

MANDATORY REFERRAL-REPORT NO. 16-51
Proposed Briar Creek Property Exchange in Morningside Neighborhood of Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to exchange of a portion of Tax Parcel 129-024-09 (+/- 1,250 SF) – depicted as Area A on the accompanying illustration -- along Briar Creek and east of Veterans Park in the Morningside neighborhood of Charlotte for an equal amount of Tax Parcel 129-024-08 – depicted as Area B. The property is vacant and is zoned MUDD-O (Mixed Use Development District - Optional), according to the City of Charlotte's Zoning Ordinance. The property is surrounded by a mix of single family and multi-family residential uses. The County-owned parcel 129-024-09 is intended to serve as open space and a potential future stream restoration area.

PROJECT JUSTIFICATION:

The potential buyer of Tax Parcel 129-024-10 approached the County with a proposal to exchange a small portion of the eastern boundary of County owned Tax Parcel 129-024-09 for an equal amount of the eastern portion of Tax Parcel 129-024-08. The same interest owns both 129-024-10 and 129-024-08. The exchange will result in a larger lot area for Tax Parcel 129-024-10. It is anticipated that the buyer of Tax Parcel 129-024-10 will build a residential dwelling unit on the parcel and the larger lot size will better accommodate the structure and side yard of the home. After reviewing the request, the County was agreeable to the exchange as the size and future use of the property will not be negatively impacted by the exchange. Staff with both County Park and Recreation and Storm Water Services determined that no future County project would suffer due to the exchange.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This exchange does not reduce the usable acreage of County owned property along Briar Creek, and is therefore, consistent with the *Park and Recreation Master Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject properties are part of a master planned development, rezoning petition 2006-026, which allows for a mix of residential and future greenway.

PROJECT IMPACT:

Exchange of the property will allow for Tax Parcel 129-024-10 to be developed in a fashion that is more consistent with the surrounding lots in the neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects being impacted by this project.

ESTIMATED PROJECT COMPLETION DATE:

This project is for the land exchange only and is expected to be completed in late 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this proposed land exchange.

Rationale:

- The land exchange will provide an opportunity for a more developable parcel while maintaining the area for the future greenway and does not increase development entitlements.
- The properties are both within the FEMA floodplain.

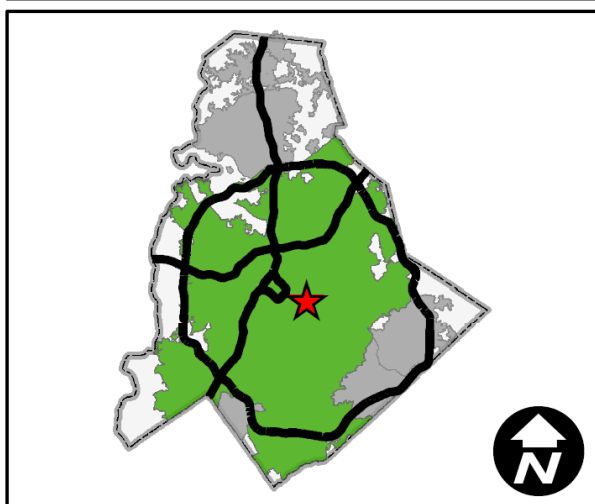
Adopted Goals and Policies:

- The subject properties are part of a master planned development, rezoning petition 2006-026, which allows for a mix of residential and future greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

Staff resource: Amanda Vari



Mandatory Referral 16-51

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



