

MANDATORY REFERRAL REPORT NO. 99-41
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
LAND ACQUISITION of 5.686 Acre Tract at Confluence of Little Sugar and Briar
Creeks off Park Road for Little/Sugar Briar Creek Greenway
DECEMBER 1999

PROJECT LOCATION

The site is located off Park Road within the confluence of Little Sugar Creek and Briar Creek; the property is vacant and is almost entirely within the 100-year floodplains of the two creeks. The site includes all of Tax Parcel #171-181-39.

PROJECT PROPOSAL

The Mecklenburg County Park and Recreation Department proposes to acquire approximately 5.686 acres at the project location for a component of the Little Sugar Creek/Briar Creek Greenway.

PROJECT JUSTIFICATION

The property is within the confluence of two major creeks draining the central portion of the City of Charlotte. Both creeks were identified for greenway (preservation of the 100-year flood plain) in the original 1981 Greenway Master Plan. This recommendation is again highlighted in the 1999 update of the Mecklenburg County Greenway Master Plan. From the perspective of storm water management and water quality enhancement, this property is clearly one that should be preserved as open space. This open space would function as a component of the greenway plan's recreation and pedestrian transportation system, i.e. a trail would be established to connect the property to the system along Little Sugar Creek and /or Briar Creek. Land acquisition would be funded through 1999 2/3's bonds.

Infill sites are becoming more expensive and scarce. A site with commercial and/or multi-family zoning in place, such as the subject property, is highly marketable even with the additional cost of site preparation necessary here due to its location within a flood plain. Unless local regulations totally prohibit development of properties such as this tract, the community may face a future buy-out need of a developed (and therefore even more expensive) tract. Acquisition of this site now will be more costly as greenway acquisition projects go, but will be less than the potential buy-out of the property with buildings and other improvements in place. Immediate acquisition would represent a long-term cost savings to the County.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The property is located within the South District Planning area. The tract is zoned O-2 (office district) with a small (.447 acre) portion zoned for multi-family (R-22MF) use. Residential uses are the primary land uses in the surrounding area, with single family residential being the primary use. There are significant multifamily uses along the course of the proposed greenway north of the site. The South District Plan states that, "many developed sections [in the District] lack adequate public open space. To have a balanced

land use pattern, a network of parks and greenways will have to be developed throughout the district.”

This site is part of the on-going greenway/open space acquisition efforts of the Mecklenburg County Department of Parks and Recreation and now supported by SWIM – storm water management practices and flood plain preservation initiatives currently being put in place by other departments/agencies. Since the site sits almost entirely within the 100-year floodplain, a special use permit would be required to develop the area for anything other than open space.

PROJECT IMPACT

The project is currently vacant and expanded park uses are needed in the area. The additional park space would be a tremendous asset to the neighborhood and neighborhoods that would connect to the greenways. Planning staff recommends that in the development of this portion of the greenway that connections to adjacent neighborhoods and community facilities (such as the nearby Marion Diehl Center) be provided.

