

MANDATORY REFERRAL-REPORT NO. 15-20
Proposed Acquisition of Land Off Old Bell Road in Charlotte for McAlpine Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire the rear portion of tax parcel 213-091-25 (\pm 0.275 acres) in south Charlotte at 216 Old Bell Road along McAlpine Creek. The property will eventually be assembled with other properties along the creek for the construction of McAlpine Creek Greenway trail from Sardis Road to Providence Road. The single family home on the front portion of this parcel (to contain 0.57 acres following subdivision of the area desired by the County) will continue to remain following County acquisition.

The property is a single-family residence and is zoned R-3 (Single Family Residential), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses and vacant land previously assembled by the County to serve as future greenway. The property lies entirely within the 100-year floodplain.

PROJECT JUSTIFICATION:

McAlpine Creek Greenway is a northeast to southwest running greenway corridor in the southern portion of the County. At build out, this greenway trail will connect McAlpine Creek Regional Park off Monroe Road in Charlotte to South Carolina, linking to Four Mile Creek Greenway, McMullen Creek Greenway, Little Sugar Creek Greenway and various residential and commercial developments along the way. Linking to Little Sugar Creek Greenway is a priority for the City's Cross Charlotte Trail project. McAlpine Creek Greenway is also part of the planned Carolina Thread Trail system.

Park and Recreation would like to acquire this property for the future construction of McAlpine Creek Greenway trail. This section of trail is an FY17 Capital Improvement Project. McAlpine Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) recommends the subject for Greenway and Open Space use based on its floodplain designation. The portion of the parcel not to be acquired, where the single family home is located, is just outside of the floodplain and floodway lines, and is shown as single family residential.

PROJECT IMPACT:

The construction of McAlpine Creek Greenway trail will allow pedestrians and cyclists to reach major destinations such as parks, other greenways, shopping destinations and restaurants. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for many County residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Linking greenways to the Little Sugar Creek Greenway is a priority for the City's Cross Charlotte Trail project. The McAlpine Creek Greenway is also part of the planned Carolina Thread Trail system. Charlotte Water (formerly CMUD) has recently completed a major sewer outfall construction project on the adjoining property that will serve as the location of the future greenway.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by Summer 2015. Construction of this segment of the greenway is planned as a FY2017 Capital Improvement Project.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force met on June 3, 2015. No comments were offered on this proposal.

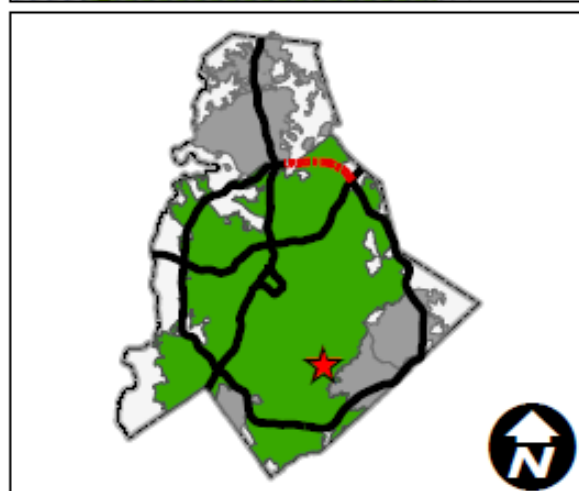
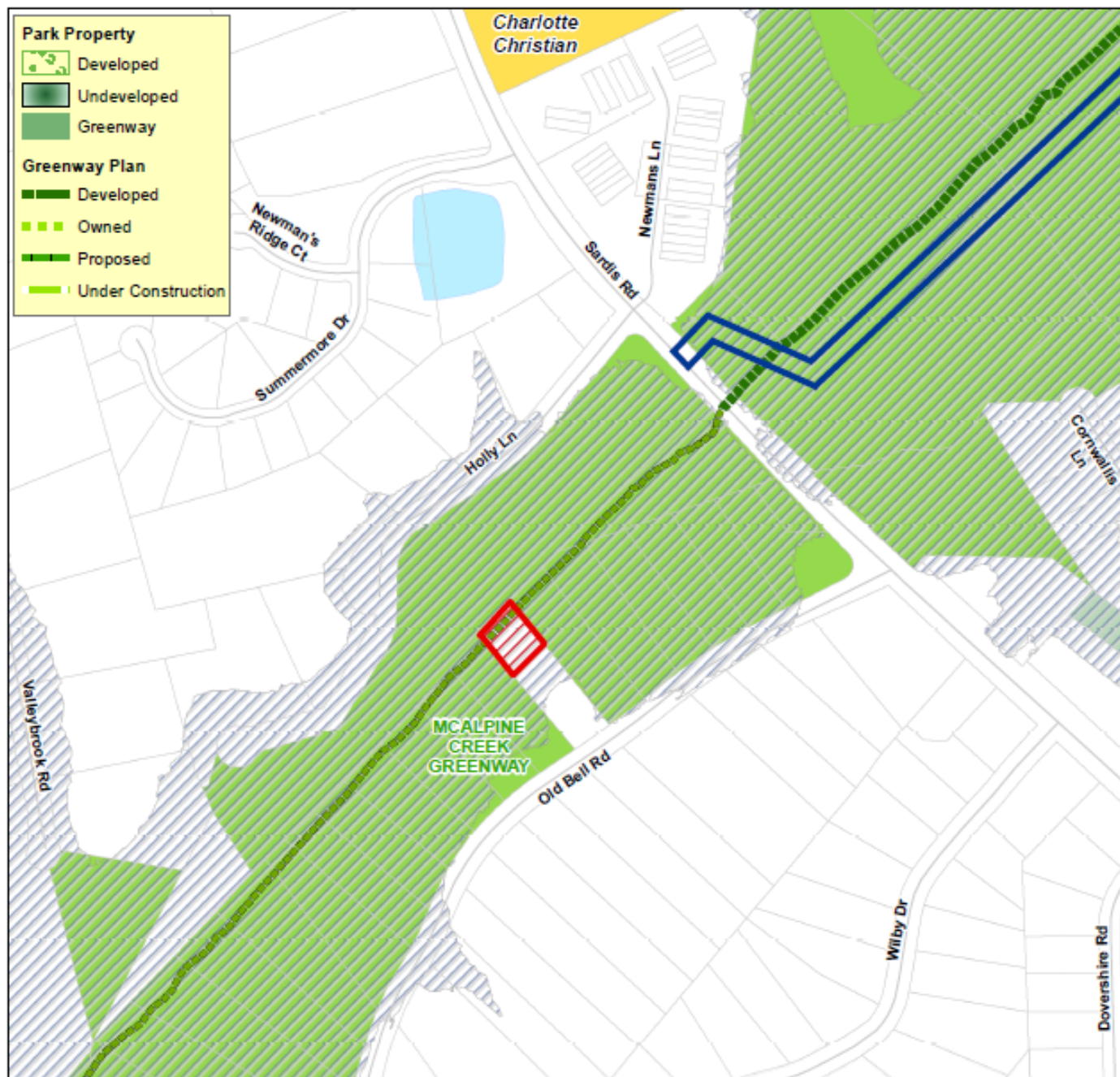
PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *South District Plan*. It will serve a critical need in linking with other County greenway property to allow for future construction of the McAlpine Creek Greenway. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 16, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.

Staff resource: Kent Main



Mandatory Referral 15-20

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- Overhead Electrical Transmission Lines
- FEMA 100 Year Floodplain
- County Property
- Schools

Produced by the Charlotte-Mecklenburg Planning Department

