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MANDATORY REFERRAL | REPORT NO. 18-01

Proposed County acceptance of land donation for future construction of McAlpine Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing to accept the donation of Tax Parcel 211-612-01 (± 1.14 acres) in Charlotte for the future construction of the McAlpine Creek Greenway. The property is currently vacant and zoned R-3 (Single-family Residential). The surrounding uses are primarily residential.

PROJECT JUSTIFICATION:

Several segments of McAlpine Creek Greenway are currently constructed with the section from Sardis Road to Providence Road currently being in design. The section from Providence Road to Colony Road is currently unfunded, but this property will be needed to extend this portion of the greenway. At full build-out, McAlpine Creek Greenway will connect several residential communities to commercial, recreational and institutional uses.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the *Park and Recreation Master Plan* which identifies McAlpine Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

- The parcels are within the Wedge Neighborhood area of the *South District Plan* (1993). They are recommended for residential use at a base density up to 3 dwelling units per acre, or for Park and Open Space use based on their floodplain designation.
- The *South District Plan* supports continuing greenway development along McAlpine Creek to provide recreational opportunities and bicycle transportation.

PROJECT IMPACT:

Acceptance of this donation will allow for potential expansion of the greenway system. Once constructed this greenway trail will provide a park and recreation amenity to the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects in the area.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property should be completed in spring 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their February 7th, 2018 meeting and no comments were offered.

Agencies Represented:

Charlotte Attorney's Office, Charlotte Neighborhood & Housing Services, Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Mecklenburg Library, Charlotte Mecklenburg Planning Department, Charlotte Mecklenburg Police Department, County Park & Recreation Department, County Finance Department, County Manager's Office, County Public Health Department, County Asset & Facilities Management, Central Piedmont Community College, Town of Matthews, Charlotte Mecklenburg Planning Commission (Board of Education)

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transaction and below are their key findings:

Conclusions:

- The parcel in question is in the path of the proposed McAlpine Creek Greenway, which is identified as a future greenway corridor.
- The subject parcel is the only remaining privately owned property along McAlpine Creek within a sizeable stretch of County owned land east of Colony Road.
- The subject parcel is located in a FEMA floodplain.
- Housing & Neighborhood Services has reviewed this Mandatory Referral and concluded that the property is not appropriate for the construction of affordable housing due to its inaccessibility and location within a flood prone area.

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Adopted Goals and Policies:

- The adopted future land use for the parcel and surrounding area is for single family residential use or for park and open space based on their floodplain designation.
- The *South District Plan* supports continuing greenway development along McAlpine Creek to provide recreational opportunities and bicycle transportation.

CMPC PLANNING COMMITTEE REVIEW:

At their February 20th, 2018 meeting, the Planning Committee reviewed the proposed land donation...

