

MANDATORY

REFERRAL REPORT NO. 97-16

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

LAND EXCHANGE ON BIG SUGAR CREEK/RAMBLEWOOD PARK

APRIL, 1997

PROJECT PROPOSAL AND LOCATION

The Mecklenburg County Park and Recreation Department is proposing to transfer 1.66+/- acres of high land on Big Sugar Creek at I-485 (from the total 2.26 +/- acre site - Tax Parcel 205-144-03) to Mr. and Mrs. William O. Curtin and Mr. and Mrs. Hugh L. Curtin for the purpose of private development in conjunction with an adjacent property (see attached map). It should be noted that the remaining 0.60 +/- acre portion of the site (containing the entire 100- year flood plain) will be retained by Mecklenburg County as open space.

In exchange for receiving the 1.66+/- acre site, the Curtins are proposing to transfer 14.67 +/- acres of flood plain/ high land on Big Sugar Creek contiguous to Ramblewood Park at Nations Ford Road (from the total 19.1 +/- acre tract - Tax Parcel 203-057-01 A & B) to Mecklenburg County for the purpose of increasing the size of the district park site (Ramblewood Park presently 78.85 acres) and expanding the preserved flood plain adjacent to the park (see attached map).

PROJECT JUSTIFICATION

This land exchange is consistent with the goals and recommendations of the 1989 *Charlotte-Mecklenburg Parks Master Plan*, which shows that Ramblewood District Park has a size deficit of over twenty (20) acres. This exchange will increase the size of the district park site and expand the preserved flood plain adjacent to the park. In addition, there will be no loss of the 100-year flood plain on the portion of the site the County is transferring to the Curtins.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

This land exchange would be part of an ongoing land acquisition program to acquire flood plains for greenways. This exchange would present an opportunity to expand greenway and park land at a district park site - while losing no flood plain at the smaller site. It should be noted that the private development of the land transferred to the Curtin Family would add to the tax base.

PROJECT IMPACT

This proposed project would be a win/win situation, by increasing the size of the district park, by retaining the flood plain and by adding potentially expensive private property to the tax scrolls.

PROJECT COST

Land values for purposes of the proposed exchange were determined from tax appraisals. The I-1 zoned 1.66 +/- acres, which would be transferred to the Curtins, is valued at \$32,539. The R-4 and I-1 zoned 14.67 +/- acres, which would be transferred to Mecklenburg County, is valued at \$41,061. It should be noted that all of the subject property is vacant, and that the values determined by the City-

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County Tax Office are based on zoning classification and usability, i.e. the proportion of tracts that are developable (not in the flood plain).

STAFF RECOMMENDATION

Planning staff supports this land exchange for the indicated purposes.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved this land transfer to increase the size of Ramblewood Park.

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