



Legislation Text

File #: ID 18-0709, **Version:** 1

Resolution Authorizing Acceptance of Dedication of Nine Floodplain, Drainageway and Open Space Parcels from Kavanaugh Associates, Inc., Westminster Company/Guilford Greene Community Association, Westminster Homes, Inc./Saddle Creek Homeowners Association Carrolland Corporation, Westminster Homes of North Carolina, Inc., Portrait Homes Construction Co, Koury Corporation, Chatoyancy, LLC/Keystone Group, Inc., Westtown Ltd./Carriage Crossing Homeowner Association and Jarret Construction Co., Inc.

Department: Parks and Recreation

Council District: 2, 3, 4 and 5

Public Hearing: N/A

Advertising Date/By: N/A

Contact 1 and Phone: Nasha McCray, 433-7360

Contact 2 and Phone: Shawna Tillery, 373-7808

PURPOSE:

Ten floodplain, drainageway, and open space parcels were dedicated on recorded plats but not formally accepted by or deeded to the City. City Council acceptance of the parcels is requested.

BACKGROUND:

Dedication of drainageway and open space areas is a requirement of the City's subdivision regulations in the Land Development Ordinance. Pursuant to North Carolina General Statutes Section 160A-374, the approval of a plat does not constitute the acceptance by a city or the public of the dedication of any street or other ground or public facility shown on the plat; however, a city council may by resolution accept the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes. All dedications of drainageway and open space are evaluated by a multi-departmental team of city staff and then presented to the City's Parks and Recreation Commission. The Parks and Recreation Department is in the process of accepting eleven designated floodplain, drainageway and open space parcels as described on the approved and recorded subdivision plats listed below:

- Parcel #0072963 was dedicated by Kavanaugh Associates Inc. to the City of Greensboro as drainageway and open space on the Final Plat for Old Towne @ Richland Creek a.k.a. The Grande at Lake Jeanette, Section A, Phase II in Plat Book 158 Page 76 recorded on February 9, 2005. This parcel, also known as 4017 Near Lake Jeanette Road, is approximately 0.17 acres, zoned Planned Unit Development, and is located in Council District 3. A proposed portion of the Hickory Greenway is located near this parcel;
- Parcel #0082350 was dedicated by Westminster Homes, Inc. to the City of Greensboro as drainageway and open space in Plat Book 124 Page 13 recorded on March 25, 1997, as part of Phase 3-A Saddle Creek a.k.a Brassfield. This parcel, also known as 3400 YY Bardwell Road, is approximately 3.1 acres,

zoned R-5, and is located in Council District 4. A proposed portion of the Price Park Extension is located on this parcel;

- Parcel #0091111 was dedicated by Carrolland Corporation to the City of Greensboro and the public as drainageway and open space in Plat Book 156 Page 18 recorded on August 16, 2004, as part of Phase 3, Map 2 Storrington. This parcel, also known as 5621 Near Waterpoint Drive, is approximately 0.63 acres, zoned R-3, and is located in Council District 2. A proposed portion of the Utility Trail #4 is located on this parcel;
- Parcel #0082355 was dedicated by Westminster Homes of North Carolina, Inc. to the City of Greensboro, Guilford County, and the public as drainageway and open space and utility easement in Plat Book 118 Page 41 recorded on October 19, 1995 and re-recorded in Plat Book 119 Page 79 in 1996, as part of Phase 2A Saddle Creek a.k.a Brassfield. This parcel, also known as 3206 YY Bardwell Road, is approximately 1.6 acres, zoned R-3, and is located in Council District 4. The proposed Price Park Ext. Spur is located on this parcel;
- Parcel #0073168 was dedicated by Portrait Homes Construction Co. to the City of Greensboro and the public as drainageway and open space in Plat Book 144 Page 39 recorded on December 3, 2001, as part of the Final Plat of Coble Farm. This parcel, also known as 1226 Rear Satinwood Drive, is approximately 0.96 acres, zoned CD-RM-8, and is located in Council District 5. A portion of the Bicennential Greenway is located on this parcel;
- Parcel #0057243 was dedicated by Koury Corporation to the City of Greensboro as flood plain in Plat Book 62 Page 38 on September 15, 1978, as part of Section 2 Westridge Valley, and later dedicated as flood plain and open space in Plat Book 86 Page 85 on July 27, 1987, as part of Section 3 Westridge Valley. This parcel, also known as 1709 Foxhollow Road, is approximately 3.47 acres, zoned R-3, and is located in Council District 4. The proposed Red Greenway is located on this parcel.
- Parcel #0093545 was dedicated by Chatoyancy, LLC to the City of Greensboro and the public for drainageway and open space and utility easement in Plat Book 175 Page 43 on August 13, 2008, as part of the Final Plat of Cardinal Vista. This parcel, also known as 5909 Cardinal Lake Drive, is approximately 6.3 acres, zoned R-3, and is partially located in Council District 3 and partially located in Council District 5. This parcel is currently listed by the Guilford County Tax Department as owned by the Keystone Group, Inc. A proposed portion of the Northwest School is located on this parcel;
- Parcel #0062353 was dedicated by Westtown Ltd. to the City of Greensboro as flood plain and open space in Plat Book 79 Page 62 on November 5, 1985, as part of Phase I of Carriage Crossing. This parcel, also known as 804 YY Carriage Crossing Lane, is approximately 0.73 acres, is partially zoned CD-RM-8 and partially zoned R-3, and is located in Council District 5. This parcel is currently listed by the Guilford County Tax Department as owned by the Carriage Crossing Homeowners Association Inc. A portion of Bicentennial Greenway is located near this parcel;
- Parcel #0081799 was dedicated by Jarrett Construction Co., Inc. to the City of Greensboro, Guilford

County, and the public as drainageway and open space and utility easement in Plat Book 112 Page 73 on June 8, 1994, as part of the Final Plat of Section 5 of Woodland Hills. This parcel, also known as 3303 YY Crosstimbers Court, is approximately 0.69 acres, zoned R-3, and is located in Council District 4. A portion of the Price Park Extension crosses this parcel.

BUDGET IMPACT:

Funding in the amount of \$234.00 for the Guilford County Register of Deeds recording fees are budgeted in the Parks and Recreation Department Account #101-5029-01.5288. Funding for the minimal maintenance of the drainage way and open space area is currently budgeted in the Field Operations Right-of Way maintenance budget.

RECOMMENDATION / ACTION REQUESTED:

The Parks and Recreation Department and the Parks and Recreation Commission recommend that City Council adopt the resolution to formally accept the dedication of nine floodplain drainageway and open space parcels known as Parcel #0072963 from Kavanaugh Associates, Inc., Parcel # 0082350 from Westminster Homes, Inc./Saddle Creek Homeowners Association, Parcel #0091111 from Carrolland Corporation, Parcel #0082355 from Westminster Homes of North Carolina, Inc., Parcel #0073168 from Portrait Homes Construction Co, Parcel #0057243 from Koury Corporation,, Parcel #0093545 from Chatoyancy, LLC/Keystone Group, Inc., Parcel #006253 from Westtown Ltd./Carriage Crossing Homeowner Association and Parcel #0081799 from Jarret Construction Co., Inc.