

MANDATORY REFERRAL-REPORT NO. 04-19
Proposed Mason Wallace Park Expansion

PROJECT PROPOSAL AND LOCATION:

It is proposed to expand Mason Wallace District Park on Monroe Road, with the addition of Tax Parcel # 191-041-01, a .57-acre tract located on Monroe Road adjacent to the southwesterly edge of the existing park boundaries. This vacant tract fronts on Monroe Road and is bordered by two single-family residential lots and the park. The subject parcel (as well as the park) is zoned R-3 single family residential development.

A parking area along Monroe Road that principally serves the adjoining playfields is also signed as a CATS park & ride lot, although buses do not enter the property.

PROJECT JUSTIFICATION:

The 30-acre Mason Wallace Park is in the East Park District, and is classified as a *district* park, which prescribes (in accordance with the *1989 Charlotte Mecklenburg Parks Master Plan* criteria) to be from 40 to 200 acres in size. District parks are developed and programmed to handle active recreation activities (with fields, courts, etc.), with approximately 50 percent of district park acreages retained as undeveloped/passive open space (edges/setbacks, trails, natural features such as streams and rock formations). This wooded tract proposed for acquisition is virtually the last vacant parcel available to expand this park site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this parcel to provide additional acreage is consistent with the *1989 Charlotte Mecklenburg Parks Master Plan*. Additionally, utilizing opportunities to expand existing undersized parks within heavily developed areas has been an ongoing strategy of the Park and Recreation Department. Other land that the County owns (or could reasonably obtain) in this general vicinity could not serve as a district park, unless considerable demolition of residences are involved.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The East District Plan recommends single family land uses at a base density of four dwelling units per acre for the site.

PROJECT IMPACT:

Adding this undeveloped parcel to the park will expand open/green space within the heavily developed area along the Monroe Road corridor south of East Mecklenburg High School. Visually, this property appears to be part of the park. No negative impacts on public infrastructure would result from adding this tract to the park. Incorporating the tract into the park eliminates the opportunity for its development as additional housing.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other related projects have been identified.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property will be funded through the 1999 park bonds.

JOINT USE TASK FORCE REVIEW COMMENTS:

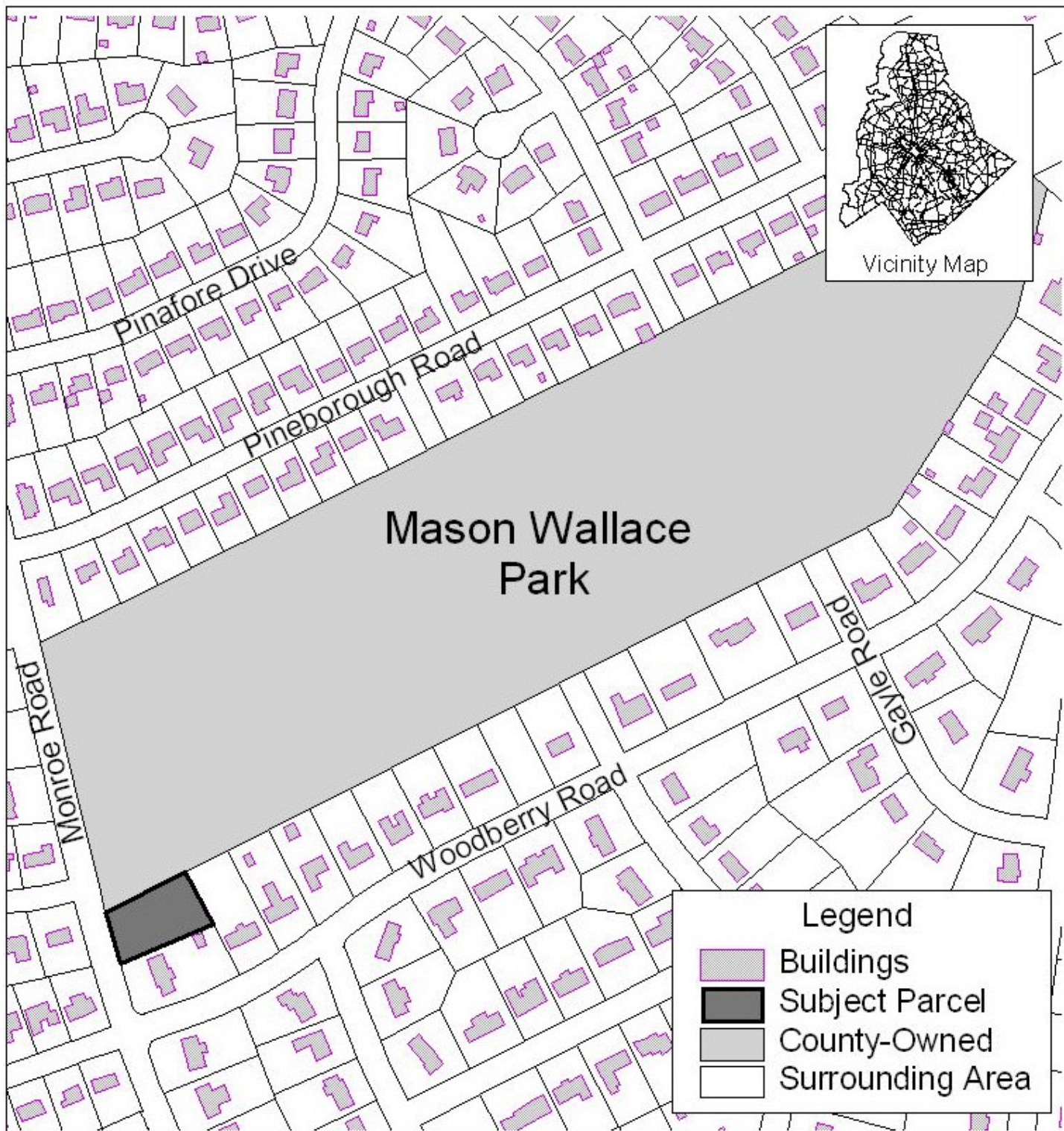
The Joint Use Task Force discussed this mandatory referral at their meeting on Wednesday, September 1, 2004. No specific joint use opportunities were identified. The committee noted that the property will be maintained in its present condition of a wooded site if purchased, and that CATS uses the Park's parking lot as a park & ride lot.

CMPC STAFF RECOMMENDATION:

Providing additional open space in this area, located adjacent to a park and surrounded by homes, is appropriate at this location. Staff therefore recommends acquisition of this parcel for park expansion purposes.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 21, 2004 meeting, the Planning Commission voted 7-0 in favor of purchasing this property for park purposes.

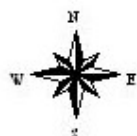


Mandatory Referral

Mecklenburg County



Real Estate Services
September 21, 2004



No Scale

Mason Wallace District Park Expansion

MR 04-19

