

MANDATORY REFERRAL REPORT NO. 01-18

CHARLOTTE-MECKLENBURG PLANNING COMMISSION OEHLER OPEN SPACE SITE EXPANSION ON HUNTERSVILLE CONCORD ROAD

PROJECT LOCATION

The subject property is located in the Town of Huntersville's Extra Territorial Jurisdiction (ETJ) and located on Huntersville-Concord Road. The subject property is adjacent to the historic 140-acre Oehler property acquired by the County earlier this year. The proposed acquisition is approximately 18.7 acres that will be combined to enhance the existing Oehler open space. The proposed tract would also extend the protected open space along the North Prong of Clarkes Creek. The subject property includes all of Tax Parcel #019-242-31

PROJECT PROPOSAL

The acquisition of the proposed 18.7 acres site adjacent to the Oehler open space will be utilized as open space and enhance the existing site.

PROJECT JUSTIFICATION

The North District Plan recommends Single Family, under three dwelling units per acre 3 du./ac. for this area of the County. The subject property would be preserved as open space to compliment and enhance the original area purchased by the County earlier this year. Both scenic/view corridor and water quality protection would be achieved with this purchase within the North Park District. This tract would also extend protection to drainage basin along the North Prong of Clarkes Creek. The proposed purchase is consistent with the North District Plan and not inconsistent with the Town of Huntersville's Land Use Plan. The Huntersville Planning Department staff endorse county acquisition of this property for the stated purpose.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This property acquisition is part of the rural/open space preservation effort supported by the Town of Huntersville and the County.

PROJECT IMPACT

The acquisition of the proposed site will enhance the existing Oehler site and create additional open space in an area experiencing rapid growth.

PROJECT COST

The purchase price will be based on a market appraisal.

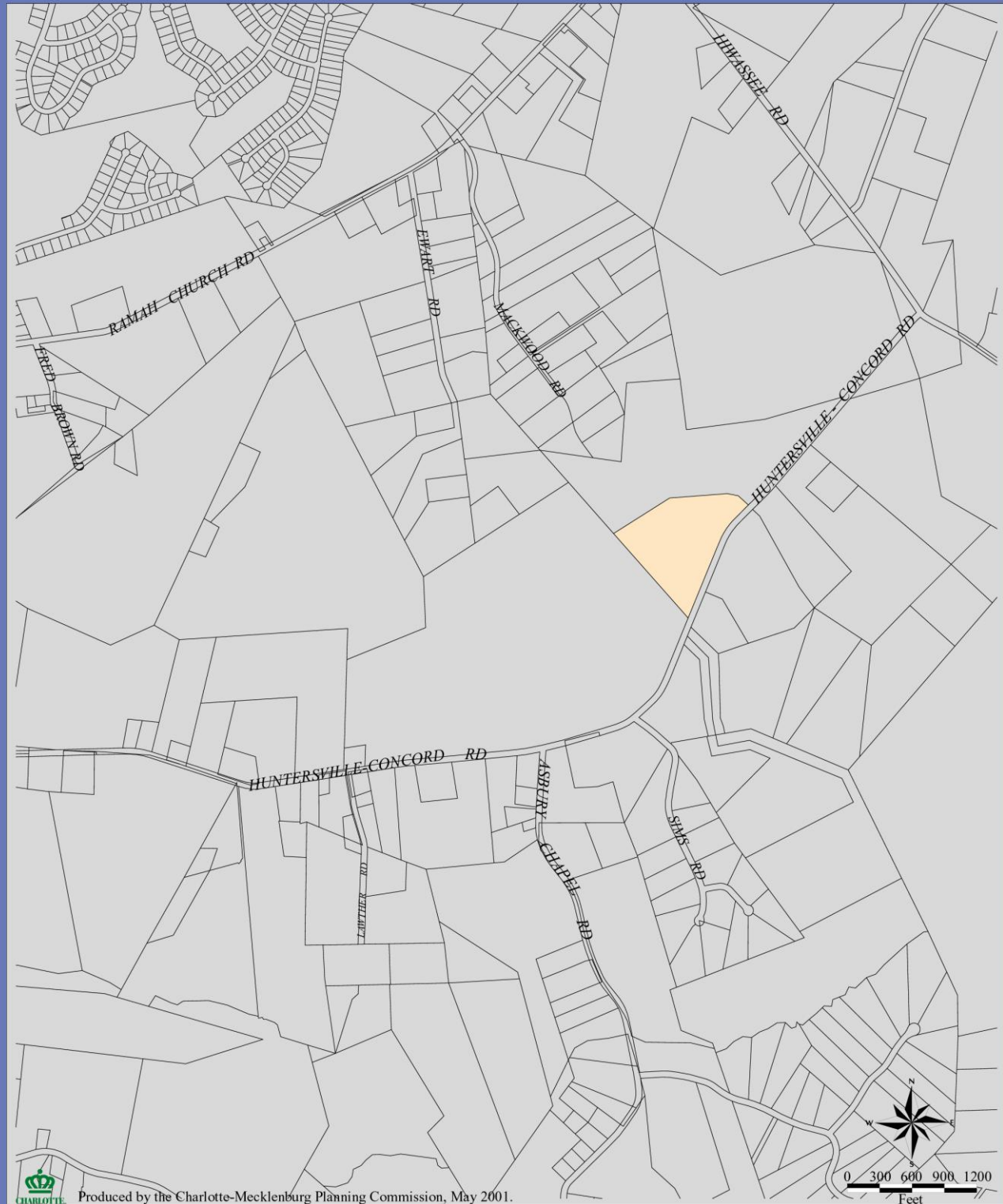
STAFF RECOMMENDATION

The City County Joint Use Task Force reviewed this proposal at their May 2, 2001 meeting. The Task force had no recommended joint uses for this particular parcel. The proposed purchase is consistent with the North District Plan and not inconsistent with the Town of Huntersville's Land Use Plan. Staff recommends approval of the proposed acquisition.

PLANNING COMMITTEE RECOMMENDATION

Approve 5-0.

Mandatory Referral: MR01-18



MANDATORY REFERRAL:

OEHLER OPEN SPACE SITE EXPANSION ON HUNTERSVILLE CONCORD ROAD

MR #01-18

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: Oehler Open Space Site Expansion

III. Location and Description of Project: The subject property is located on Huntersville Concord Road adjacent to the historic 140-acre Oehler property acquired by the County earlier this year. The subject property includes all of Tax Parcel #019-242-31, approximately 18.7 acres. This tract would extend the protected open space along the North Prong of Clarkes Creek. (See Map.)

IV. Project Justification/Need: Subject property would be preserved as open space to complement and enhance the original area purchased. Both scenic/view corridor and water quality protection would be achieved with this purchase in the North Park District.

V. Project Status (check all that apply):

NOTHING DONE BUT THIS REPORT		<u>Land not yet acquired</u>	X
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

VI. Proposed Development Schedule:

<u>Task</u>	<u>Begin</u>	<u>Completed</u>
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 property acquisition is part of the rural/open space preservation effort supported by the Town of Huntersville and the County.

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