

MANDATORY REFERRAL | REPORT NO. 19-24

Proposal to acquire properties with Flood Prone Structures near Catawba River/Riverside Drive

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the flood prone properties listed 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.

TAX PARCEL ID	STREET ADDRESS	LAND USE	ZONING
031-151-03	911 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-151-04	917 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-151-05	925 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-151-06	931 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-152-13	944 RIVERSIDE DR, CHARLOTTE	VACANT	R-5
031-152-21	950 RIVERSIDE DR, CHARLOTTE	VACANT	R-3
031-152-34	1004 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-3
031-152-12	1008 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-3/R-5
031-161-19	1415 RIVERSIDE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-03	1501 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-04	1509 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-05	1513 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-06	1521 LAKE DR, CHARLOTTE	VACANT	R-5
031-472-07	1529 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-09	1609 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-10	1613 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-11	1701 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-12	1715 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5
031-472-13	1727 LAKE DR, CHARLOTTE	SF RESIDENTIAL	R-5

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 July 2, 2019 *Mecklenburg Board of County Commissioners Resolution Adopting Guidelines for a Voluntary Buyout and retroFIT Grant Program for Floodplain Structures that sustained Damage During Flooding Along the Catawba River on June 9 and 10, 2019*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for these parcels as recommended by the Northwest District Plan (1990) is single family up to 4 DUA.

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:

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 the end of 2019 or early 2020, provided the owners are willing.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed request electronically and offered no comments.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed request and states the following:

Conclusions:

- The properties will be acquired with County Storm Water Services capital funds backed by property tax assessments.
- The acquisition program is entirely voluntary.
- The acquisition provides the opportunity of reducing future property damage and potentially loss of life in a flood prone area of the County.

Adopted Goals and Policies:

- The acquisition of this property will enable the County to work towards preventing the loss of life, property damage and service disruptions, as well as restoring natural and beneficial functions of the floodplain.
- The acquisition of this property is consistent with the County's *Flood Risk Assessment and Risk Reduction Plan* (adopted 2012).

CMPC PLANNING COMMITTEE REVIEW:

At their October 15th meeting, the Planning Committee reviewed the proposed request and had no comments.

LOCATION MAP





