

**MANDATORY REFERRAL REPORT NO. 01-03**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**CANIPE PROPERTY - BEATTIES FORD ROAD**  
**PARK/OPEN SPACE LAND ACQUISITION**  
**February 20, 2001**

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**PROJECT LOCATION**

A 43 acre site located on the westerly side of Beatties Ford Road at Bud Henderson Road, adjacent to Bradley Middle School and a future elementary school site.

**PROJECT PROPOSAL**

This is a proposal by Mecklenburg County Park and Recreation Department to acquire land for park and open space land uses. This facility would provide recreational space for the adjoining middle school, proposed elementary school, and meet the demands of the surrounding community. It also provides for the protection of a small creek on the rear of the site that flows into McDowell Creek.

**PROJECT JUSTIFICATION**

The subject property is located adjacent to an existing middle school, proposed elementary school site, and within the protected area of Mountain Island Lake's Watershed. The property would be used for youth field sports, particularly soccer fields and other recreational activities. This will meet the growing recreational needs associated with the schools, residential growth and development in this area, and complement existing recreational facilities. The rear portion of the site would remain passive to protect a small creek that flows into McDowell Creek.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

This project is part of an effort to acquire and preserve land for public needs (including parks, open space and watershed protection) for the northwestern portion of the County. The City and County have acquired over 2800 acres of land in the Mountain Island Lake Watershed for watershed protection and nature preservation, as well as, for the water intake plant and the McDowell Creek Wastewater Treatment Plant. This site provides the opportunity for active recreation and park facilities that support and complement what would typically be provided by Charlotte Mecklenburg Schools at a middle/elementary school site.

The North District Plan recommends single family land uses at a density of four dwelling units per acre for the subject property. This proposal for park and open space land uses is consistent with the intent of publicly adopted plans for the area.

**PROJECT IMPACT**

Acquisition of this property to provide additional recreational and open space needs adjacent to a middle school and a proposed elementary school provides the opportunity for shared use of a public facility. In addition, this proposal meets the recreational needs of a developing area and supports preservation of the watershed.

**PROJECT COST**

The cost is unavailable at this time. Market appraisals will be the basis for negotiations and used to determine costs for this project.

**STAFF RECOMMENDATION**

Staff recommends the acquisition of this property to allow for additional recreational land uses and preservation of the watershed in the subject area.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Commission approved this mandatory referral on February 20, 2001.

# Mandatory Referral: MR01-03



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Mecklenburg County



Produced by the Charlotte-Mecklenburg Planning Commission, September 2000.

