

MANDATORY REFERRAL REPORT NO. 00-34
CHARLOTTE MECKLENBURG PLANNING COMMISSION
MECKLENBURG COUNTY PARK and RECREATION
LAND ACQUISITION for NEW NEIGHBORHOOD/URBAN PARK SITE and
DISTRICT OFFICE

PROJECT LOCATION

The subject properties are located at 5715 Monroe Road and at the end of Yardley Place. (See Attached Map)

PROJECT PROPOSAL

This proposed project calls for the purchase of two tax parcels 163-021-56 (+/- 10.21 acres) and 163-021-20 (+/- 2.02 acres) at 5715 Monroe Road. In addition, the City of Charlotte would donate tax parcel 163-013-29 (+/- 0.442 acres) at Yardley Place for pedestrian access from an adjoining neighborhood. The largest tract includes a 5,000 square foot office building that would be used for the East Park District office and office space for other County staff. This property would provide a neighborhood/ urban park site and open space in this portion of the East Park District. The two larger parcels are zoned O-6 (CD). The City's parcel is zoned R-5.

PROJECT JUSTIFICATION / NEED

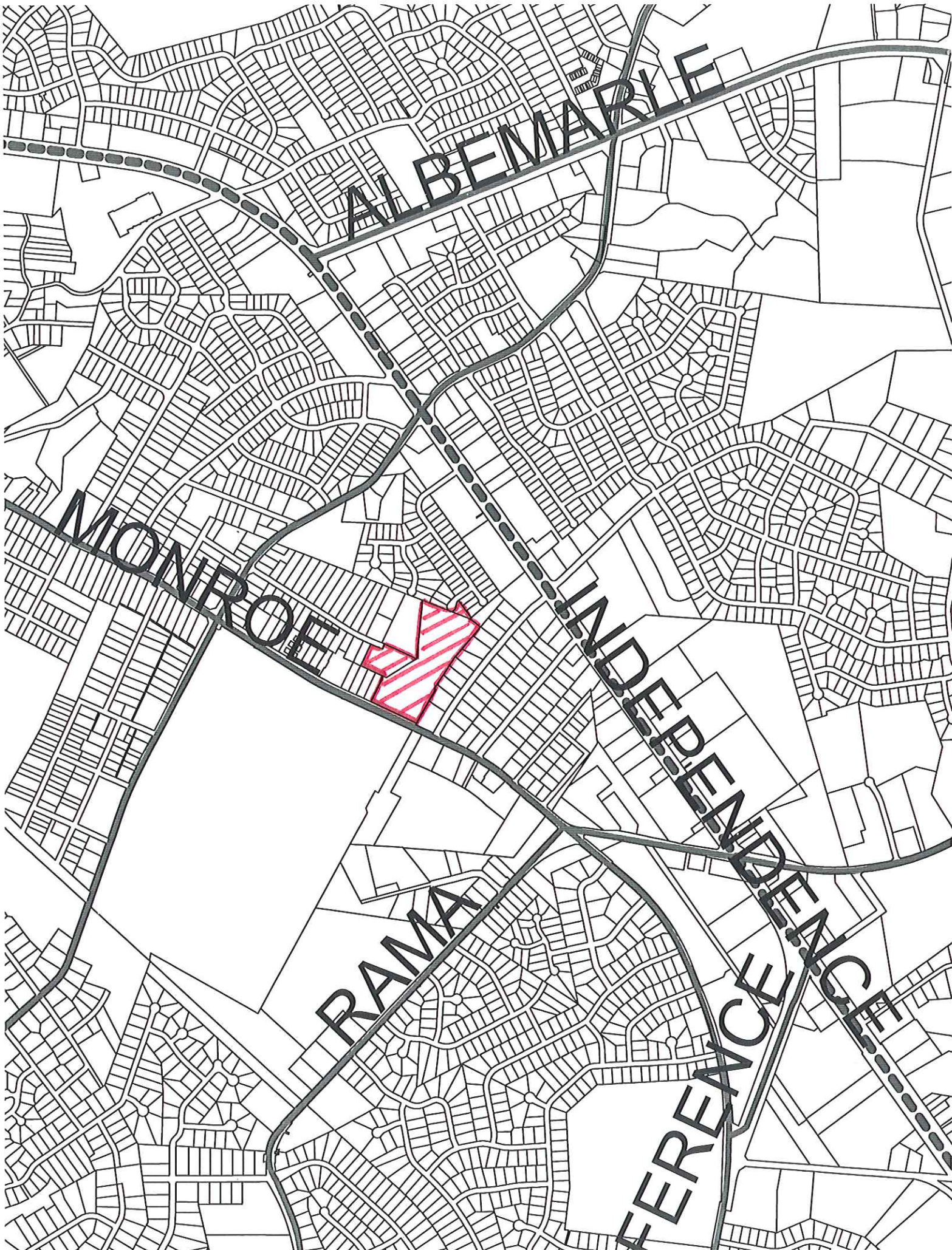
Although 1989 CMPMP recommends a size range of 15 to 25 acres for a new neighborhood park, many smaller sites function as neighborhood parks in the central city. Due to the lack of park space in this immediate area and considering the overall scarcity of open space within the central city, this property would satisfy some demand and preserve a substantial tract to serve this area.

