

Initiated by: David Love, Mecklenburg County Storm Water Services
Submitted by: Katie Daughtry, Mecklenburg County Asset & Facility Management
Staff Review by: Mandi Rosen, Charlotte-Mecklenburg Planning Department

MANDATORY REFERRAL | REPORT NO. 18-02

Mecklenburg County Storm Water Services proposed acquisition of flood prone properties

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services proposes acquisition of the flood prone properties listed in the table below. These properties are subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of these properties. Parcel owner participation is voluntary, no condemnation is proposed.

MAP	PARCEL ID	PROPERTY ADDRESS	LAND USE	ZONING	ADOPTED FUTURE LAND USE	ADOPTED PLAN
A	069-071-02	816 Prince Street Charlotte	Multi-Family Residential	R-5	Single Family 4 DUA; Greenway	Central District Plan (1993)
B	085-022-10	144 Atando Avenue Charlotte	Commercial	I-2	Industrial-Warehouse- Distribution	N. Tryon Area Plan (2010)
C	221-021-20	109 Reid Lane Pineville	Multi-Family Residential	RMX	n/a	n/a
	221-021-17	111 Reid Lane Pineville	Multi-Family Residential	R-MF	n/a	n/a
	221-021-05	617 Main Street Pineville	Single-Family Residential	RMX	n/a	n/a
	221-021-08	709 Main Street Pineville	Commercial	RMX	n/a	n/a
	205-021-01	810 Main Street Pineville	Commercial	RMX	n/a	n/a
D	059-131-04	3601 Urbana Drive Charlotte	Single Family Residential	R-3	Single Family 4 DUA; Greenway	Northwest District Plan (1990)
E	093-125-16	3014 Airlie Street Charlotte	Single Family Residential	R-4	Greenway	Central District Plan (1993)
F	031-077-06	221 Fielding Road Charlotte	Single Family Residential	R-3	Greenway	Northwest District Plan (1990)
	031-073-06	435 Gum Branch Rd Charlotte	Single Family Residential	R-3	Greenway	Northwest District Plan
G	129-05C99	1207 Green Oaks Ln Charlotte	Multi-Family Residential	R-22MF	Residential up to 22 DUA	Independence Blvd. Area Plan (2011)
	129-05C97	1213 Green Oaks Ln Charlotte	Multi-Family Residential	R-22MF	Residential up to 22 DUA	Independence Blvd. Area Plan (2011)
	129-05C98	1217 Green Oaks Ln Charlotte	Multi-Family Residential	R-22MF	Residential up to 22 DUA	Independence Blvd. Area Plan (2011)
H	175-13C97	237 Wakefield Drive Charlotte	Multi-Family Residential	R-22MF	Multi-Family; Greenway	South District Plan (1993)
	175-13C97	241 Wakefield Drive Charlotte	Multi-Family Residential	R-22MF	Multi-Family; Greenway	South District Plan (1993)
	175-13C97	349 Wakefield Drive Charlotte	Multi-Family Residential	R-22MF	Multi-Family; Greenway	South District Plan (1993)
I	131-092-17	2028 Woodland Drive Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-04	3742 Dresden Dr. East Charlotte	Multi-Family Residential	R-22MF	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-19	3748 Dresden Dr. East Charlotte	Multi-Family Residential	R-22MF	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-18	3756 Dresden Dr. East Charlotte	Multi-Family Residential	R-22MF	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-11	3701 E Independence Blvd Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-12	3745 E Independence Blvd Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-15	3751 E Independence Blvd Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)

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 FY18 Flood Risk Assessment and Risk Reduction Plan Implementation Guide (approved by Storm Water Advisory Committee June 2017).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

See 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.

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 2018, subject to owner participation and availability of funding.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 7, 2018 meeting and several departments provided input. Mecklenburg County Park and Recreation staff acknowledged that several parcels are within future Greenway corridors and County Asset Management staff confirmed that trails and non-vertical supportive structures (such as retaining walls) can be constructed on these sites. Housing and Neighborhood Development staff indicated that sites within FEMA floodplains are not typically suitable locations for affordable housing. Planning Department staff noted that some of these sites may be considered by the Southeast Land Acquisitions CIP team and the Independence Boulevard Sidewalk and Bicycle Connections CIP team for future projects.

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:

Charlotte-Mecklenburg Planning staff and Town of Pineville Planning staff has reviewed the proposed transactions and below are their key findings:

Conclusions:

- All sites are located within FEMA floodplain areas, are flood prone, and are not suitable for development or habitable structures.
- 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 location within a flood prone area.
- Trails, pedestrian facilities, and non-vertical structural facilities (such as retaining walls) can be constructed on these parcels.

