

**MANDATORY REFERRAL REPORT NO. 00-41**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**PURCHASE OF PROPERTY FOR A DISTRICT PARK (HUCKS ROAD)**  
**November 21, 2000**

**PROJECT LOCATION**

The proposed purchase would include all of tax parcels 027-161-03, 027-161-01 and 027-194-97. This property is on both the northern and southern sides of Hucks Road approximately ½ mile east of Old Statesville Road (NC 115) and the Norfolk Southern “O” Rail Line corridor. The three tracts total approximately 137 acres. The site is located within the North Transit Corridor.

**PROJECT PROPOSAL**

The proposal is to develop a district park site that could potentially accommodate a school site as well.

**PROJECT JUSTIFICATION**

Mecklenburg County Park and Recreation’s Capital Needs Assessment/Capital Improvement Project recommends a district park site in the general vicinity of this property to meet future active recreation demand. There is also sufficient acreage to locate a school on the property, if CMS staff identifies that need.

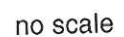
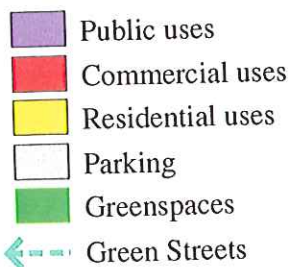
As described in the (1989) Charlotte-Mecklenburg Parks Master Plan, district parks typically include fields (soccer, softball), courts (tennis, basketball), playgrounds, picnic areas (shelters, sites), walking trails and other amenities. District parks should range in size from 40 to 200 acres based on the park master plan. The Hucks Road area is experiencing steady growth including new single-family subdivisions on both sides of Hucks Road adjoining the above listed tax parcels. The subject property would provide usable open space that will complement the more dense development already occurring nearby along the north/south rail line.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

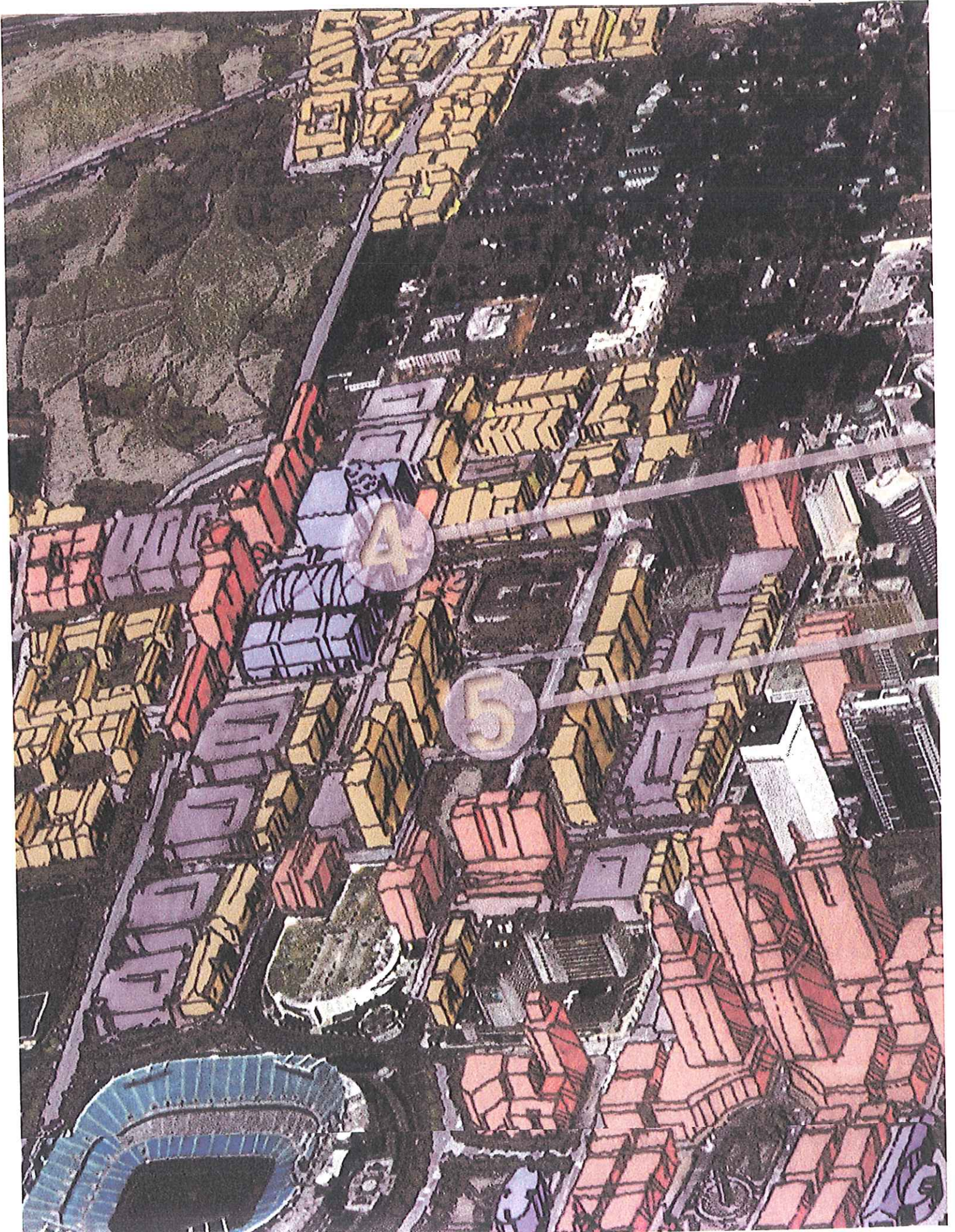
This neighborhood park is projected in the department’s CNA/CIP. There is a growing demand for active recreation in this portion of the County; this park would partially satisfy this need. This property could potentially accommodate a school, fire station and/or other public facility.