PROJECT COST

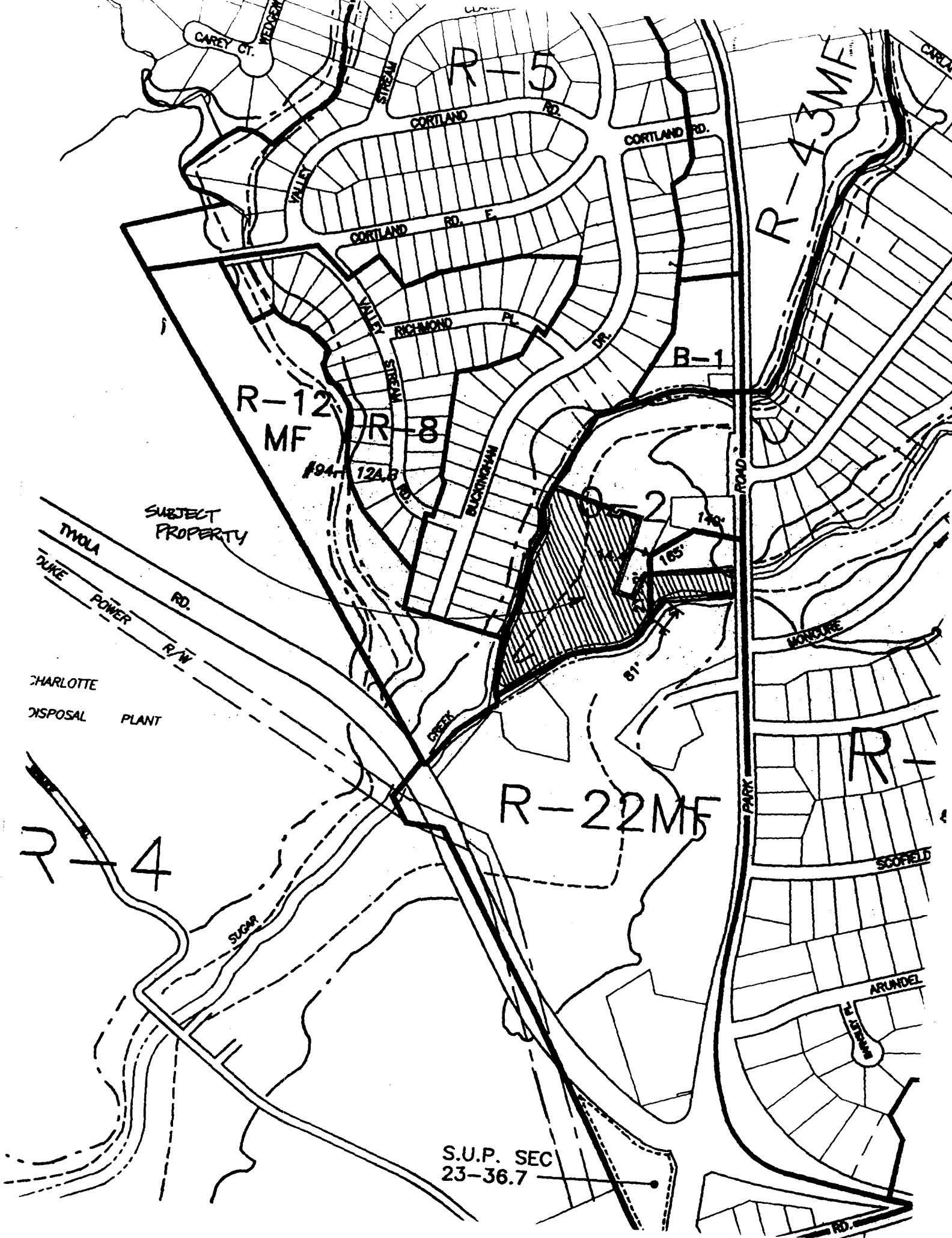
Land acquisition costs will be negotiated and/or based on a market appraisal. Current tax value for the +/- 5.686 acres is \$495,710.

STAFF RECOMMENDATION

Staff recommends the property be purchased to include in the Little Sugar Creek and Briar Creek Greenways.

PLANNING COMMITTEE RECOMMENDATION

The Committee deferred action on the referral until the January 4, 2000 meeting. The Committee intends to hear further information on the cost of the subject property and the details of the proposed purchase at that time.




**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: December 2, 1999

TO: Nancy Brunnemer
Mecklenburg County Parks

FROM: Debra D. Campbell 
Planning Division Manager

SUBJECT: Mandatory Referral #99-41

We received your request to process a mandatory referral report to purchase 5.6 acres of land located off Park Road near Little Sugar Creek. John Cock on our staff has been assigned the review responsibility.

This mandatory referral report #99-41 is scheduled for Planning Committee consideration on Tuesday, December 14, 1999 at 5:00 p.m. The meeting will be held in the Planning Commission's Uptown Conference Room on the 8th Floor of the Charlotte Mecklenburg Government Center.

If you have questions or need further assistance, please contact John at ext. 68309 or me at ext. 62671.

cc. John Cock

John Cook

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MANDATORY REFERRAL:

LAND ACQUISITION FOR 5.686-ACRE TRACT AT CONFLUENCE OF LITTLE SUGAR AND BRIAR CREEKS OFF PARK ROAD

MCPR MR#00699

NMB.HDrv

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal, a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. Initiating Department: Mecklenburg County Park and Recreation

Department; **Date:** November 22, 1999

Submitted By: R. Wayne Weston, Director

Department Representatives: Nancy M. Brunnemer, Park Planner; Neil Luther, Greenway Planner

Project Name: Little Sugar Creek/Briar Creek Greenway - Acquisition of +/- 5.686 acres.

II. Location and Description of Project: Site is located off Park Road within the confluence of Little Sugar Creek and Briar Creek; the property is vacant and is almost entirely within the 100-year flood plains of the two creeks. This tract is zoned O-2 (office district) with a small .447-acre portion zoned for multi-family use. The site includes all of Tax Parcel #171-181-39.

