>
131-102-34	3838 Sheffield Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>
131-092-03	3760 Dresden Dr. East	R-22MF	Independence Boulevard Area Plan <i>TOD-R</i>
131-092-19	3748 Dresden Dr. East	R-22MF	Independence Boulevard Area Plan <i>TOD- R</i>
131-092-14	2014 Woodland Dr.	R-22MF	Independence Boulevard Area Plan <i>TOD-R</i>
131-092-02	3766 Dresden Dr. East	R-22MF	Independence Boulevard Area Plan <i>TOD-R</i>
131-102-06	3815 Winfield Dr.	R-22MF	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>

(1) Per City of Charlotte Zoning Ordinance

PROJECT JUSTIFICATION:

The proposed acquisitions are located within a Federal Emergency Management Agency (FEMA)-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported both by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and 2) by the *Flood Mitigation Structure Identification Planning & Implementation Process for FY2015* (endorsed by the Storm Water Advisory Committee June 19, 2014).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Independence Boulevard Area Plan (2011)* provides the future land use guidance for the subject parcels. The table above provides the land use designations for each parcel as identified in the area plan. The parcels identified for residential up to 4 DUA are to recognize the existing low density residential that is currently developed in the area. The transit oriented development – residential designation is in response to the 2030 Transit System Plan's proposed rapid transit line (Silver Line), a proposed Amity Garden transit station location and the potential for redevelopment at this transit station.

Adopted land use policy plans do not identify all areas that are appropriate for planned or future parks and/or greenways. Typically, parks and greenways are compatible with the surrounding single-family land uses. The use of the property for a greenway meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land.

PROJECT IMPACT: Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The purpose of these acquisitions is the protection of life and property. Additionally, Storm Water Services has worked with the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department to provide training opportunities for police and fire personnel prior to the demolition of the structures County Storm Water Services also works with Habitat of Humanity of Charlotte to recover any usable materials in the structures prior to demolition.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by the end of fiscal year 2015 or early in fiscal year 2016, subject to owners' agreement to participate.

JOINT USE TASK FORCE REVIEW COMMENTS:

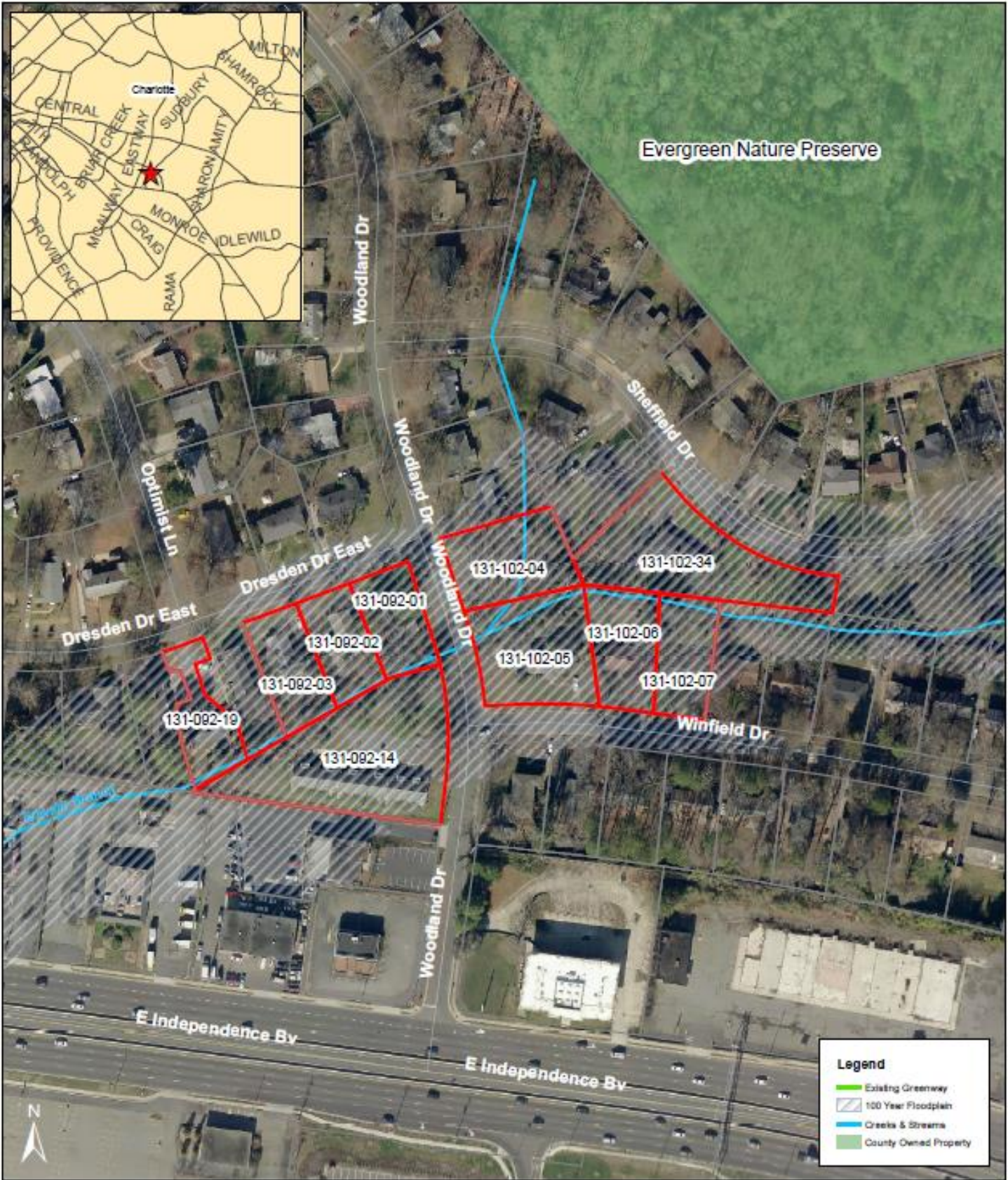
The Joint Use Task Force reviewed this matter at their April 1, 2015 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as a greenway meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land. Staff recommends approval of the land acquisition and land lease to be used for a park space and a greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 21, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Evergreen Nature Preserve