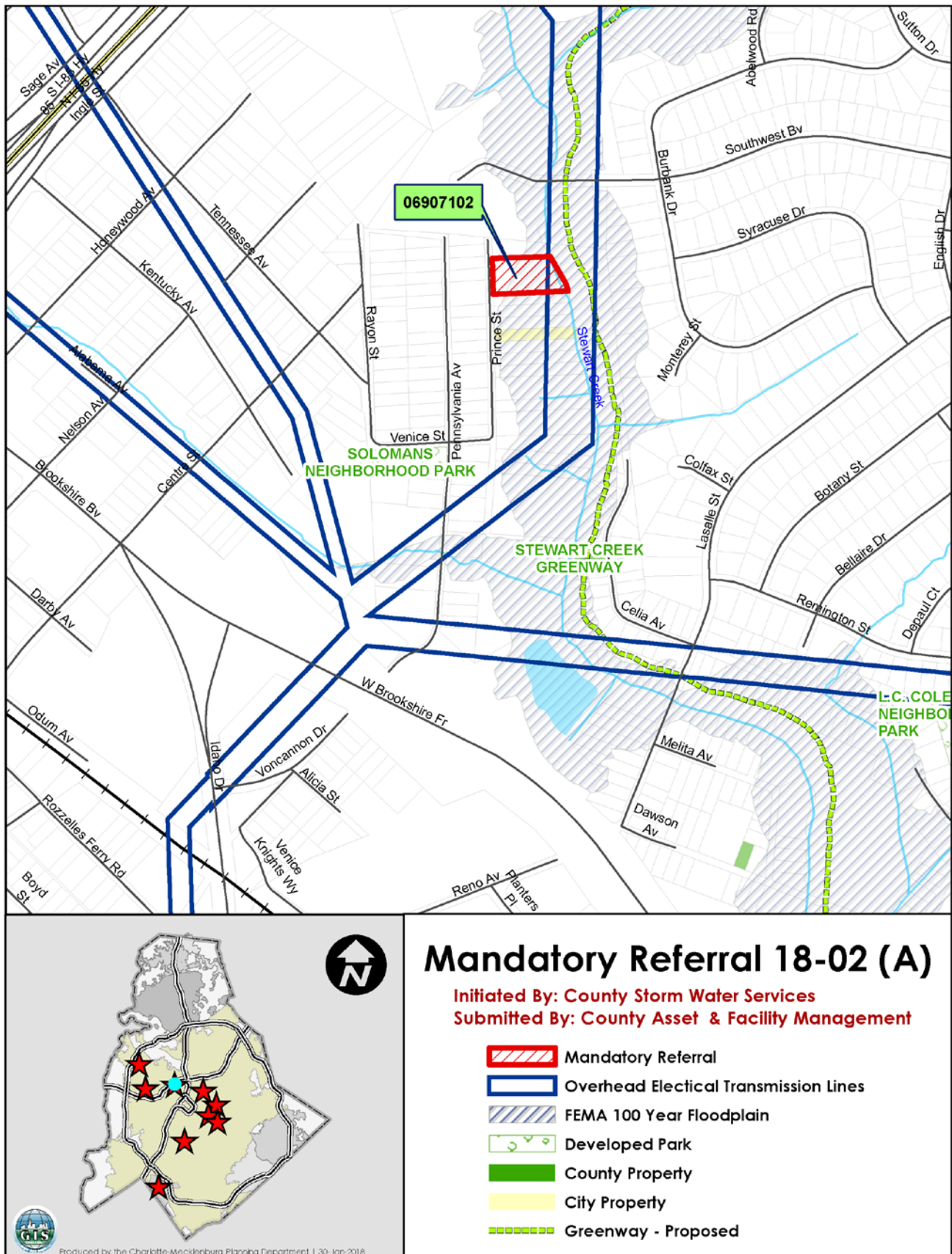
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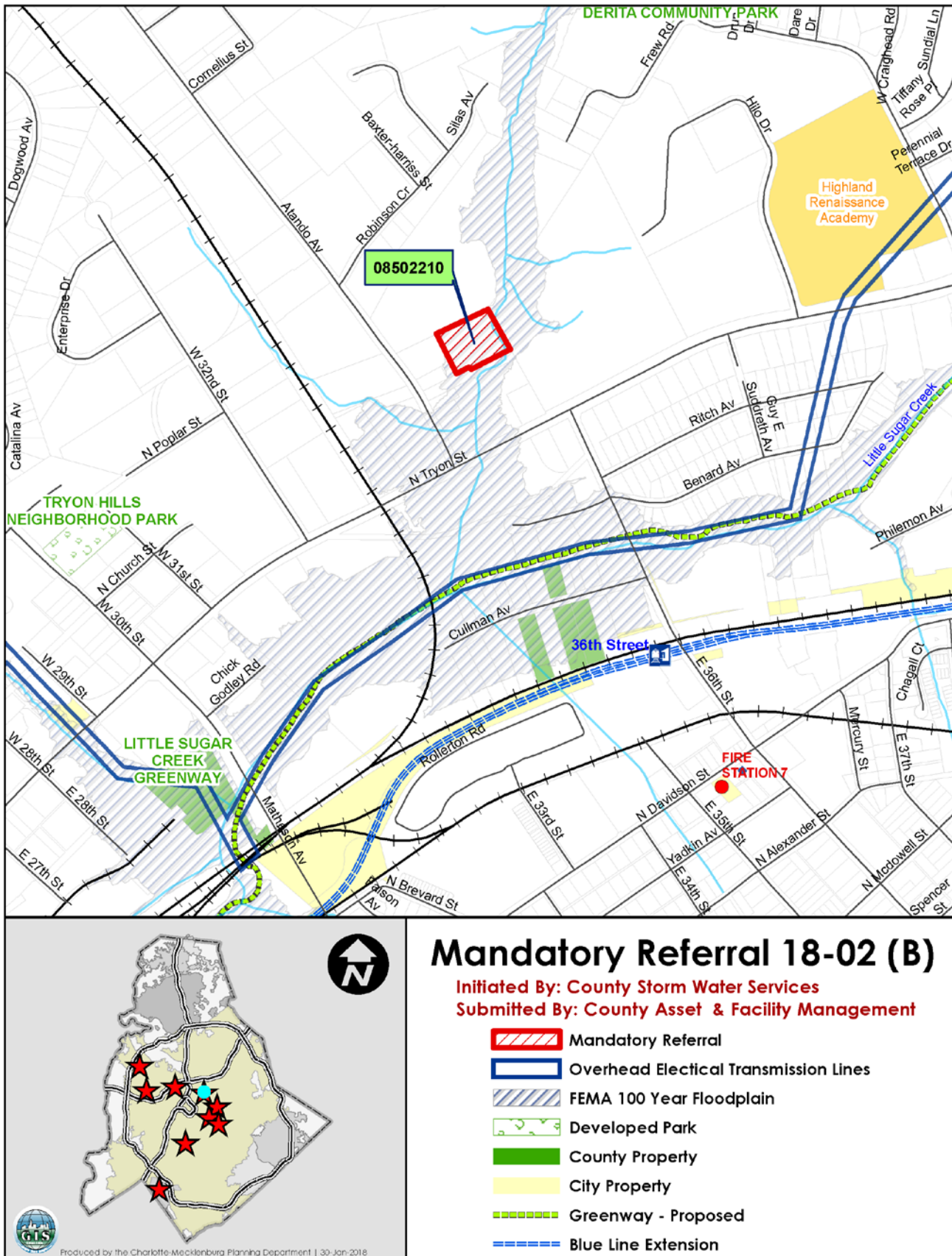
Adopted Goals and Policies:

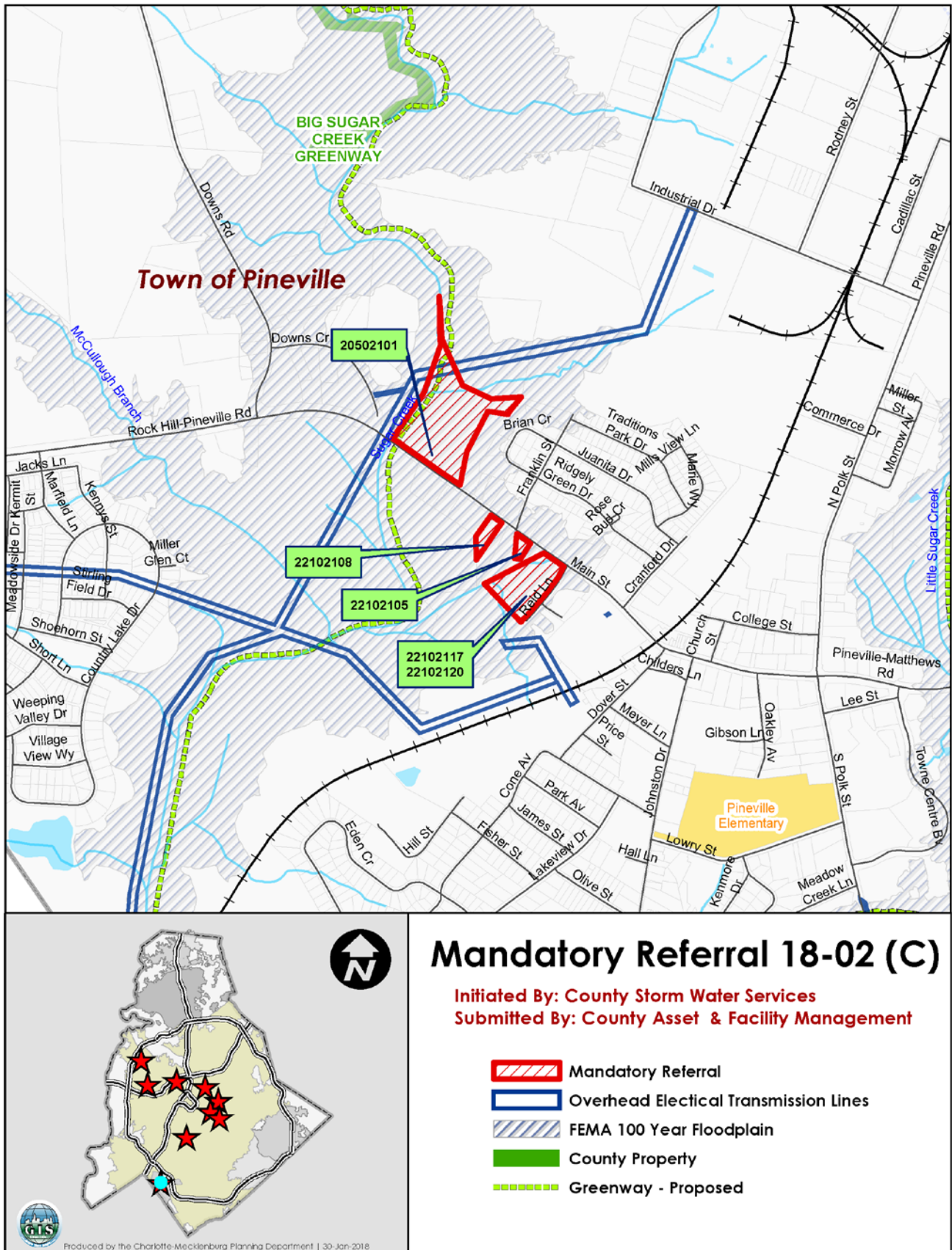
- The Town of Pineville supports the transactions within their jurisdiction as they are consistent with the Town's FEMA floodplain ordinance section of the *Zoning Ordinance (adopted 2016)* which supports acquisition of flood prone properties.
- *Mecklenburg County Greenway Master Plan (2008-2018)* identifies several parcels as part of future greenway corridors in both Charlotte and Pineville jurisdictions.
- The applicable district plans for these parcels adopted by Charlotte City Council support continuing greenway development along area creeks to provide recreational and mobility opportunities.

