

**MANDATORY REFERRAL REPORT NO. 00-32**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**MECKLENBURG COUNTY PARK and RECREATION**  
**LAND EXCHANGE for PARK EXPANSION and NEW PARKS**

**PROJECT LOCATION**

The properties proposed to be exchanged include (1) County-owned parcels at I-485 and Independence Boulevard and (2) American Property Development Company (APDC) adjoining L. C. Coleman Park and Northwest School of the Arts, property off Back Creek Church Road, and property off Eastfield Road (SEE ATTACHED MAPS).

**PROJECT PROPOSAL**

This proposed project calls for the exchange of County-owned tax parcels 215-081-15, 215-231-02, and 215-231-01 at I-485 and Independence Boulevard for APDC-owned tax parcels 069-093-31, 069-093-32, 069-093-33, 069-093-35, 069-093-39, 069-093-12, 069-093-05, and 069-093-13 adjoining L.C. Coleman Park and Northwest School of the Arts; tax parcel 051-191-13 off Back Creek Church Road; and tax parcel 021-122-01 on Eastfield Road. The County property was originally assembled for a landfill. The County property contains +/- 158 acres and is currently zoned R-4 and B-2. The APDC property at the L.C. Coleman Park (zoned R-5) includes +/- 5 acres and will expand the park from 12 acres to 17 acres. The two parcels at Back Creek Church Road (+/- 78 acres) and Eastfield Road (+/- 115 acres) are new sites within the district park size classification. The Back Creek Church Road site is zoned R-3 and the Eastfield Road site is located within Huntersville's Open Space District. The total acreage to be acquired by the County is 198 acres; with 158 acres to be conveyed to APDC.

