

Initiated by: Jim Garges, Mecklenburg County Park and Recreation
Submitted by: Katie Daughtry, Mecklenburg County Asset and Facility Management
Planning staff resource: Mandy Vari, Planning

MANDATORY REFERRAL REPORT NO. 17-04
PROPOSED DONATION OF PROPERTY OFF WT HARRIS BOULEVARD TO MECKLENBURG COUNTY

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept the donation of tax parcel 105-371-04 located at 1900 East WT Harris Boulevard in the City of Charlotte. The vacant property is ± 6.64 acres and is along the future corridor for Back Creek Greenway. The property is zoned BP(CD) – Business Park Conditional District according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are commercial and multi-family residential. The property is largely located within the floodplain.

PROJECT JUSTIFICATION:

Acceptance of this property would provide for additional land for the future construction of Back Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acceptance of this property meets the goals of the Park and Recreation Master Plan which calls for the expansion of the County's greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Newell Small Area Plan (adopted 2002) recommends greenway use for a majority of the site. Office and Business Park Uses are recommended on the periphery of the parcel and on surrounding parcels.

PROJECT IMPACT:

Acceptance of this donation will allow for potential expansion of the greenway system.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relations to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their February 1, 2017 meeting and no comments were offered.

The following agencies were represented at the February 1, 2017 JUTF meeting: County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, City Department of Transportation, Charlotte Mecklenburg Schools, City Stormwater, Charlotte Mecklenburg Library, County Manager's Office, Town of Matthews, Central Piedmont Community College, County Health, City Neighborhood & Business Services.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed acquisition of the property for use as a future greenway connection and below are the key findings:

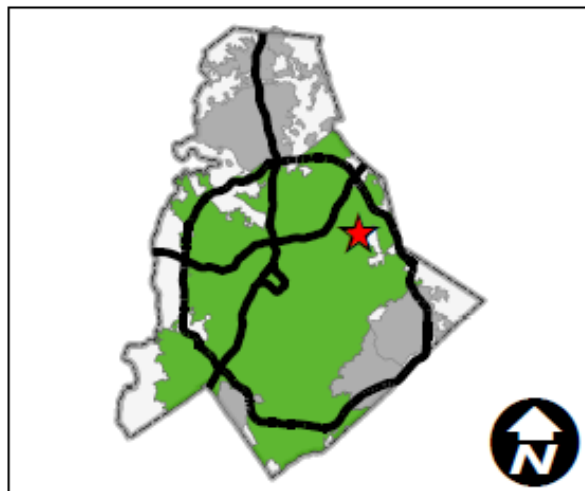
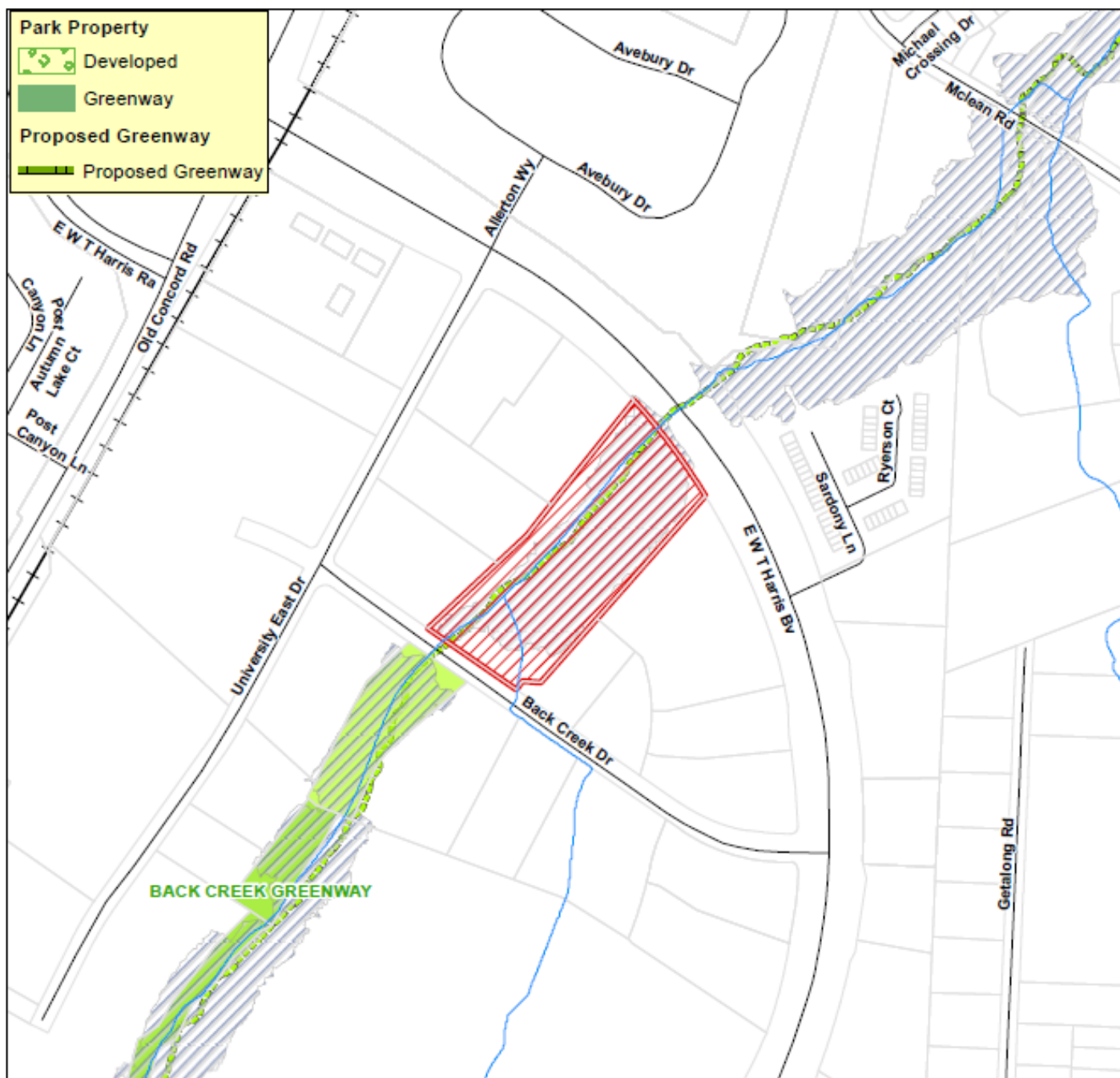
- A majority of the property is within the 100-year floodplain.
- A future greenway connection would provide bicycle and pedestrian access between residential, employment, and retail uses within close proximity.
- Rezoning case 1996-012(C), which rezoned the site to BP(CD), identified the future greenway location on the parcel.

Adopted Goals and Policies:

- The Mecklenburg County Greenway Master Plan (2008) identifies a future connection of the Back Creek Greenway through this parcel.
- The Newell Small Area Plan (adopted 2002) recommends greenway use for a majority of the site. Office and Business Park Uses are recommended on the periphery of the parcel and on surrounding parcels.

CMPC PLANNING COMMITTEE REVIEW:

At their February 21, 2017 meeting the Planning Committee voted by a 6-0 vote that it had reviewed this Mandatory Referral and has no additional comments for the submitting agency.



Mandatory Referral 17-04

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- FEMA 100 Year Floodplain
- Mandatory Referral

Produced by the Charlotte-Mecklenburg Planning Department