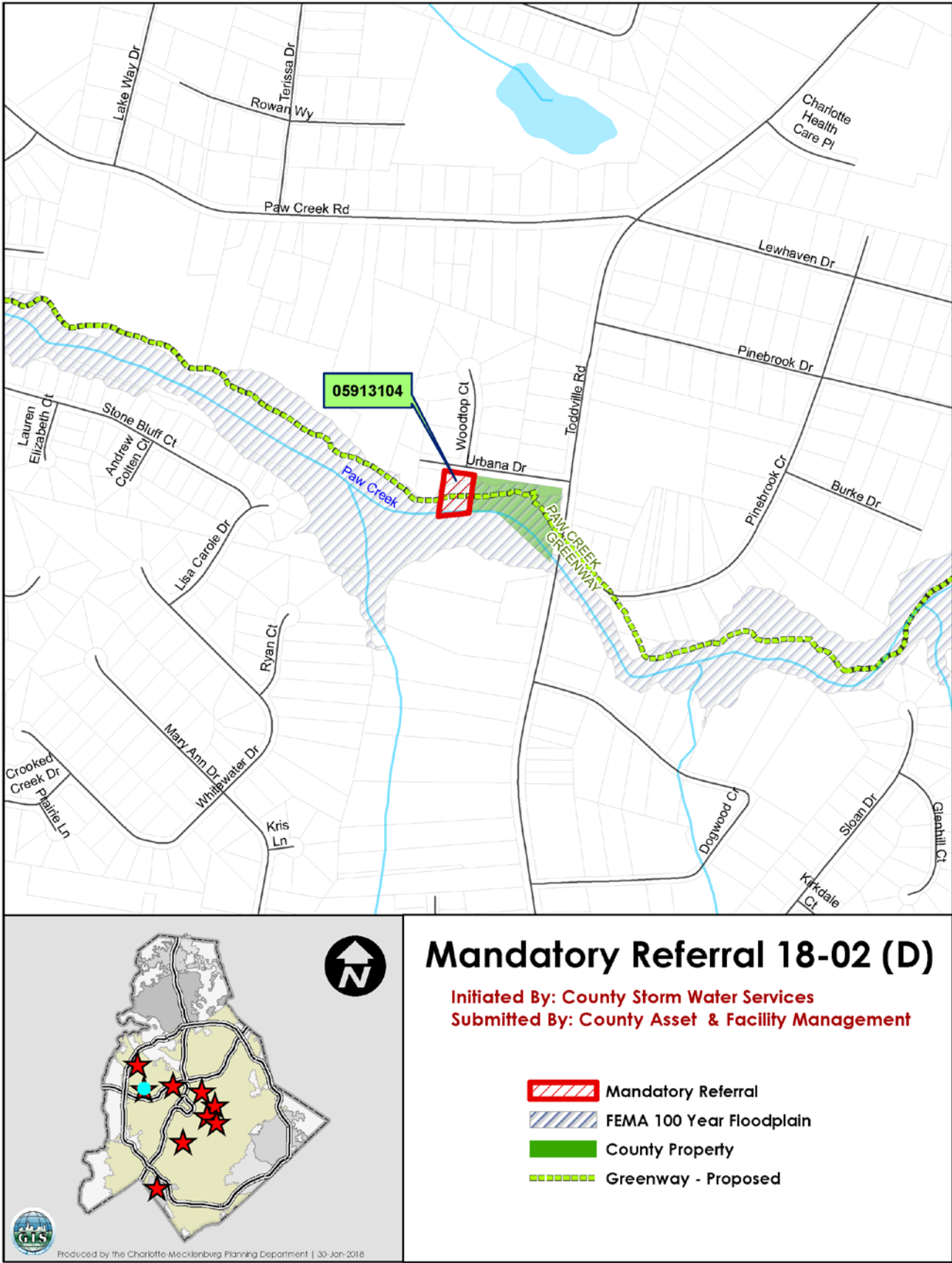
CMPC PLANNING COMMITTEE REVIEW:

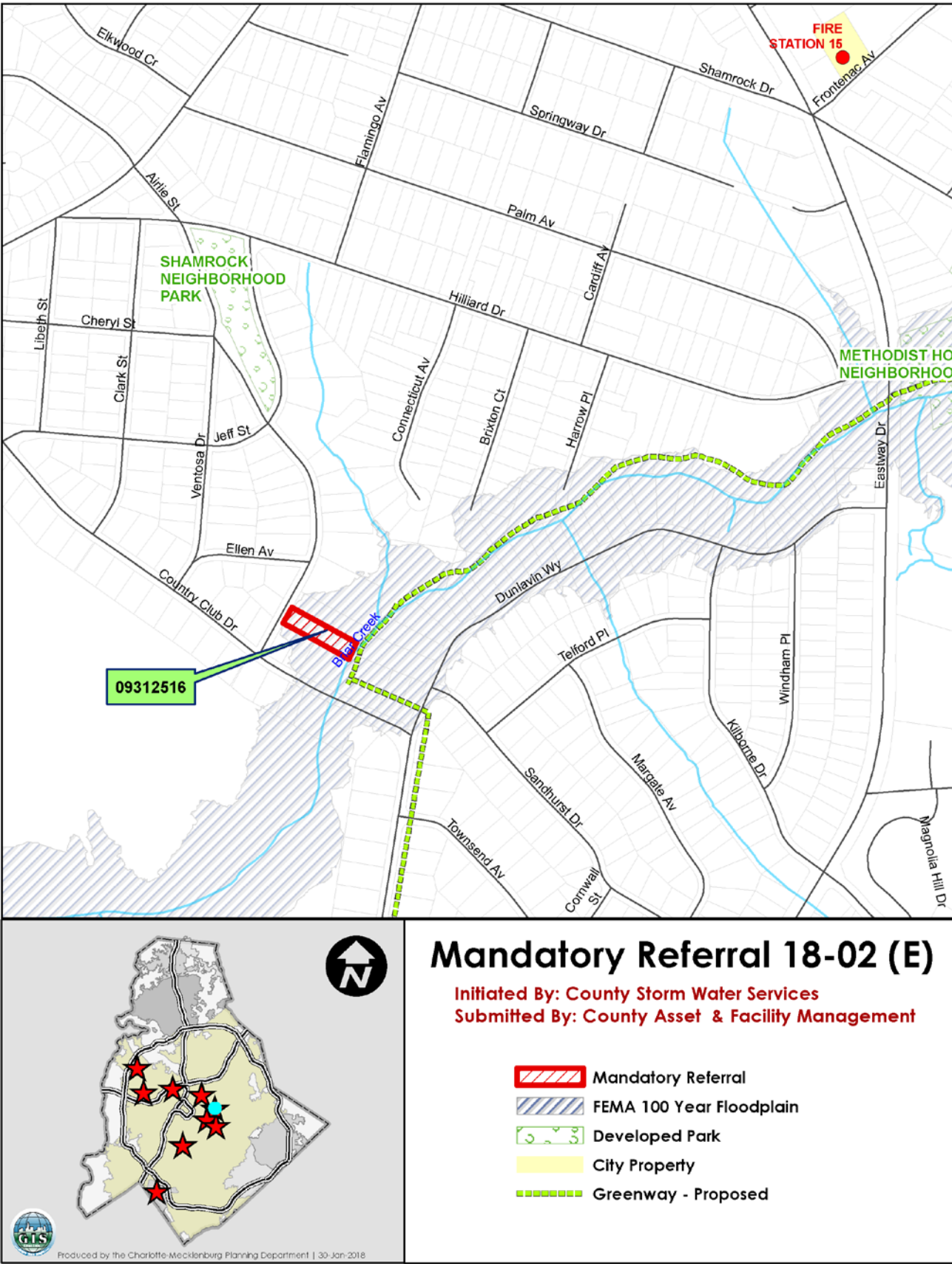
At their February 20th, 2018 meeting, the Planning Committee reviewed the proposed transactions ...

