

MANDATORY REFERRAL REPORT NO. 15-53
Proposed Acquisition of Land for Access to Campbell Creek Greenway in East Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire 6800 Streamside Drive (tax parcel 165-081-35) in east Charlotte for land assemblage along Campbell Creek Greenway. The property is located south of Idlewild Road and west of W.T. Harris Blvd in east Charlotte. The property is approximately .266 acres and is zoned R-4 Single Family Residential according to the City of Charlotte Zoning Ordinance, and contains a vacant single family home, and is in an area of single family homes.

Acquisition of this parcel and the installation of a neighborhood access trail across the parcel will eliminate the need to clear trees within the S.W.I.M buffer nearby, thereby reducing the environmental impact associated with greenway development in this area. Acquisition of the parcel will also allow the trail to be paved in this area instead of being constructed with wooden boardwalk, thereby reducing the cost of ongoing greenway maintenance.

PROJECT JUSTIFICATION:

This greenway project has been designed and is currently in the process of contractor bidding. The eventual construction of this greenway trail will put the County's greenway system in reach of more County residents.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this parcel is consistent with the County's *Park & Recreation Master Plan* to expand the County's greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Independence Boulevard Area Plan* (adopted 2011) recommends single family land uses up to 4 dwelling units per acre. Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and consistent with adopted policy.

PROJECT IMPACT:

Acquisition of this property will result in a more functional greenway that can be constructed with fewer environmental impacts and will result in a trail with lower maintenance costs.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This greenway project is not connected to any other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the end of FY16.

JOINT USE TASK FORCE REVIEW COMMENTS:

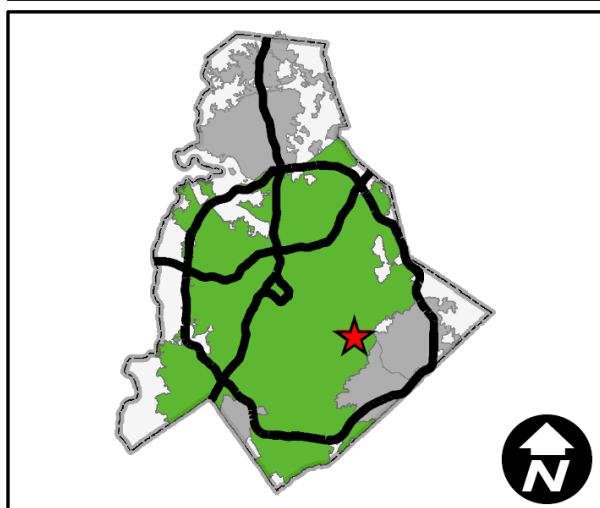
The Joint Use Task Force discussed this matter at their November 4, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as open space and a future greenway is compatible with adopted land use policies. Staff recommends approval of the land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 17, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-53

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- City Property
- County Property
- Schools
- FEMA 100 Year Floodplain