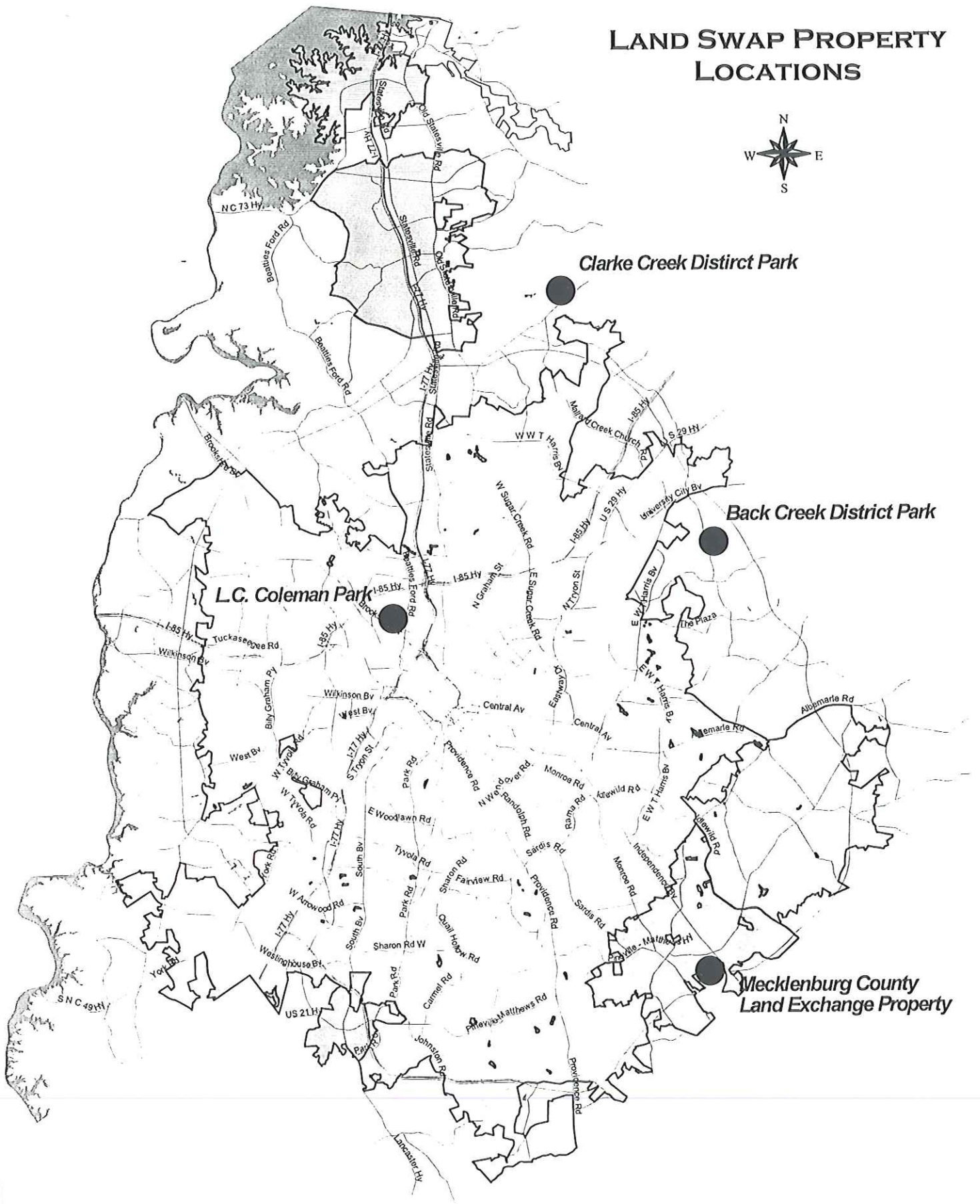
**PROJECT JUSTIFICATION / NEED**

The 1989 CMPMP recommends a size range of 15 to 25 acres for new neighborhood park sites. L.C. Coleman Park is an older park site developed prior to the park master plan. The adjoining Northwest campus includes only 9.5 acres, well below CMS standards for middle and/or high school sites.

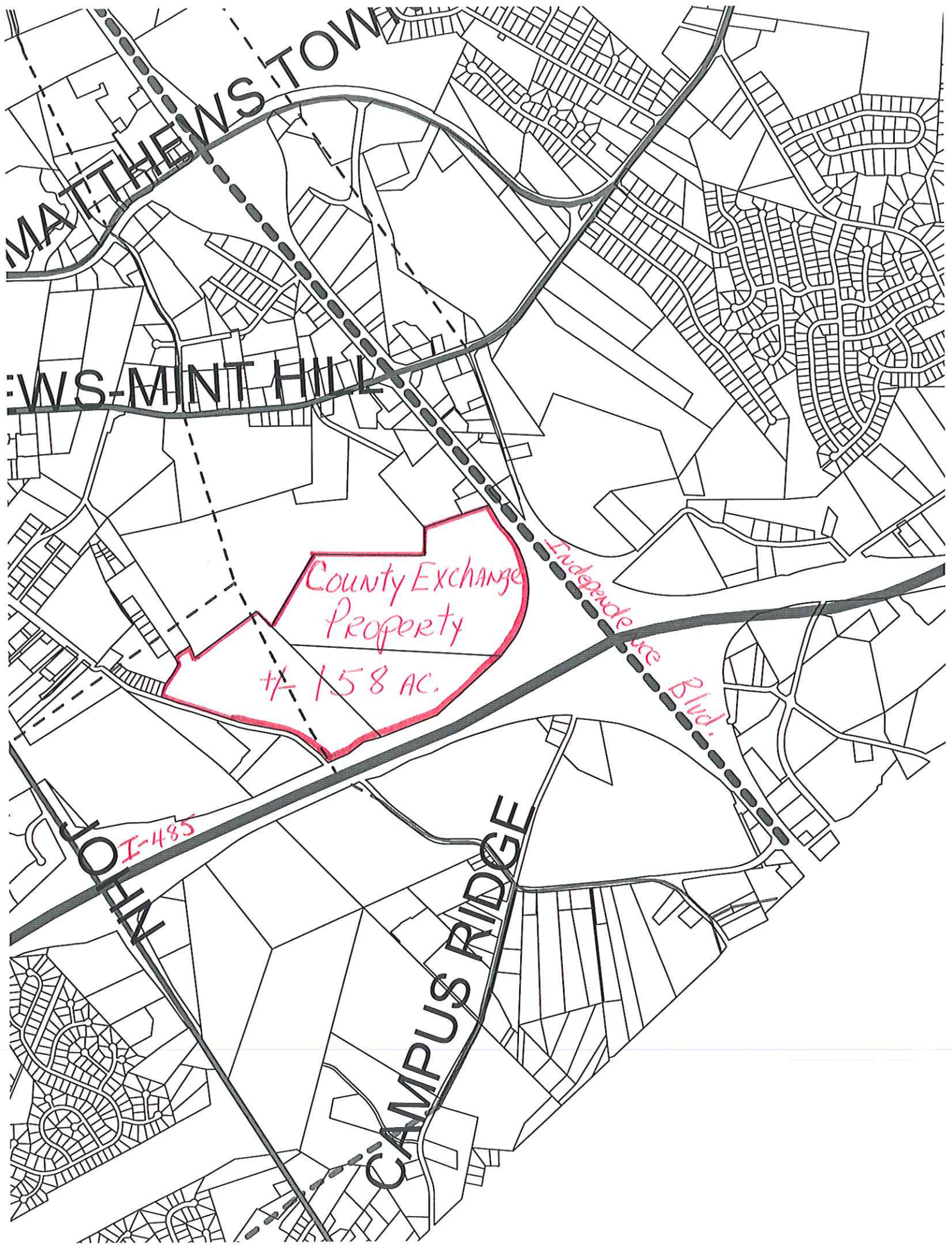
The two larger sites are within the plan's district park size range (40 to 200 acres). Both sites, particularly the one on Back Creek Church Road, are within rapidly growing suburban areas. Typical district parks include active recreation facilities including fields and courts, as well as playgrounds and passive facilities (trails and picnic areas). The Back Creek site adjoins property to be developed and was recently rezoned. Flood plain along this tributary of Back Creek will be dedicated for greenway and will directly link the new residential development to this proposed park site.

