

MANDATORY REFERRAL REPORT NO. 16-49

Proposed Acceptance by Mecklenburg County of Donation of Property off Celia Avenue in Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept the donation of tax parcel 069-081-19 located off Celia Avenue in the City of Charlotte. The vacant property is ± 0.143 acres and is along a tributary to Stewart Creek. The property is zoned R-5 (single family residential) according to the City of Charlotte Zoning Ordinance. The lot fronts on an unimproved right-of-way and appears to be part of an undeveloped subdivision, most of which is located in the floodplain. The uses surrounding this property are residential and vacant land. The property is located entirely within the floodplain.

PROJECT JUSTIFICATION:

While this property is not directly involved in the Stewart Creek Stream Stabilization project (Stewart Creek is located approximately 150 feet to the west of the site), acquiring this property will preserve the parcel as floodplain open space which reduces future flood risk. The Stewart Creek Stream Stabilization Project aims to stabilize the banks along the creek to reduce sediment transport downstream.

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 aims to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Washington Heights Neighborhood Plan* (adopted 2002) recommends Greenway land use for this site.

PROJECT IMPACT:

Once complete, the Stewart Creek Stream Stabilization project will improve water quality in Stewart Creek.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by early 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends acceptance of the donation of this parcel for flood mitigation purposes and the Stewart Creek stream stabilization project.

Rationale:

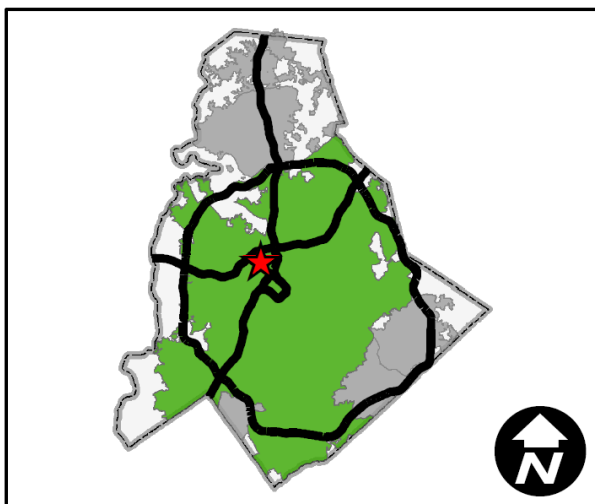
- The property is located within the floodplain.
- Acquiring this property will preserve the parcel as floodplain open space which reduces future flood risk.

Adopted Goals and Policies:

- The *Washington Heights Neighborhood Plan* (2002) recommends Greenway land use for this site.
- Acquisition of floodplain parcels is consistent with the County-adopted *Floodplain Management Guidance Document*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 15, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 16-49

Initiated by: LUESA

Submitted by: Asset & Facility Management

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

