

MANDATORY REFERRAL REPORT NO. 00-40
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE OF PROPERTY FOR ROCKWELL NEIGHBORHOOD PARK
November 21, 2000

PROJECT LOCATION

The proposed assemblage would include approximately 13 parcels on West Sugar Creek Road. These parcels are zoned R-4. (Some or all of tax parcels 043-011-30, 043-011-41, 043-011-37, 043-011-38, 043-011-46, 043-011-13, 043-011-17, 043-011-19, 043-011-31, 043-011-42, 043-011-25, 043-011-26, 043-011-28.)

Note #1: the final assemblage will include some combination of the parcels shown on the attached map, but probably not all of them.

PROJECT PROPOSAL

The parcels will be assembled for a neighborhood park. The size of the park will range between 10 and 20 acres with pedestrian access to the Rockwell Park community at one or more locations.

Note #2: acquisition of property located on the east side of West Sugar Creek Road at Rockwell Boulevard was approved at the October 1999 Planning Committee meeting. However, a portion of this original site was sold to an individual who subdivided one tract into four single family lots and obtained building permits for single family homes. Negotiations to acquire those lots from that individual were unsuccessful.

PROJECT JUSTIFICATION

This neighborhood park site will serve adjacent and nearby neighborhoods with pedestrian accessible recreation facilities that typically include a multipurpose field, picnic areas, trails, playgrounds, etc. Neighborhood parks are typically 15 to 25 acres in size and serve a ¾ to 1 mile radius of walk-in population. There is currently no neighborhood size park for this neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This neighborhood park is proposed to serve residents with “walk-to” outdoor recreation facilities.

PROJECT IMPACT

Acquisition of this property should have positive impacts for the City and County by providing much needed neighborhood park space. While a more “interior” site may be desirable for the neighborhood, MCPR has not been able to locate an adequate amount of vacant land on the interior of the neighborhood. Both of these sites provide pedestrian access from Rockwell Park.

PROJECT COST

Market appraisals will be the basis for negotiations and land costs for this project.

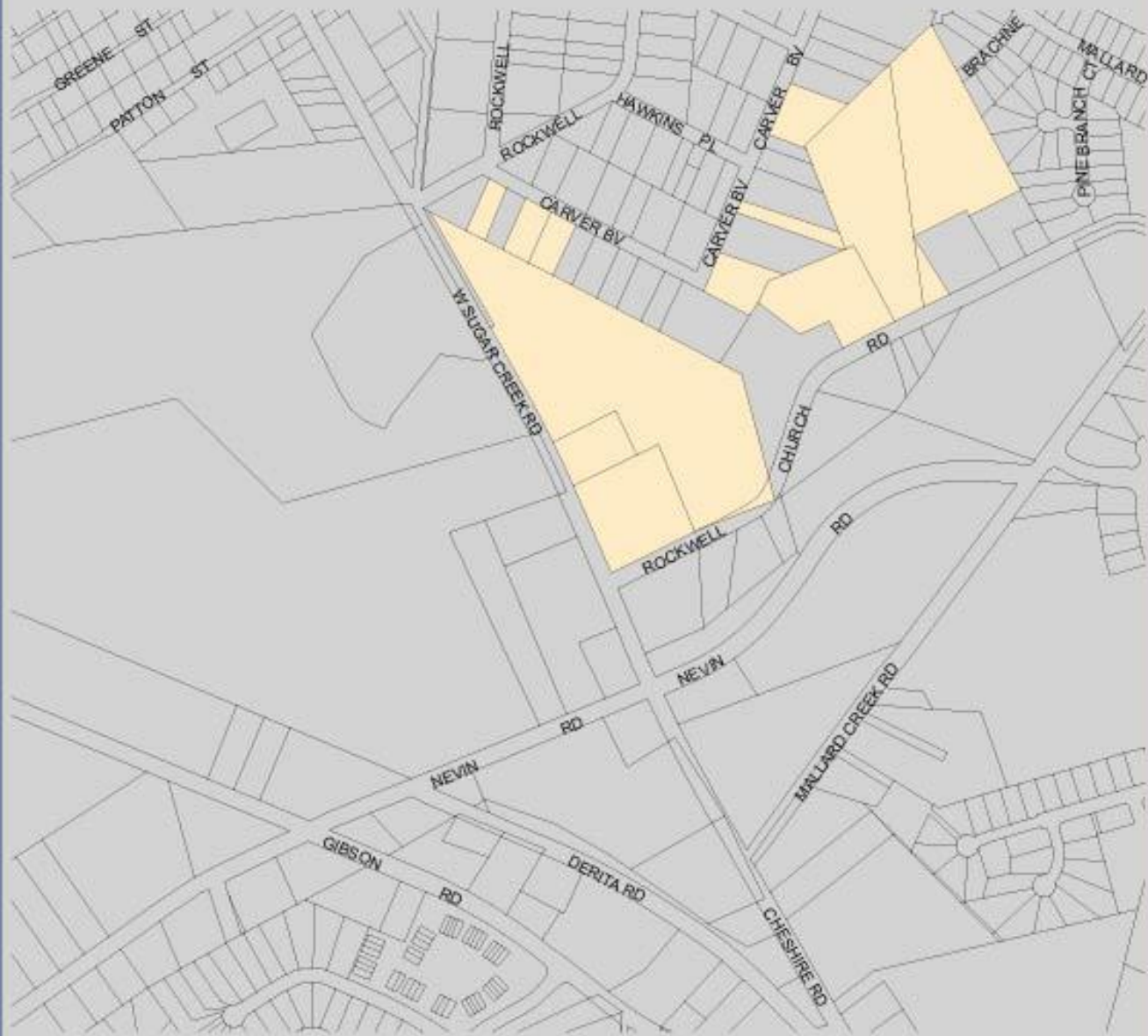
STAFF RECOMMENDATION

Staff recommends approval of the purchase.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously recommends approval.

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Produced by the Charlotte-Mecklenburg Planning Commission, November 2000

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Feet

