

MANDATORY REFERRAL REPORT NO. 15-19
Proposed County Acquisition of City-Owned Property for Little Sugar Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire tax parcel 173-061-02 in Charlotte. The property is owned by the City of Charlotte, and is vacant save for a small electric transmission facility and transmission towers. The property is located south of Archdale Drive in a residential neighborhood with some mixed use zoning and multi-family zoning adjacent to the parcel. A small electrical transmission facility is located at the northernmost tip of the property across the Archdale bridge. The Sugar Creek Waste Water Treatment Plant is located north of this parcel across Archdale Drive. The property is approximately 17.97 acres (approximately half of which is in the 100-year flood plain) and is zoned R-4 single family according to the City of Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

Little Sugar Creek Greenway - Tyvola Road to Huntingtowne Farms Park Section is in the final stages of land acquisition, design and review by the County, Charlotte Water, and the NC Department of Transportation. The County's plans for the Little Sugar Creek Greenway, along with the City of Charlotte's planned Cross Charlotte Trail, will result in a continuous north/south greenway and multi-use trail across the County.

The segment that includes this acquisition is included in the Tyvola Road to Huntingtowne Farm Park Section of Little Sugar Creek greenway, which is the County's responsibility to construct. The County's responsibility starts at Tyvola Road at the Charlotte Water Waste Water Treatment Plant through to Huntingtowne Farms Park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's 2008 *Parks Master Plan* to provide more greenway trails, and is also on the County's *Park & Recreation Master Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) recommends the floodplain portion of the subject for Greenway and Open Space use based on its floodplain designation. The upland element of the site is shown as multi-family residential, although this element is fragmentary, with limited access. Open Space is considered to be suitable as an element of multi-family residential use.

PROJECT IMPACT:

Acquisition of this parcel will provide enhanced access to Little Sugar Creek for construction of the greenway as well as create contiguous County landholdings down the creek.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel being acquired is contiguous with previously acquired County parcels that will eventually be used for greenway purposes. The southwest corner of this property abuts Park South Station which is a new subdivision in the area. There is also a Charlotte Housing Authority development west of this property, recently renovated and planned to stay in place for the foreseeable future.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be completed in FY16.

JOINT USE TASK FORCE REVIEW COMMENTS:

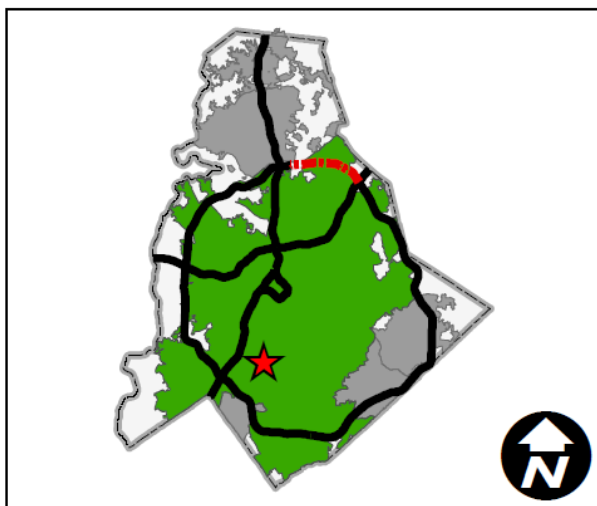
The Joint Use Task Force discussed this matter at their May 6, 2015 meeting and it was noted that Charlotte Water should determine whether they will need sewer easements on this property in the future, and if such easements are envisioned to be necessary, they should be created prior to transferring the property to the County.

PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *South District Plan*. It will serve a critical need in providing the linkages to other County greenway property to allow for construction of the Little Sugar Creek Greenway. It is also consistent with approved City and County agreements to facilitate and share in completing the Cross Charlotte Trail. As such, staff recommends approval of the proposal, conditioned upon any necessary sewer easements being put in place.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 19, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-19

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

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