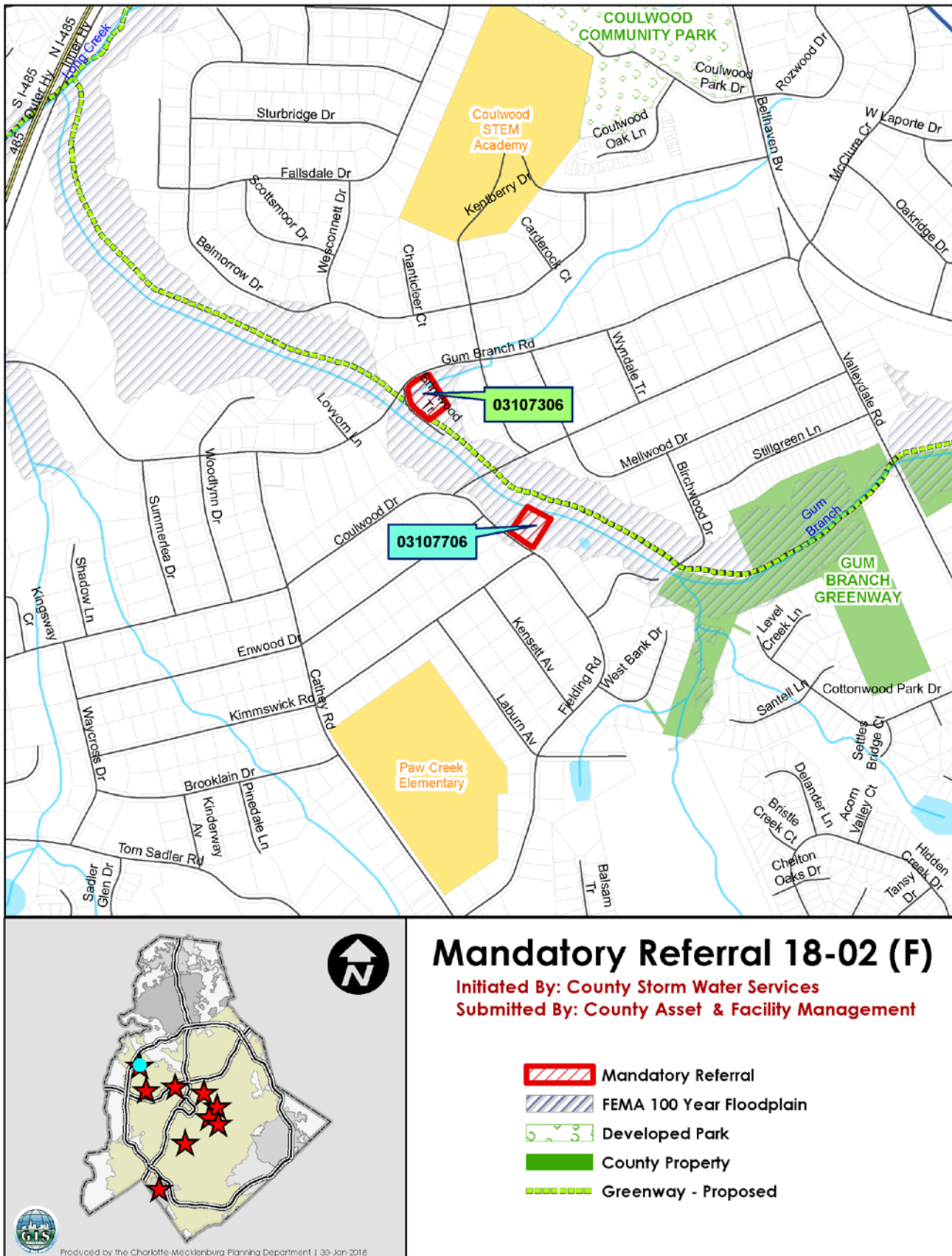


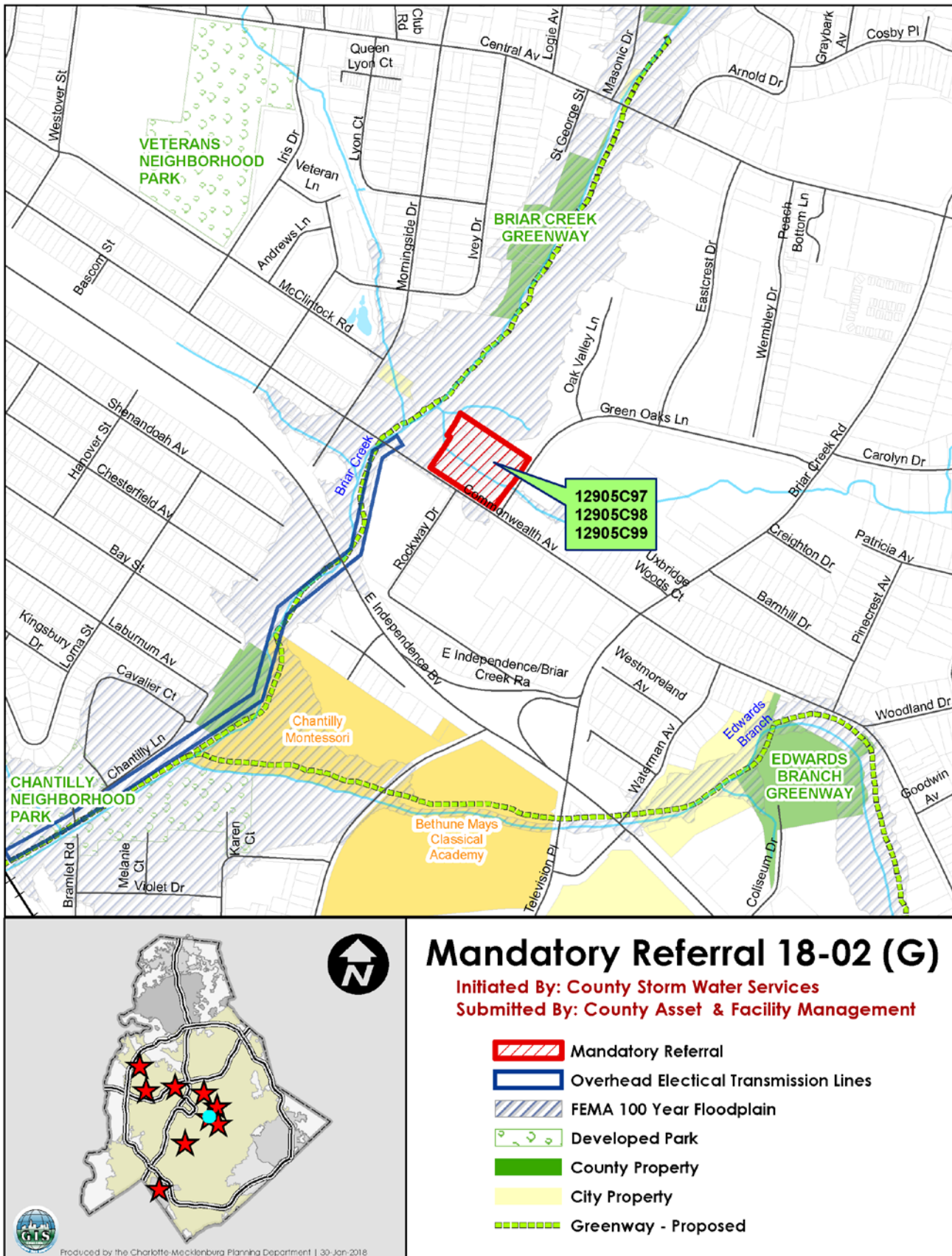


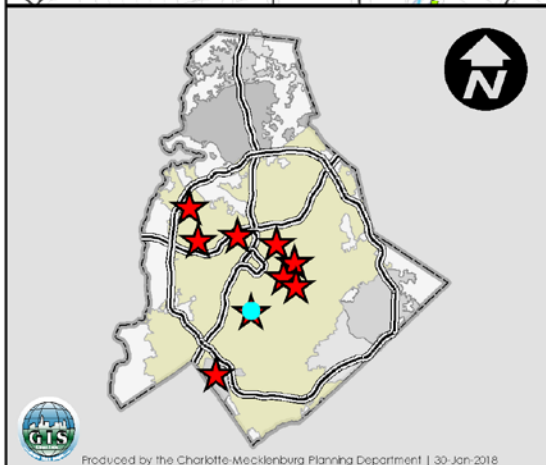