The Eastfield Road property is directly across from the entrance to Highland Creek at Highland

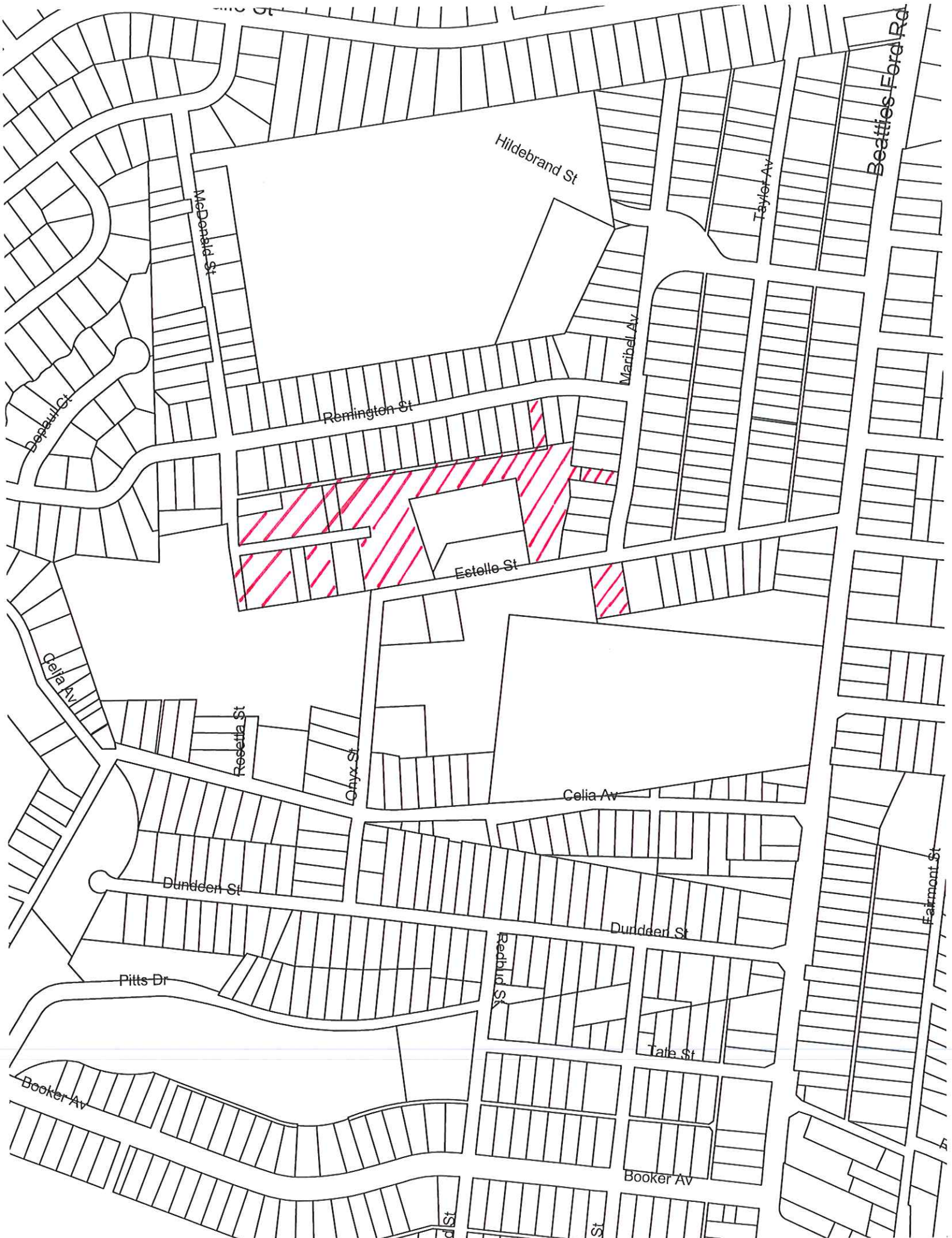
# LAND SWAP PROPERTY LOCATIONS









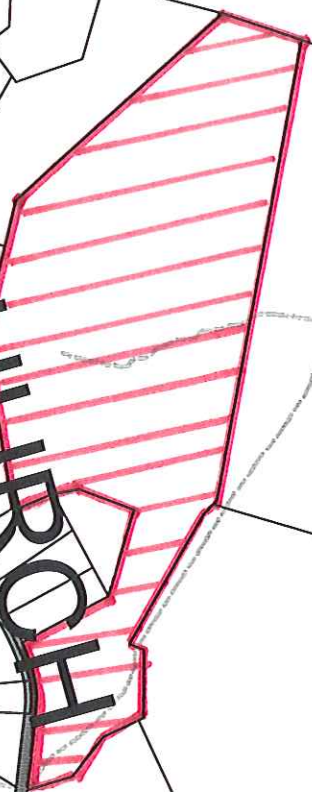




BACK CREEK CHURCH

CALDWELL

ROCKY





Eastfield Rd

Highland Creek Py

Keaton Ridge Dr

Fritchfield Dr

Wendell Wood Dr

Gaskin Ct

Hearst Ct

Deerfloss Run Dr

Abou Spring Dr



MANDATORY REFERRAL:

## SITE EXPANSION - HARRISBURG ROAD COMMUNITY PARK SITE

CAPITAL PROJECT PROPOSAL FORM

MCPR MR#00500

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: August 29, 2000

Submitted By: R. Wayne Weston, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: Land Exchange for (1) Park Site Expansion and (2) New Park Sites - Mecklenburg County/American Property Development Company, LLC

III. Location and Description of Project: The properties proposed to be exchanged include (1) County-owned Tax Parcels 215-081-15, 215-231-02 and 215-231-01 at I-485 and Independence Boulevard; and (2) APDC, LLC-owned Tax Parcels 069-093-31, 069-093-32, 069-093-33, 069-093-35, 069-093-39, 069-093-12, 069-093-05 and 069-096-13 adjoining L. C. Coleman Park and Northwest School of the Arts (Central Park District I); Tax Parcel 051-191-13 off Back Creek Road (Northeast Park District); Tax Parcel 021-122-01 on Eastfield Road (Northeast Park District). The County property was originally assembled for a landfill, a project no longer viable; +/- 158 acres remain and are included in this exchange. Property at L.C. Coleman Park includes +/- 5 acres; will expand that neighborhood park site from 12 acres to 17 acres. The two (2) properties at Back Creek Road (+/- 78 acres) and Eastfield Road (+/- 115 acres) are new sites within the district park size classification. The total acreage to be acquired by the County is 198; with 158 acres to be conveyed to APDC, LLC.

of 15 to 25 acres for neighborhood park sites. L. C. Coleman is an older park site developed prior to the park master plan. The adjoining campus includes only 9.5 acres, well below CMS standards for middle and/or high school sites. This additional acreage will provide space to enhance both park and school-related facilities for this central city area. Several additional parcels and potentially some street right of way abandonment will complete the proposed expansion project (fill in remaining gaps).

Both of the larger sites are within the plan's *district park* size range (40 to 200 acres). Both of these sites, particularly the one on Back Creek Road, are within rapidly growing suburban areas. Typical district parks include active recreation facilities including fields (soccer, softball) and courts (tennis, basketball) as well as playgrounds; also included are passive facilities such as trails, picnic areas, etc. The Back Creek site adjoins property to be developed by the Forest City Land Group, which was recently rezoned. Flood plain along this tributary of Back Creek will be dedicated for greenway and will directly link the new residential development to this proposed park site. The Eastfield Road property is directly across from the entrance to Highland Creek at Highland Creek Parkway. Both new sites were on the project list (funded for acquisition) for the 1999 Park Bonds.

