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MANDATORY REFERRAL-REPORT NO. 17-15
Proposed Acquisition by Mecklenburg County of Seven Flood Prone Structures in Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire seven flood prone properties listed below. These properties are subject to periodic and severe flooding as they are located within the 100-year floodplain of Briar Creek or Edwards Branch of Briar Creek. Use of County Storm Water Services capital funds is proposed for acquisition of these properties. Parcel owner participation is voluntary, no condemnation is proposed.

All properties are located within the City of Charlotte. The indicated zoning is according to the Charlotte Zoning Ordinance.

Tax Parcel #	Property Address	Current Land Use	Zoning	Area Plan	Land Use Recommendation
129-034-10	2636 Commonwealth Ave.	Single Family Residential	R-5	Central District Plan (1993)	Greenway
129-101-54	3302 Commonwealth Ave.	Commercial	B-1	Independence Boulevard Area Plan (2011)	TOD - Residential
129-101-53	3346 Commonwealth Ave.	Commercial	B-1	Independence Boulevard Area Plan (2011)	TOD - Residential
129-101-52	3348 Commonwealth Ave.	Commercial	B-1	Independence Boulevard Area Plan (2011)	TOD - Residential
129-101-51	3356 Commonwealth Ave.	Commercial	B-1	Independence Boulevard Area Plan (2011)	TOD - Residential
129-101-46	3412 Commonwealth Ave.	Single Family Residential	R-4	Independence Boulevard Area Plan (2011)	Residential, up to 4 units per acre
099-061-09	2225 Purser Drive	Single Family Residential	R-4	East District Plan (1990)	Greenway

The residential properties on Commonwealth consist of one vacant unit and one owner-occupied unit; the remaining Commonwealth commercial properties consist of a total of nine commercial units containing two owner-occupied businesses, five tenants, and two vacant. The Purser Drive property is tenant-occupied.

PROJECT JUSTIFICATION:

The proposed acquisitions are located within a FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements.

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 aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and by the FY17 Flood Risk Assessment and Risk Reduction Plan Implementation Guide (approved by Storm Water Advisory Committee September 2016).

Additionally, the *Mecklenburg County Park & Recreation Master Plan* identifies future greenway alignments that cross nearly all of these properties, so that public ownership will facilitate future greenway development at these locations.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The properties are located within the Area Plan boundaries as indicated in the table above.

PROJECT IMPACT:

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.

Acquisition of the three residential parcels above could result in displacement of two residential tenants, presuming the dwelling units are still occupied at the time of acquisition. To partially compensate for the cost and inconvenience of such displacement, reasonable moving expenses will be paid to impacted tenants. Acquisition of these flood-prone units under the Flood Mitigation Program is not considered significant in terms of negatively impacting the supply of suitable and available housing units in the community. From experience County staff has become aware that the proposed acquisition sites are subject to flooding and are undertaking this action with the goal of making the community a safer place for all residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Many of these properties are on creeks and tributaries that are on Park and Recreation's Greenway Master Plan. While other projects are not currently identified, acquired parcels can be available for future public/private projects with the understanding that new structures (buildings) will not be allowed..

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by late summer 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 3, 2017 meeting and H&NS staff stated that it isn't suitable to either build or maintain affordable housing in a floodplain. CATS staff reported exploring the opportunity of developing a Woodland/Coliseum Drive connector which would run through the general area in which some of these lots are located. No other joint use comments were offered.

Agencies represented at the May 3, 2017 meeting: Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, Charlotte-Mecklenburg Planning, Charlotte DOT, Charlotte-Mecklenburg Schools, Charlotte Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, Engineering/City Forestry, Housing & Neighborhood Services, Charlotte-Mecklenburg Police, Charlotte Area Transit System, Envision Charlotte.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposal to acquire the sites and below are the key findings:

Conclusions:

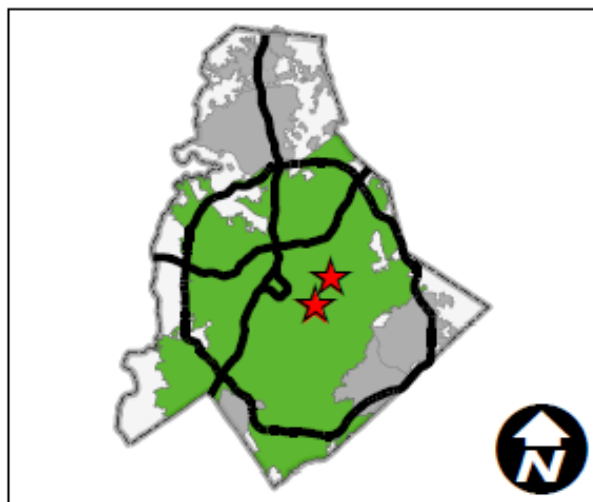
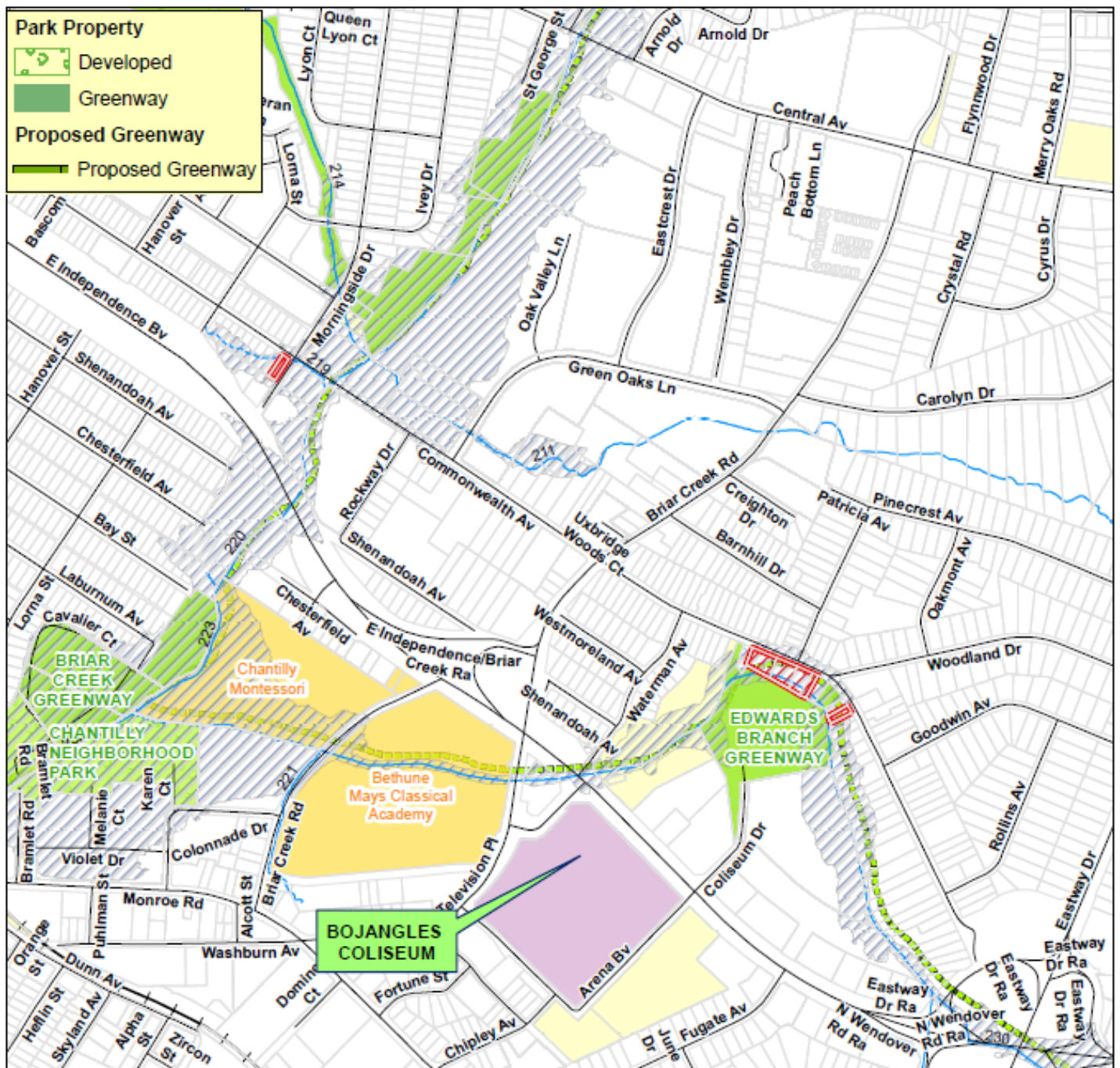
- **Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.**
- All properties are currently located within the FEMA floodplain and would be acquired to meet the intent of the *Mecklenburg County Floodplain Management Guidance Document* (1997) by preventing and reducing loss of life, property damage, and service disruptions and to restore natural and beneficial functions of the floodplain.
- Although not currently proposed to be used for open space, this use would be appropriate in any location given the relationship to surrounding uses and the opinion of staff that open space is considered an appropriate secondary use to the surrounding established residential and non-residential uses.
- Although many sites along Commonwealth Avenue are recommended for Transit Oriented Development – Residential, the Metropolitan Transit Commission approved an alternative alignment for the Silver Line since the adoption of the *Independence Boulevard Area Plan* in 2011. The station in this vicinity is proposed to accommodate a light rail facility and is recommended to be located on the Bojangles' Coliseum and Ovens Auditorium site, rather than bus rapid transit in the median of Independence Boulevard. These sites will be less accessible to the future transit station area and are therefore appropriate for less intense uses.

Adopted Goals and Policies:

- *Mecklenburg County Greenway Master Plan* identifies future greenway alignments for the Brier Creek Greenway and Edwards Branch Greenway.
- The *Central District Plan* (1993) recommends a greenway for PID 129-03-410.
- The *Independence Boulevard Area Plan* (2011) recommends Transit Oriented Development – Residential for PID 129-101-54, 129-101-53, 129-101-52 and single family residential uses up to 4 dwelling units per acre for PID 129-101-46.
- The *East District Plan* (1990) recommends a greenway for PID 099-061-09.

CMPC PLANNING COMMITTEE REVIEW:

At their May 16, 2017 meeting the Planning Committee voted 7-0 that it had no additional comments.



Mandatory Referral 17-15A

Initiated by: County Storm Water Service

Submitted by: Asset & Facility Management

- Mandatory Referral
- Local Historic Landmark
- FEMA 100 Year Floodplain
- Schools
- County Property
- City Property

Produced by the Charlotte-Mecklenburg Planning Department