III. Project Justification/Need: The property is within the confluence of two major creeks draining the central portion of the City of Charlotte. Both creeks were identified for greenway (preservation of the 100-year flood plain) in the original (1981) greenway master plan; this recommendation is again highlighted in the 1999 update of the Mecklenburg County Greenway Master Plan. From the perspective of storm water management and water quality enhancement, this property is clearly one that should be preserved as open space. This open space would function as a

component of the greenway plan's recreation and pedestrian transportation system, i.e. a trail would be established to connect the property to the system along Little Sugar Creek and/or Briar Creek. Land acquisition would be funded through 1999 2/3's bonds.

IV. Project Status (check those that apply).

Nothing done but this report	Land not yet acquired	X
Preliminary plans competed	Land acquisition underway	_
Detailed plans completed	Land acquired	_
No land acquisition involved	Project under contract	_

V. Proposed Development Schedule

	Begin	Completed
Planning		
Land negotiations underway		
Construction	N/A	

(Identify any known external factors, which are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.)

VI. Relation of this proposal to other public projects: (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?)

This site is part of ongoing greenway/open space acquisition efforts through this department and now supported by S.W.I.M., storm water management practices and flood plain preservation initiatives currently being put in place by other departments/agencies.

Infill sites are becoming more expensive and scarce. A site with commercial and/or multi-family zoning in place, such as the subject property, is highly marketable even with the additional cost of site preparation necessary here due to its location within a flood plain. Unless local regulations totally prohibit development of properties such as this tract, the community may face a future buy-out need of a developed (and therefore even more expensive) tract. Acquisition of this site now will be more costly as greenway acquisitions go but will be less so than the future potential buy-out of the property with buildings and other improvements in place. This represents a long-term cost savings.

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). Land costs will be negotiated and/or based on a market appraisal.

Current tax value is \$495,710.