**V. Project Status (check those that apply).**

Nothing done but this report	<input type="checkbox"/>	Land not yet acquired	<input checked="" type="checkbox"/>
Preliminary plans competed	<input type="checkbox"/>	Land acquisition underway	<input type="checkbox"/>
Detailed plans completed	<input type="checkbox"/>	Land acquired	<input type="checkbox"/>
No land acquisition involved	<input type="checkbox"/>	Project under contract	<input type="checkbox"/>

<b>V. Proposed Development Schedule</b>	<u>Begin</u>	<u>Completed</u>
Planning	<u>X</u>	
Land	<u>acquire for future park development</u>	
Construction		

(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?) The County has no public project planned for the former landfill tract. Expansion of L. C. Coleman also supports the adjoining school campus with additional outdoor athletic space and surrounding green space. Both of the larger park tracts are part of the 1989 Charlotte Mecklenburg Parks Master Plan objective to provide outdoor recreation space/facilities conveniently located to residents throughout the County.

**Project Cost Estimate** - (indicate the estimated total project cost and describe how this estimation has been made). Market appraisals will



determine land costs for the properties. At present, it is estimated that the combined value of the park properties is greater than the market value of the County's property, even when considered at its highest and best use rather than its current R4 and B2 zoning.

**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: Site Maps.**



# GIS Real Estate System

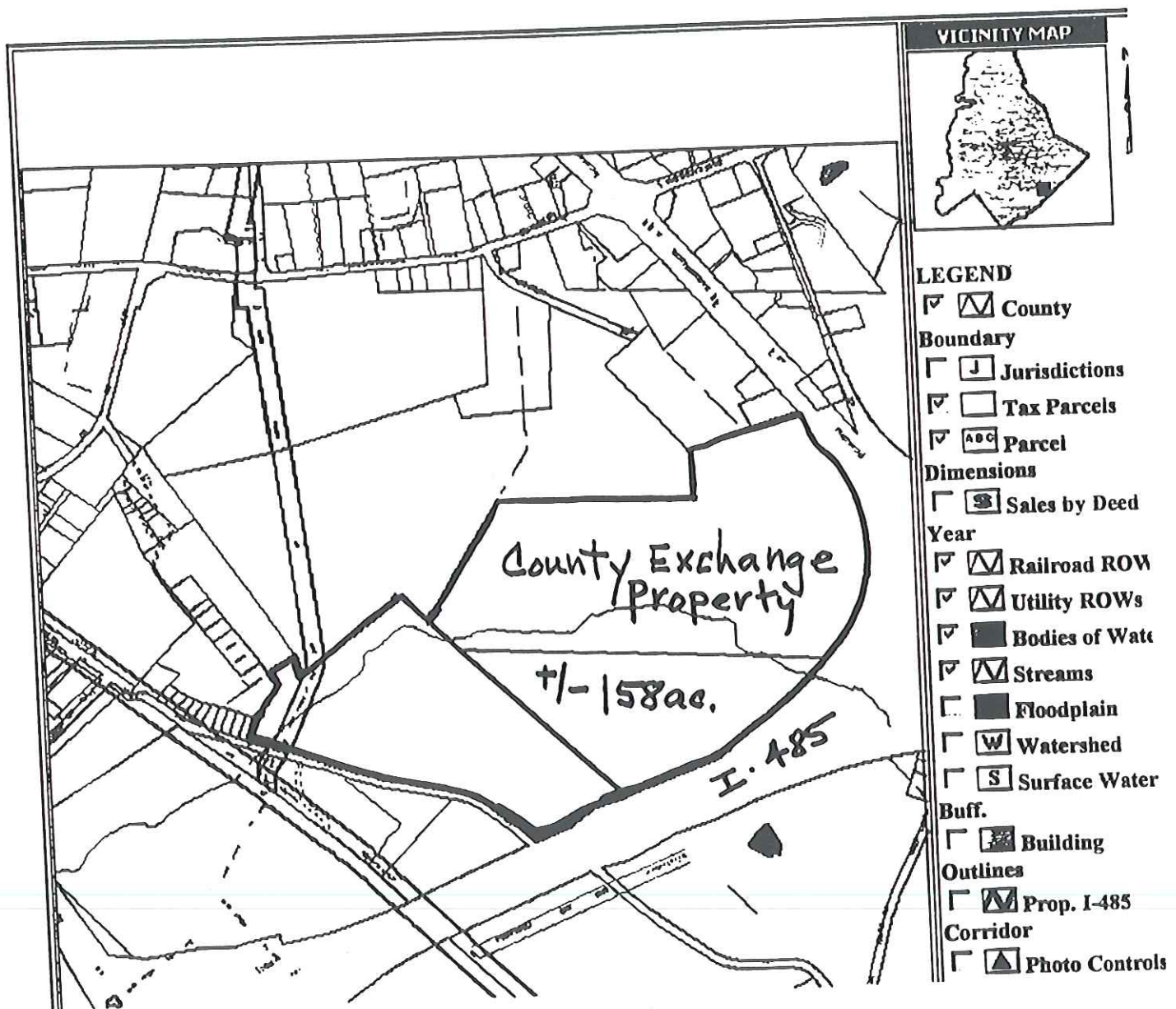
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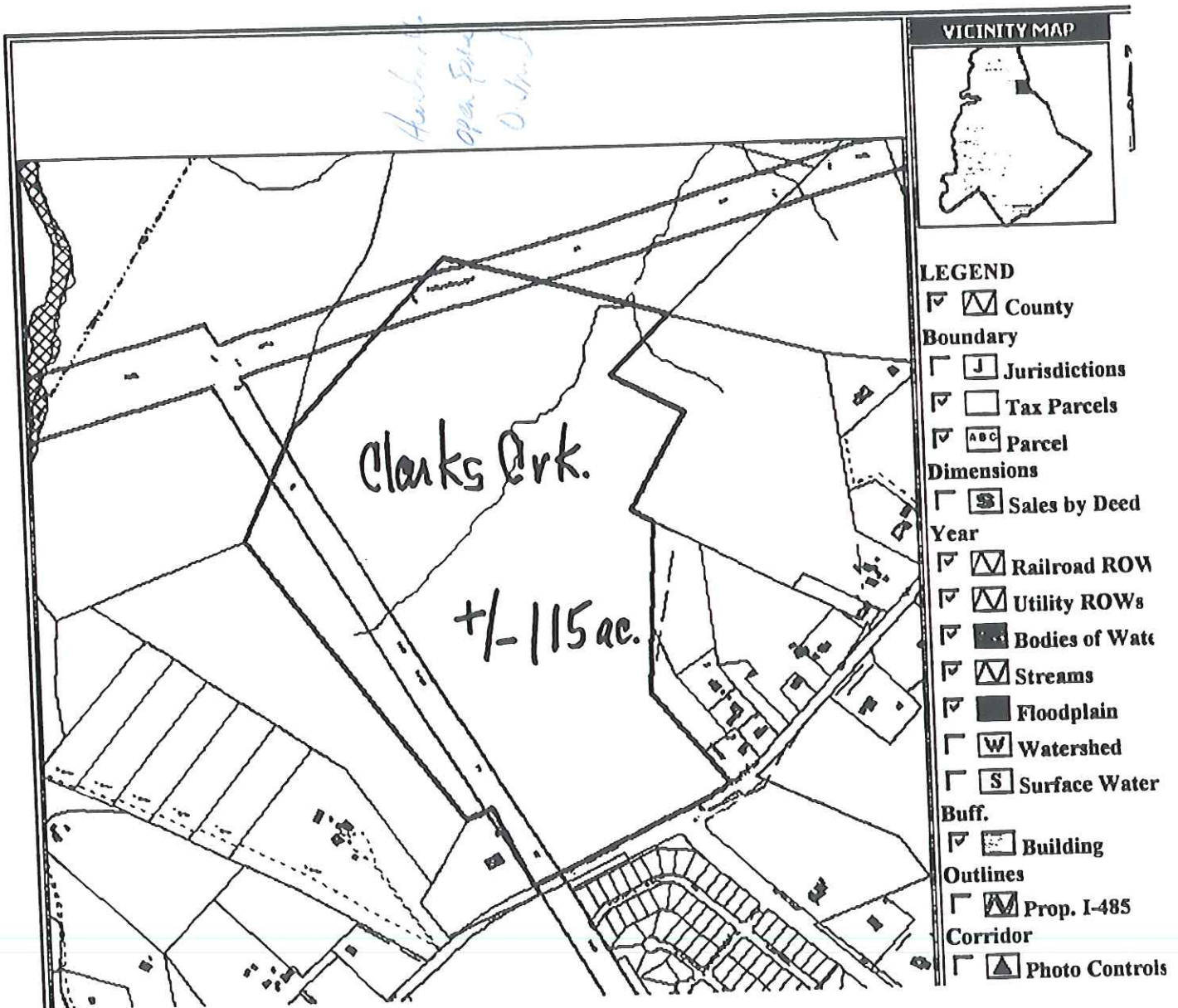
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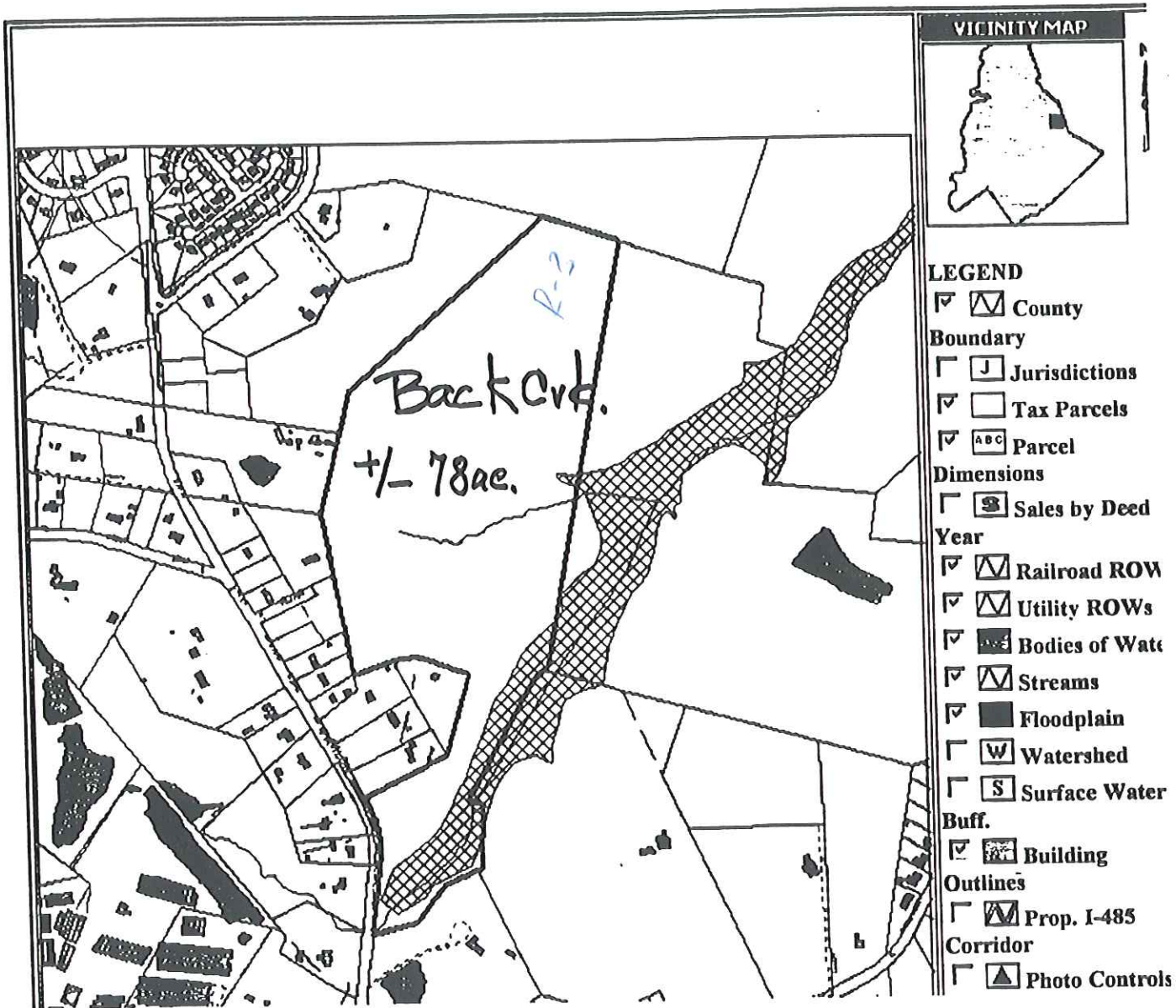
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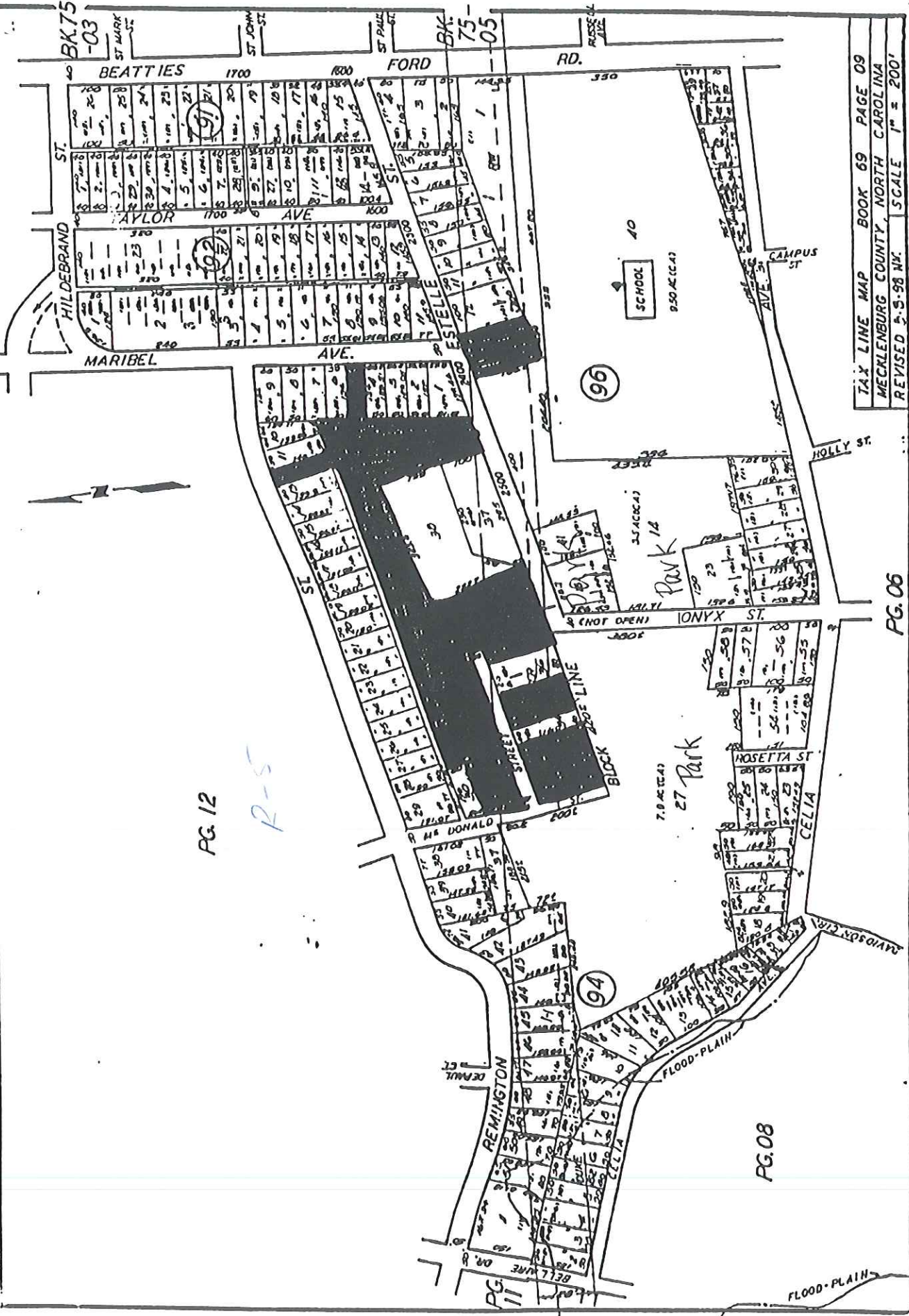
62-08

