

**MANDATORY REFERRAL REPORT NO. 15-47**  
**Proposed Land Exchange for Future Library Development in Southwest Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The Public Library of Charlotte and Mecklenburg County (Library) proposes to exchange Library owned Tax Parcel 201-072-27 (+/- 5.0 acres) for Tax Parcel 141-171-29 and a portion of Tax Parcel 141-171-04 (approximately 5.0 acres, with final acreage to be determined by a survey) that is owned by Dixie River Land Company, LLC. Both parcels are located in the extra-territorial jurisdiction of the City of Charlotte. The Library-owned parcel is at the southwest quadrant of the intersection of Shopton Road and Steele Creek Place Drive. The Dixie River, LLC-owned property is located on the north side of the 5700 – 5837 block of Dixie River Road. Both parcels are vacant. The Library owned parcel is zoned I-1(CD) and the Dixie River property is zoned R-17MF (CD), according to the Charlotte Zoning Ordinance. The Dixie River property which will be conveyed to the Library will require a rezoning to be used as a library.

The use of the land currently owned by the Library that has been proposed by Dixie River, LLC is reportedly for a commercial development, the exact characteristics of which may require a re-zoning of the site as a pre-condition of development.

Completion of the exchange between the Library and Dixie River will be contingent upon obtaining a rezoning by the City of Charlotte to a category appropriate for a library.

**PROJECT JUSTIFICATION:**

The exchange of these properties is beneficial for the Library in that the property the Library will receive is better suited for a branch location than the Library's current site. At the time the current Library site was acquired prior to the recession (Mandatory Referral number MR08-49), there were development plans for this side of 485 that would have brought a mix of residential and commercial development to the area which would have resulted in the parcel being the ideal location for a library. With the onset of the recession, those development plans did not happen. Since the beginning of the economic recovery, development in this area of the City has occurred at a higher pace on the western side of 485 than the eastern side (where the current Library parcel is located). The Library's experience has been that its most utilized branches are those that are located in areas that are densely populated and within a short distance of retail and other commercial outlets. The property that the library will receive meets this criteria and is expected to be well situated to serve this portion of the County when it is built at a future date (a date for construction has not been determined).

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Development of the property proposed for acquisition by the Library is consistent with the Library's capital needs assessment and aligns with the Library's locational criteria.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property proposed for acquisition by the Library has a recommended land use of multi-family up to 17 DUA, as a result of rezoning petition 2009-037. The property had previously been zoned MX-1 (LLWPA – Lower Lake Wylie Protected Area) and CC (LLWPA), and had a previous land use designation of Park / Open Space as per the *Dixie Berryhill Strategic Plan* (adopted 2003). Currently a rezoning petition has been filed (2015-130) for this site to rezone it back to CC (LLWPA), which would allow an institutional use such as a library.

The Library property proposed to be conveyed to Dixie River, LLC on Shopton Road, is recommended for Office / Retail land uses as per the *Steele Creek Area Plan* (2012). The property is surrounded by an Industrial Park that is zoned I-2(CD).

The proposed use for a library, while not consistent with the current adopted land use for the site (created by the 2009 rezoning), is considered a compatible land use with the adjacent elementary school, park and church as well as the surrounding residential neighborhood. It would also be considered compatible with the originally designated Park/Open Space originally designated in the *Dixie Berryhill Strategic Plan*.

The proposed use for the site to be conveyed to Dixie River, LLC (that is generally reported to be for some sort of "commercial" development) would have to be consistent with the Office/Retail land use prescribed in the adopted *Steele Creek Area Plan* (2012) and surrounding industrial and office land uses.

**PROJECT IMPACT:**

The addition of library services for this portion of the County is expected to have a positive impact on County residents living in this area. Any future infrastructure impacts will be addressed during the design/construction phase of the library, if necessary. A schedule for construction of the library has not been determined.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This project has no known impact on other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for the exchange of property only. It is anticipated that the property exchange will occur by Spring 2016.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