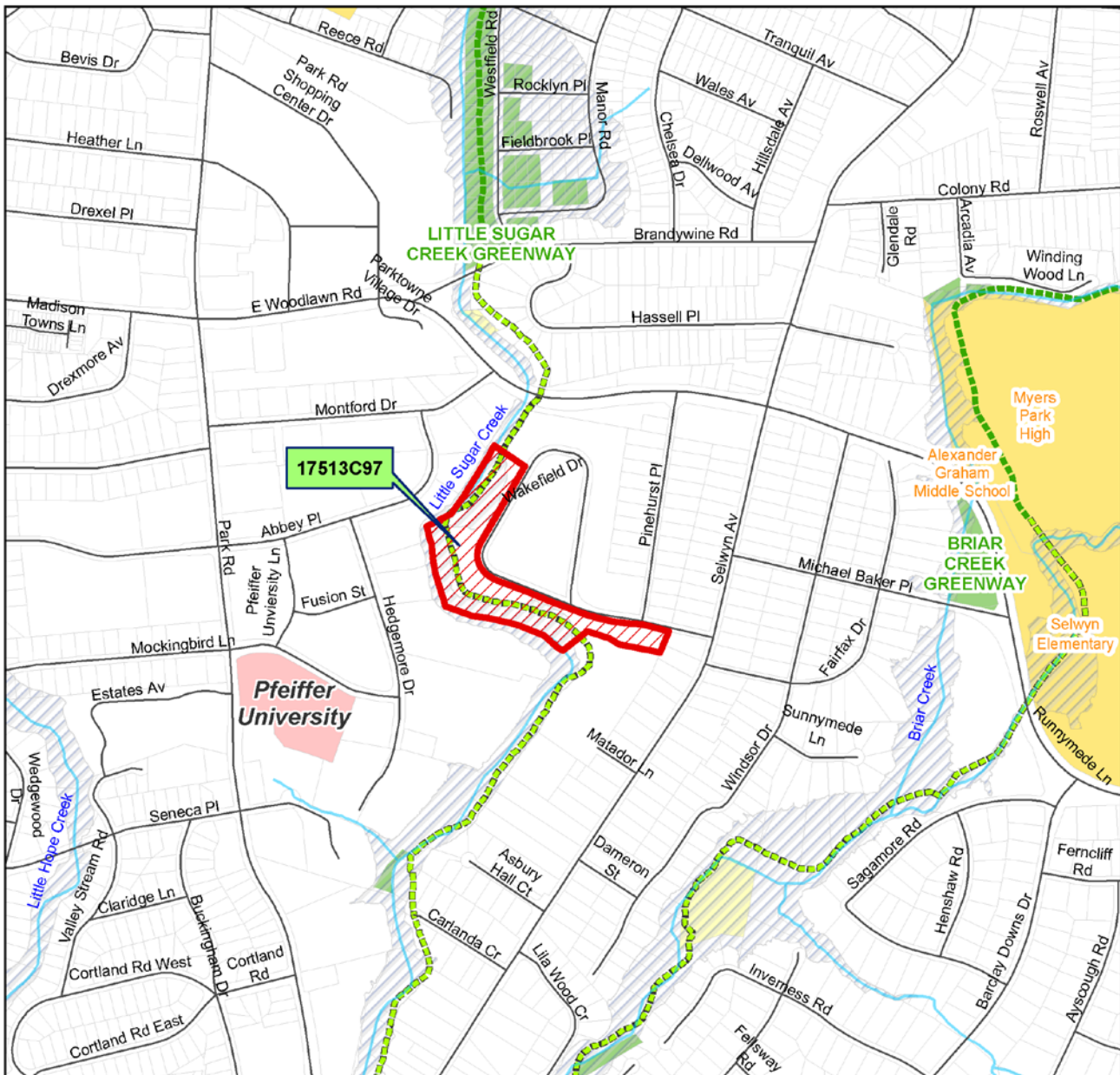















Mandatory Referral 18-02 (H)

Initiated By: County Storm Water Services

Submitted By: County Asset & Facility Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Developed Park
-  County Property
-  City Property
-  Greenway - Proposed
-  Greenway - Developed