RELATION TO OTHER PUBLIC PROJECTS

This site is one of five (5) neighborhood parks proposed (for acquisition and development) in Park and Recreation's C N A to meet long range needs within the East Park District. A District Park office and a neighborhood park at this location would consistent with the Eastside Strategy Plan.

PROJECT COST

Market appraisals will be the basis for negotiations and land costs for this project. This acquisition is contingent on removal of the conditional "office only" use that controls use of all of the property except where the existing building and smaller parking are located and the City's small parcel.



MANDATORY REFERRAL:

SITE EXPANSION - HARRISBURG ROAD COMMUNITY PARK SITE

CAPITAL PROJECT PROPOSAL FORM

MCPR MR#00600

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 Acquisition for New Neighborhood/Urban Park Site and Park District Office at 5715 Monroe Road

III. **Location and Description of Project:** The subject property includes Tax Parcels 163-021-56 (+/- 10.21 acres) and 163-021-20 (+/- 2.02 acres). In addition, the City of Charlotte would donate Tax Parcel 163-013-29 (+/- .442 acre) at Yardley Place for pedestrian access from an adjoining neighborhood. The total park area would be +/- 12.67 acres. The largest tract includes a 5,000 square foot office building that would be used for the East Park District office and office space for other County staff. This property would provide a neighborhood/urban park site and open space in this portion of the East Park District.

IV. **Project Justification/Need** Although the 1989 CMPMP recommends a size range of 15 to 25 acres for new neighborhood parks, many smaller sites function as neighborhood parks in the central city. Due to the lack of park space in this immediate area and considering the overall scarcity of open space within the central city, this property would satisfy some demand and preserve a substantial tract to serve this area.

V. Project Status (check those that apply).

Nothing done but this report	__	Land not yet acquired	<u>X</u>
Preliminary plans completed	__	Land acquisition underway	__
Detailed plans completed	__	Land acquired	__
No land acquisition involved	__	Project under contract	__

V. Proposed Development Schedule	<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?) This site is one of five (5) neighborhood parks proposed (for acquisition and development) in this department's CNA to meet long range needs within the East Park District.

Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). A market appraisal and negotiation will determine land costs for the property. (This acquisition is contingent on removal of a conditional "office only" use that affects all of the property except where the existing building and smaller parking lot are located and the City's small parcel.)

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 Map.