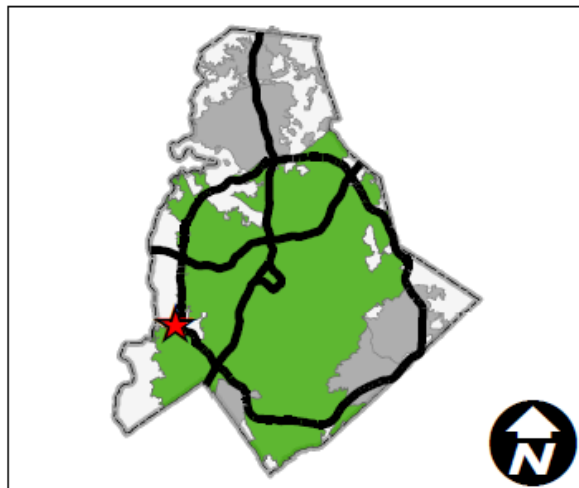
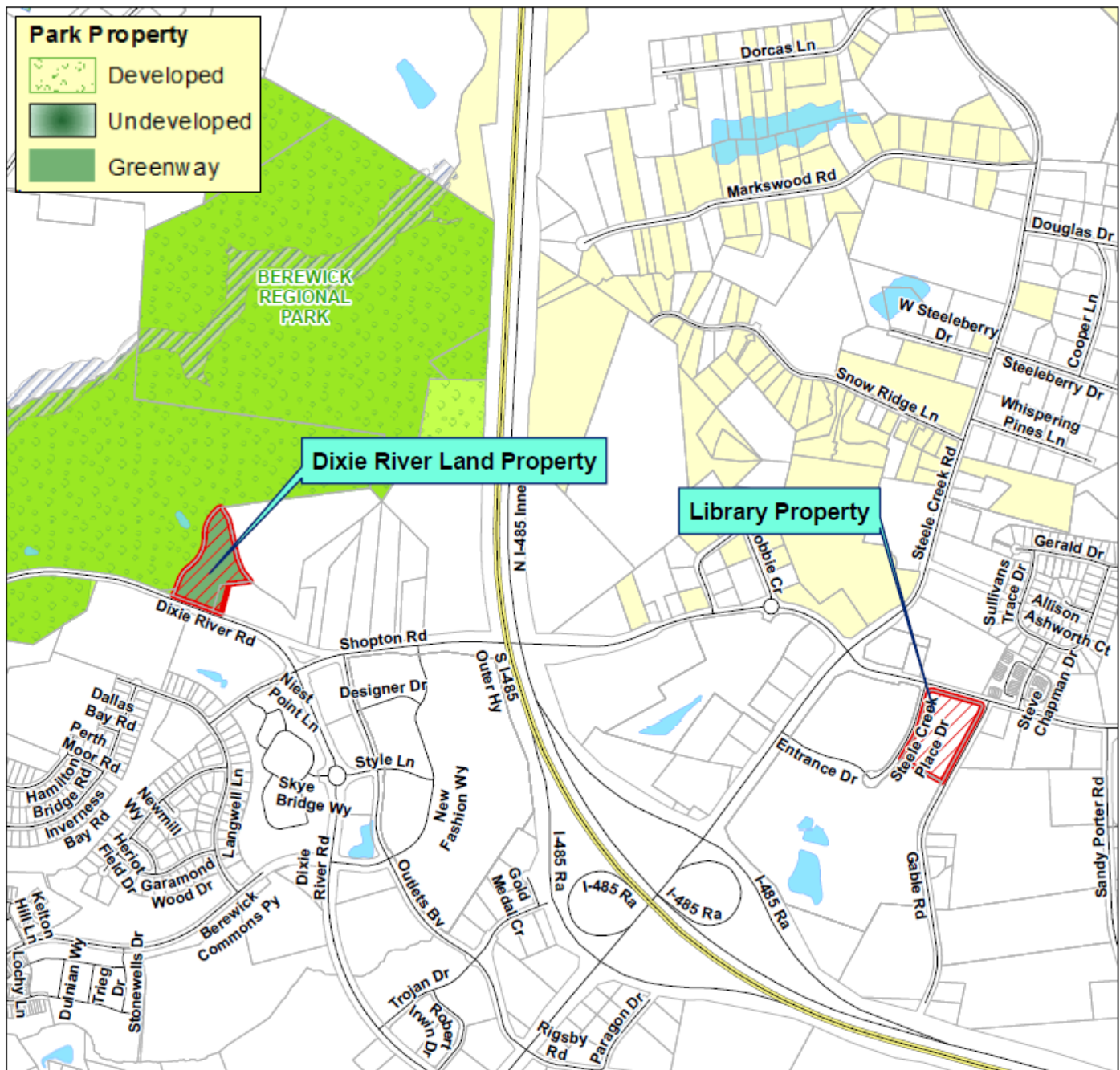
The Joint Use Task Force discussed the matter at their October 7, 2015 meeting and discussed the recent submittal of the rezoning petition for the new library site. Library staff acknowledged that the requested CC zoning would allow the development of the library.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land swap, with the anticipation of the current rezoning petition being approved for the new library site, and the expected new development on the site to be conveyed to Dixie River to be consistent with adopted land use on the old library site on Shopton Road.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**






At their October 20, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 15-47

Initiated by: Public Library

Submitted by: County Asset & Facility Management

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

Produced by the Charlotte-Mecklenburg Planning Department