VIII. Assistance Funds: (If State or Federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance). **N/A**

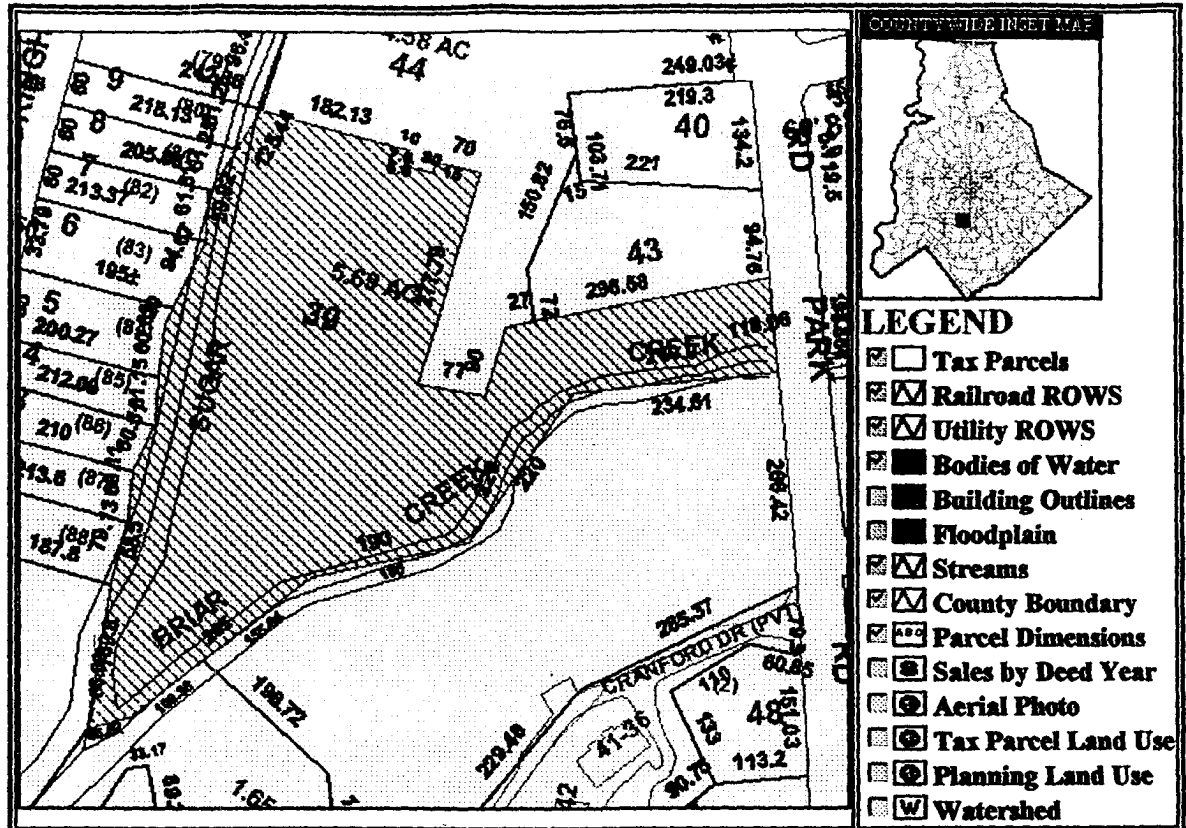
ATTACHMENT: MAP OF SUBJECT PROPERTY



Tax Parcel and Map Street Search	Road Interchange Intersection Search	Market Analysis Search Maps
Return to Full Map Extent	How to Use the System	Return to GIS Real Estate System Homepage

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☐ Refresh Map
 ☐ Pan
 ☐ Zoom In
 ☐ Zoom Out
 Zoom Factor
☐ Identify Tax Parcels
 ☐ Adjoining Owner's Report within
☐ Measure Start Line
 Label Parcels by:



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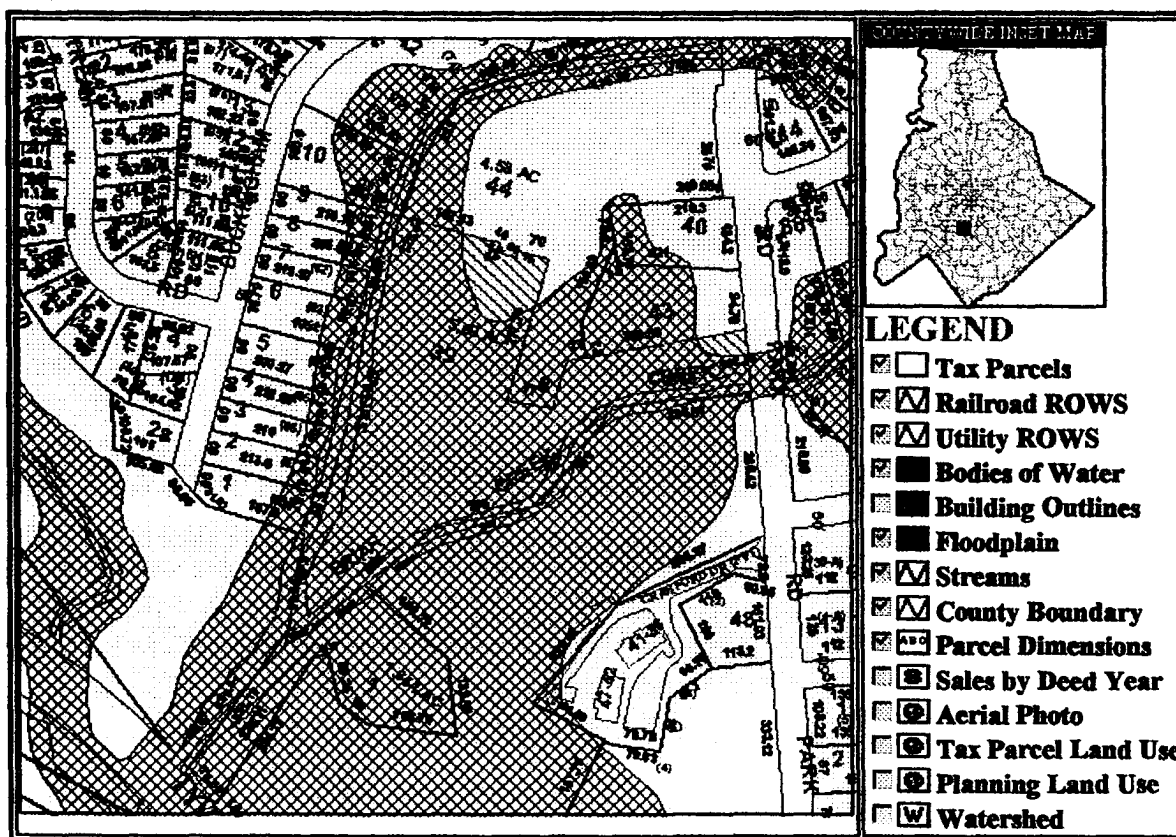
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