

MANDATORY REFERRAL REPORT NO. 01-15

CHARLOTTE-MECKLENBURG PLANNING COMMISSION ASSEMBLAGE OF PROPERTY FOR STEVENS CREEK FOR DISTRICT PARK

PROJECT LOCATION

The proposed site is approximately 224 acres located north of Hook Road and northwest of the I-485/Idlewild Road interchange. The proposed assemblage site runs on the east side of Thompson Road for approximately 300' and also has approximately 570' frontage on Hook Road. Nearly one mile of Stevens Creek flows through and/or borders the property. Approximately 70% (164 acres) of the site is wooded, primarily with hardwoods with +/- 60 acres of open land.

PROJECT PROPOSAL

The proposed identified parcels are to be land-banked for future public uses, such as a District Park, school(s) site, open space, greenway and/or other future joint uses as demand increases in the area for public uses.

PROJECT JUSTIFICATION

The proposed property is currently vacant and recommended for low-density single-family (3 du./ac.) residential use within the East District Plan. The Town of Mint Hill's 2000 Land Use Plan recommends single-family use with a 20,000-40,000 square foot minimum lot size for the proposed park site. The East District Plan, Eastside Strategic Plan, I-485 Interchange Analysis and the Town of Mint Hill's 2000 Land Use Plan recommend no change in the current recommended low-density single-family use. A park and/or the other public uses stated would be consistent with the applicable land use plans.

Both passive and active park uses will be needed in the future for this portion of the County and could be served by this acquisition. The population growth rate suggests additional park needs for this area, which has begun developing, via sanitary sewer service provided by package treatment plants. Subject property would be land-banked for open space, District Park, school(s) site, greenway or other applicable public use.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

Acquisition of this assemblage preserves substantial open space in this developing portion of the County, as well as protecting a major linear section of Stevens Creek from future development encroachment. Future joint uses could be designed to assure protection of the creek areas while serving the future population of the area. Stevens Creek is one of the County's few remaining relatively pristine creeks; however, this basin is under considerable development pressure and this will increase due to future sanitary sewer development in the area.

Furthermore, the I-485 Interchange Analysis recommends buffering adjoining land uses from I-485, and with a portion of this proposed acquisition having I-485 frontage, it would serve this buffering purpose.

PROJECT IMPACT

The proposed purchase will have a significant positive impact on future generations, which choose to locate in this area. It will provide a large tract of open space and land for future public needs as the areas near I-485 develop.

PROJECT COST

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

STAFF RECOMMENDATION

The Charlotte-Mecklenburg Joint Use Task Force reviewed and discussed the proposed purchase at their May 2, 2001 meeting. The possibility of a future joint use with Charlotte-Mecklenburg Schools was discussed and CMS is interested in the possibility of a joint use, however the CMS Long Range Facilities Master Plan has no identified need for a school in this area before 2011. However, CMS did not commit at this time and has requested additional time to study the proposal. The Charlotte-Mecklenburg Staff recommends approval of this Mandatory Referral for the purposes of purchasing multiple tracts of land for park land-banking purposes.

PLANNING COMMITTEE RECOMMENDATION

Approve 5-0.

May 7, 2001

01-15



Town of Mint Hill
Post Office Box 23457
Mint Hill, North Carolina 28227-0272
Telephone 704-545-9726

May 7, 2001

Mr. Greg Burnham
Charlotte-Mecklenburg Planning Commission
600 E. Fourth Street
Charlotte, NC 28202

Re: Stevens Creek District Park

Dear Mr. Burnham:

Thank you for the opportunity to submit comments on behalf of the Town of Mint Hill with regards to land banking property for the Stevens Creek District Park.

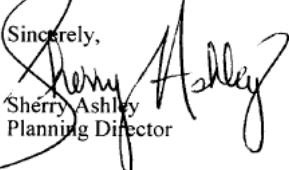
The request to land bank possibly 224.18+ acres for a future district park between Lawyers Road and Idlewild Road would be an asset to the Town of Mint Hill and its citizenry. In addition, we feel the combination of these properties for a future park, is an appropriate use next to the I-485 outerbelt from both a functional and aesthetic viewpoint. Several of these properties contain creeks and streams and a park could adequately be designed to protect the Floodplain/SWIM Buffers and provide open space.

In addition, could tax parcel 195-231-07 (0.69 acres owned by NCDOT) be included in the request since it is the last remaining parcel between the proposed sites and the outerbelt?

However, in the mandatory referral information **IV. Project Justification/Need:** possible uses also include schools. The Town's preference would be a park and/or greenway because access to the five properties would be from Thompson and/or Hooks Roads. Neither of these two roads are minor or major thoroughfares. We feel that there would be less of a traffic impact with a park than a school.

Overall, the land banked for a future park is consistent with the Town of Mint Hill's Land Use Plan which focuses on attractive gateways into Mint Hill and preserving open space. In the future, before clearing, grading or construction may begin, a Special Use Permit is required for parks and rezoning for a school. During either of these processes keep in mind that issues such as road improvements, buffers adjacent to the outerbelt and sidewalks. If you have any further questions, please feel free to contact me at 545-9726. We look forward to working with you in the future.

Sincerely,


Sherry Ashley
Planning Director

Mandatory Referral: MR01-15

