

Initiated by: Lee Jones, Mecklenburg County Park & Recreation
Submitted by: Jennifer Morell, Mecklenburg County Asset & Facility Management
Staff Review by: Bryman Suttle, Charlotte Mecklenburg Planning Department

MANDATORY REFERRAL | REPORT NO. 2018-06

Mecklenburg Co. Asset & Facility Management proposed acquisition of two properties for future expansion of Stewart Creek Greenway

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcels 071-143-25 (+/- .665 acres) and 071-131-44 (+/- 4.07 acres), located along Stewart Creek, in the Lakewood area of west Charlotte for Stewart Creek Greenway. Zoned R-5 Single Family Residential according to the City of Charlotte Zoning Ordinance, the properties are vacant and surrounded by a mix of improved and unimproved properties. Both acquisitions are located mostly within the flood plain.

The Lakewood Avenue to State Street stretch of Stewart Creek Greenway is currently in the conceptual design phase. However, it is slated to start at the northern terminus of Wesley Heights Greenway at State Street, continue through MLK Park, and then follow a Stewart Creek tributary to Lakewood Avenue. Along with greenway construction, County Storm Water Services is investigating potential partnership with Park & Recreation for stream improvements along the conceptual greenway alignment.

PROJECT JUSTIFICATION:

Stewart Creek Greenway is included in County's adopted 2019-2023 Capital Improvement Plan and acquisition of these parcels will allow the County to fulfill that plan. Acquisition of these parcels will also allow the County to expand the greenway system by providing more contiguous miles for greenway users.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties is consistent with the County's *Park & Recreation Master Plan* which identifies Stewart Creek as a greenway corridor as well as the County's adopted 2019-2023 Capital Improvement Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

- Both parcels fall within the *Central District Plan* (1993) and are recommended for single family residential up to 5 dwelling units per (DUA) or for park and open space based on their flood plain designation.
- The *Central District Plan* supports continuing greenway development along Stewart Creek to provide recreational opportunities and bicycle transportation.

PROJECT IMPACT:

Acquisition of this property would allow expansion of the County's greenway system and the potential for stream improvements along Stewart Creek. The Stewart Creek Greenway project will connect users to several park facilities in the area as well as existing sections of Stewart Creek Greenway further south that connect users to Uptown.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels is expected to be complete in FY19

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their April 4th, 2018 meeting and no joint use comments were offered.

Agencies Represented:

Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Mecklenburg Planning Department, Charlotte Mecklenburg Police Department, County Finance, County Park & Recreation, County Manager's Office, County Health Department, County Asset & Facility Management, Central Piedmont Community College, Medic, Town of Matthews, Town of Huntersville

PLANNING STAFF REVIEW:

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

Conclusions:

- The parcels in question are in the path of the proposed Stewart Creek Greenway, which is identified as a future greenway corridor.
- The subject parcels are mostly located in a FEMA floodplain and those areas outside of the floodplain have severe topographical challenges and are likely not large enough to be developable.
- Housing & Neighborhood Services has reviewed this Mandatory Referral and concluded that the property is not appropriate for the construction of affordable housing due to their location within a flood prone area.

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Adopted Goals and Policies:

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

CMPC PLANNING COMMITTEE REVIEW:

At their April 17th, 2018 meeting, the Planning Committee reviewed the proposed acquisition and has no additional comments for the submitting agency.