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BK.75-05

TAX LINE MAP BOOK 69 PAGE 09  
MECKLENBURG COUNTY, NORTH CAROLINA  
REVISED 5-5-98 NK SCALE 1" = 200'

L.C. Coleman



PG.12

R-5

PG.06

PG.08

REMINGTON

FLOOD-PLAIN

FLOOD-PLAIN

Creek Parkway. Both new sites were on the project list (funded for acquisition) for the 1999 Park Bonds.

### **RELATION TO OTHER PUBLIC PROJECTS**

The County has no public project planned for the former landfill tract. Expansion of L. C. Coleman Park supports the adjoining school campus with additional outdoor athletic space and surrounding green space. The two larger park tracts are part of the 1989 Charlotte Mecklenburg Parks Master Plan objective to provide outdoor recreation space/facilities conveniently located to residents throughout the County. A new or expanded park at all three locations would be in concert with the Central District and Northeast District Plans and supportive of the residential futures recommended for these three areas.

### **PROJECT COST**

Market appraisals will determine land costs for these properties. At present, it is estimated that the combined value of the APDC properties is greater than the market value of the County's property, even when considered at its highest and best use rather than its current R-4 and B-2 zoning.

### **STAFF RECOMMENDATION**

Staff supports the land exchange of Mecklenburg County and American Property Development Company properties for park site expansion and new park development.

### **PLANNING COMMITTEE RECOMMENDATION**

Approved, 5-0.