Zoning Map

-1

R-17MF

R-5

R-8MF

R-17MF

B-1

R-4

SHARON MEMORIAL PARK
AND
MAUSOLEUM

SUBJECT

R-17MF

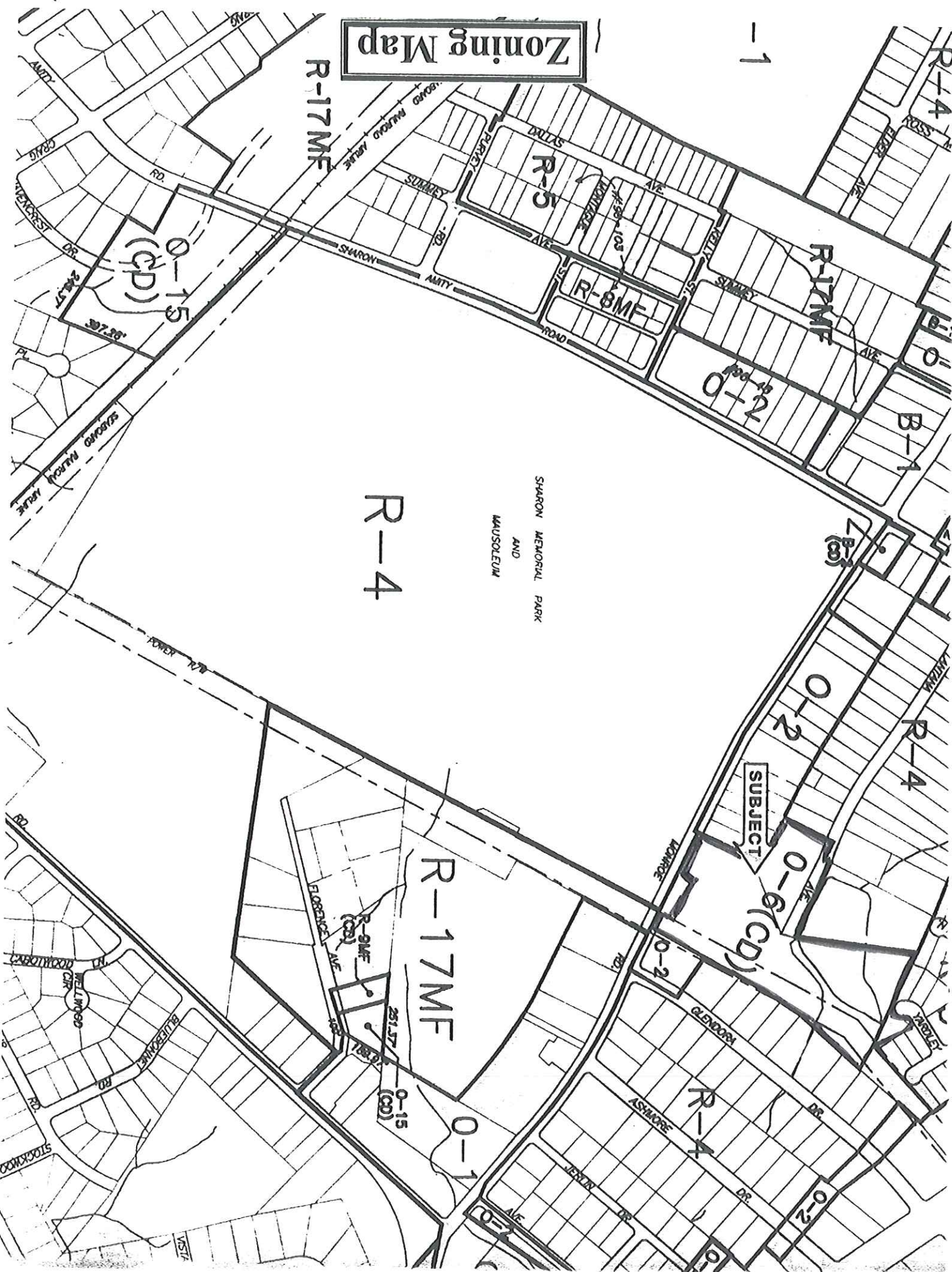
R-8MF
(CD)

O-15
(CD)

O-1

R-4

O-2



STAFF RECOMMENDATION

Staff recommends acquisition of these parcels for a neighborhood /urban park and Park District office.

PLANNING COMMITTEE RECOMMENDATION

Approved 4-1.