

**MANDATORY REFERRAL REPORT NO. 01-09**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**PURCHASE of PROPERTY for FLAT BRANCH DISTRICT PARK**

**PROJECT LOCATION**

The subject site is located at the Tom Short Road and Landen Ford Drive/East-West Circumferential Road intersection. There are four subject properties, three being contiguous and east of Tom Short Road, the fourth is located west of Tom Short Road. The largest parcel is directly across Tom Short Road from the three contiguous parcels. The western parcel is +/- 54 acres and the east properties are collectively +/- 43 acres. The site is located within the Charlotte-Mecklenburg Park and Recreation's South Park District. The sites current use is a single-family farm with pasture and forest.

**PROJECT PROPOSAL**

The subject properties are proposed for open space preservation, active recreation facilities.

**PROJECT JUSTIFICATION**

The subject properties will provide open space as well as a District Park site to serve this portion of the South Park District area of Charlotte and Mecklenburg County. The need for this park is based on the 1989 Charlotte Mecklenburg Parks Master plan acreage per population. This area of Mecklenburg County is underserved due to growth in the area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

A proposed minor thoroughfare, indicated on the thoroughfare maps appears to by-pass the proposed park to the north of the sites. The proposed thoroughfare has not been identified on the 2020 Transportation Plan and funding is not budgeted. The western parcel is adjacent to a proposed Greenway along Flat Branch. The surrounding area is open or consists of single-family residential housing, zoned R-3/R-4. The South District Plan recommends a single-family land use for this site and a park site in the general area. The proposed use is consistent with the South District Plan and current zoning.

**PROJECT IMPACT**

The purchase of the property will enable Mecklenburg County Park and Recreation to expand its presence in southern Mecklenburg County. The project should enhance the recreational opportunities for area residents. With a portion of the site being proposed for uses such as fields and courts, lighting at night and traffic could have an adverse impact on the surrounding area. The site is restricted to a minor degree by SWIM buffers along the existing creeks, including Flat Branch.

**PROJECT COST**

Market appraisals will be the basis for negotiations.

**STAFF RECOMMENDATION**

Staff recommends approval to purchase land for the proposed Flat Branch District Park. However, staff further recommends that Park and Recreation work with staff from Charlotte Department of Transportation (CDOT) in the design phase, to address ingress and egress issues and resolve thoroughfare right of way needs for the proposed road.

**PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee recommended approving the purchase of property for the proposed Flat Branch District Park (7-0).

# Mandatory Referral #01-09

