

## **MANDATORY REFERRAL | REPORT NO. 2018-24**

### **Charlotte's Engineering & Property Management Department (E&PM) Proposed Acceptance of Donation of Property in NODA**

#### **PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to accept donation of vacant property of approximately 6.1 acres (portion of tax parcels 083-021-01 and 083-031-15), zoned TOD-M(CD) per the Charlotte Zoning Ordinance in the NODA area of Charlotte. The property is located off Chick Godley Road and Matheson Avenue and will be accessible by permanent access easement over private roads.

#### **PROJECT JUSTIFICATION:**

The acceptance of donation of this property will enable the City to work toward completion of this segment of the Cross Charlotte Trail and would add acreage to the Tree Canopy Preservation Program.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The Cross Charlotte Trail is an initiative of the City of Charlotte and Mecklenburg County to provide greenway facilities across the City allowing residents access to recreation opportunities, connect retail and employment destinations, and enhance economic development.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

These sites are recommended for Transit Supportive Uses in the *Blue Line Extension Transit Station Area Plans* (2013), consistent with the current zoning of the properties. The site is beyond ¼ mile walk distance from the 36<sup>th</sup> Street transit station. The plan identifies a proposed greenway through the site, primarily within the FEMA Floodplain.

#### **PROJECT IMPACT:**

The property is also the site of a residential apartment development, which will be enhanced by the Cross Charlotte Trail amenity. Additionally, the acceptance of donation of property facilitates land access for a portion of this segment of the Cross Charlotte Trail.

#### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The properties on either side of this 6.1 acre area will be developed as an apartment complex.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Staff are in negotiations with the property owners.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

At their December 5, 2018, meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- No comments were provided.

#### **Attending Agencies:**

Charlotte Department of Transportation (CDOT); Charlotte Engineering & Property Management (E&PM) – Real Estate and Storm Water Services; Charlotte Water; Charlotte Area Transit System (CATS); Charlotte Housing & Neighborhood Services (H&NS); Charlotte Planning, Design & Development Department (PDD); County Finance; County Health Department; County Asset & Facility Management.

#### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments:

#### **Conclusions:**

- The use of this land for the Cross Charlotte Trail and Tree Canopy Preservation is compatible with the surrounding mixed use character of the area and is a suitable use for land in the FEMA Floodplain.
- The Cross Charlotte Trail is funded by the City's Community Investment Plan and serves both as a recreation facility as well as a transportation corridor. One of the goals of the project is to provide convenient access to neighborhoods and business across Charlotte. This site is adjacent to proposed residential units and will ultimately connect to several commercial nodes.

#### **Adopted Goals and Policies:**

- A greenway is identified in the Blue Line Extension Transit Station Area Plan and Mecklenburg County's Greenway Master Plan through the area of land to be dedicated, which is an intended use of the property.
- The donation will further the goals of the Urban Forestry Master Plan by providing land in an urbanizing area to preserve and replace trees and sustain the City's tree canopy.

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- Rezoning petition 2014-100 (Approved July 20, 2015) states that “A greenway dedication to Mecklenburg County will be the earlier of building permit for the site or real estate acquisition for greenway improvements”. The site plan approved as part of the rezoning petition indicates the general area for greenway dedication.

### **CMPC PLANNING COMMITTEE REVIEW:**

At their January 15th, 2019 meeting the Planning Committee ...