The portion of the acquisition located north of Hucks Road will be affected by the Hucks Road realignment. This realignment is identified as needed, but is not included in the 2020 Transportation Plan. The realigned Hucks Road will be classified as a major thoroughfare.

The property is also part of the North Transit Corridor Major Investment Study (MIS) and has been identified as a potential opportunity area within that corridor. The North Corridor extends north about 30 miles from Center City Charlotte to the Town of Mooresville about a mile on either side of I-77. Opportunity areas are those where transit stations and/or transit-oriented development (TODs) may be appropriate. Regional size parks are considered as potential transit supportive uses. The MIS process is a 15-18 month process that results in the selection of a









Locally Preferred Alternative (LPA) – what form the transit will be and the route it will take. The MIS process is projected to be complete in the Fall of 2001.

### **PROJECT IMPACT**

Acquisition of this property should have positive impacts for the City and County by providing much needed neighborhood park space. While this has been identified as an opportunity area within the North Corridor, a district-sized park with active recreation uses has potential as a transit supportive use, especially if coupled with another public use such as a library or school. The topography of the site would easily allow for the development of active recreation uses such as ball fields. Furthermore, delaying the purchase of property in this area could further limit the ability to secure land appropriate for this purpose, given the high rate of development in the area.

### **PROJECT COST**

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

### **STAFF RECOMMENDATION**

Staff recommends approval of the purchase provided that the property is developed as a joint use with the park facilities on one side of the road and that development not occur until the MIS process has been completed. Staff recommends the purchase for the following reasons:

The purchase will provide much needed recreation and green space in a growing part of the County.

The site affords the opportunity for joint public uses.

Purchase of the property will reserve a significant parcel within the transit corridor for the potential development of transit station and/or transit supportive uses (park and public facilities or a TOD) with the opportunity for land banking, if needed.

### **PLANNING COMMITTEE RECOMMENDATION**

Planning Committee recommends approval (5-1).

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