Woodland Dr

Optimist Ln

Dresden Dr East

Dresden Dr East

Woodland Dr

Woodland Dr

Sherfield Dr

131-102-04

131-102-34

131-082-01

131-082-02

131-102-06

131-082-03

131-102-05

131-082-10

131-102-07

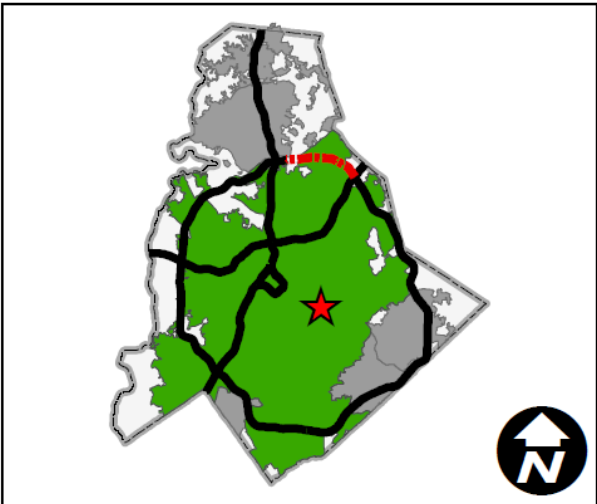
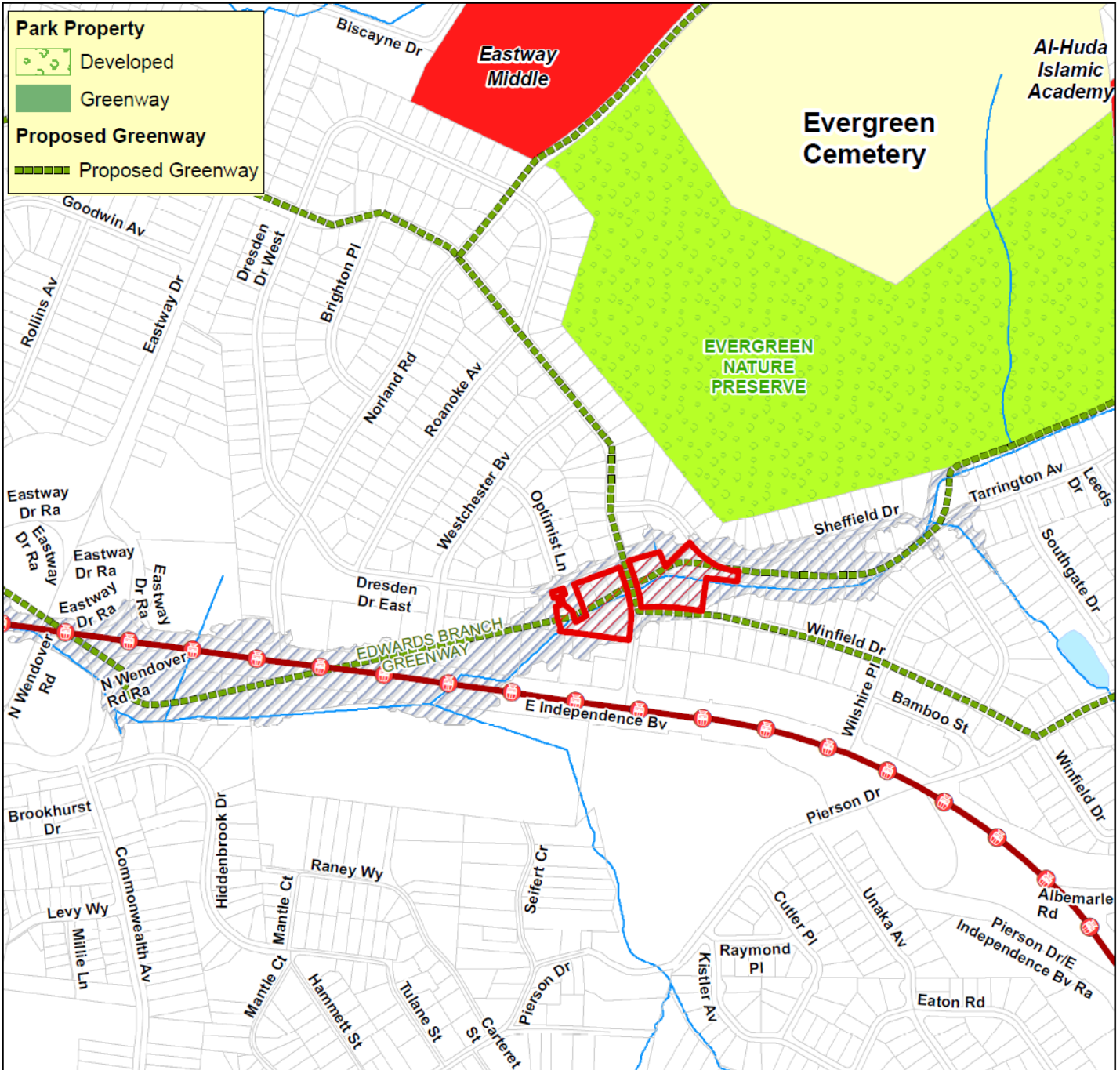
131-082-14

Winfield Dr

E Independence Bv

E Independence Bv





Mandatory Referral 15-12

Initiated by: Storm Water

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- City Property
- County Property
- Schools
- FEMA 100 Year Floodplain
- Proposed Southeast Corridor Rapid Transit Alignment

