

Mandatory Referral Report No. 01-17

Charlotte-Mecklenburg Planning Commission

Reddman Road Park Site/Open Space

Acquisition of Property By Mecklenburg County Parks and Recreation Department

May 15, 2001

PROJECT PROPOSAL AND LOCATION

Mecklenburg County proposes to acquire approximately 29.5 acres of land on Reddman Road, south of Albemarle Road in the East District. The subject property includes all of Tax Parcel #133-051-03. The property would be developed as a park to assist in meeting the recreation and open space needs in this heavily populated area. **(See Map.)**

PROJECT JUSTIFICATION

This property was recommended for park use in the *East District Plan*. The intent of this proposal is to develop the subject property for both active and passive/open space purposes, consistent with the intent of the *East District Plan*. Additionally, the site is adjacent to a significant amount of multi-family development and will, therefore, provide recreation and open space opportunities within walking distance of a considerable number of people.

PROJECT IMPACT

The project would not only help to meet the need for additional recreational facilities on the Eastside, but would also provide an opportunity to enhance the image of the area with the provision of a key community amenity.

RELATIONSHIP TO OTHER PROJECTS

This project is part of the effort to provide public parks and open green space for residents convenient to their homes with appropriate amenities for outdoor recreation use. The Reddman Road tract would be utilized primarily by nearby residents and easily accessed by pedestrian means.

The proposed use is consistent with the *East District Plan*. Additionally, the subject property is located within the Southeast Transit Corridor. Park and recreational uses can be considered transit supportive uses depending on their function and design.

PROJECT COST

The purchase price will be based on a market appraisal.

JOINT USE COMMITTEE

The proposed exchange was presented to the Joint Use Committee on May 2, 2001. The committee noted that the Charlotte Department of Transportation's (CDOT) connectivity study identifies the Reddman Road area as one of four priority areas in the City for enhancing connectivity. Therefore, the committee recommended that a park at this

location be developed in cooperation with the CDOT and should be designed to enhance the connectivity between neighborhoods in this area.

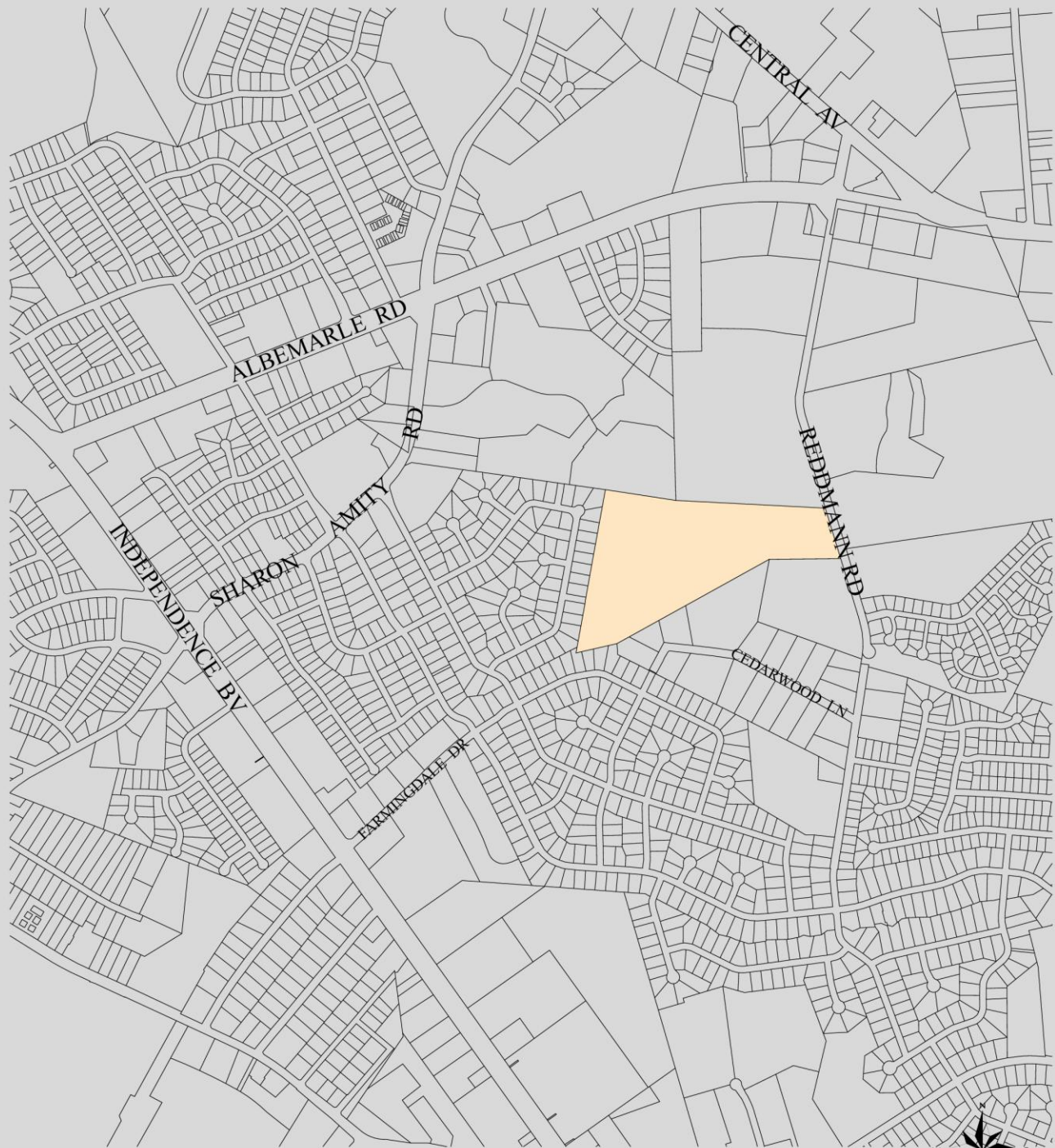
STAFF RECOMMENDATION

Planning Staff supports the proposed land acquisition.

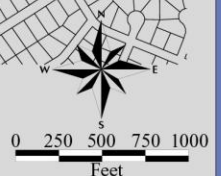
PLANNING COMMISSION RECOMMENDATION

Approve 5-0, consistent with the CDOT connectivity recommendations.

Mandatory Referral: MR01-17



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.



MANDATORY REFERRAL:

REDDMAN ROAD PARK SITE/OPEN SPACE

MCPR MR #01-17

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

I. Initiating Department: Mecklenburg County Park and Recreation Department

Date: April 24, 2001

Submitted By: R. Wayne Weston, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: Reddman Road Park Site/Open Space

III. Location and Description of Project: The subject property is located on Reddman Road off Albemarle Road in the East Park District and includes all of Tax Parcel #133-051-03. Approximately 29.5 acres are within the parcel, which would be used to meet park and open space needs in this heavily populated area. (See Map.)

IV. Project Justification/Need: Subject property would be developed for both active and passive/open space purposes. This property was identified and recommended for park use in the East District and/or a small area plan.

V. Project Status (check all that apply):

Nothing done but this report		<i>Land not yet acquired</i>	X
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

VI. Proposed Development Schedule:

<i>Task</i>	<i>Begin</i>	<i>Completed</i>
Planning		
Land	Acquire for future park/open space	
Construction		

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) N/A

VII. Relation of this proposal to other public projects: (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?) This project is part of the effort to provide public parks and open green space for residents convenient to their homes with appropriate amenities for outdoor recreation use. The Reddman Road tract would be utilized primarily by nearby residents and easily accessed by pedestrian means.

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) The purchase price will be based on a market appraisal.

IX. Assistance Funds: (If state or federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance.) N/A