

MANDATORY REFERRAL REPORT NO. 01-20
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
HOSKINS NEIGHBORHOOD PARK EXPANSION
May 15, 2001

PROJECT LOCATION

A 12 acre site located on the southerly side of Linwood Avenue west of Gossett Avenue in the Hoskins Neighborhood.

PROJECT PROPOSAL

This is a proposal by Mecklenburg County Park and Recreation Department to acquire land to allow for the expansion of an existing park from 4.47 acres to approximately 16 acres.

PROJECT JUSTIFICATION

Acquiring the subject property, which is located adjacent to Hoskins Neighborhood Park, would provide for additional recreational facilities and preservation of open space to serve the community. Increasing the size of the park would bring it into compliance with recommendations in the Parks Master Plan that a neighborhood park be at least 15 acres.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

This proposal will increase the size of an existing neighborhood park that is undersized. The existing park was recently outfitted with new recreational equipment. Expanding this park is part of an ongoing effort to upgrade parks, improve their functions, and increase outdoor recreational opportunities in the City's central core.

A portion of the property is in City's right of way. Charlotte Department of Transportation will be asked to withdraw public roadway dedication from a portion of South Linwood Avenue once all properties are secured.

The Central District Plan recommends single family land use 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 an existing park meets the recreational needs of a developing area

PROJECT COST

The purchase price will be negotiated based on a market appraisal.

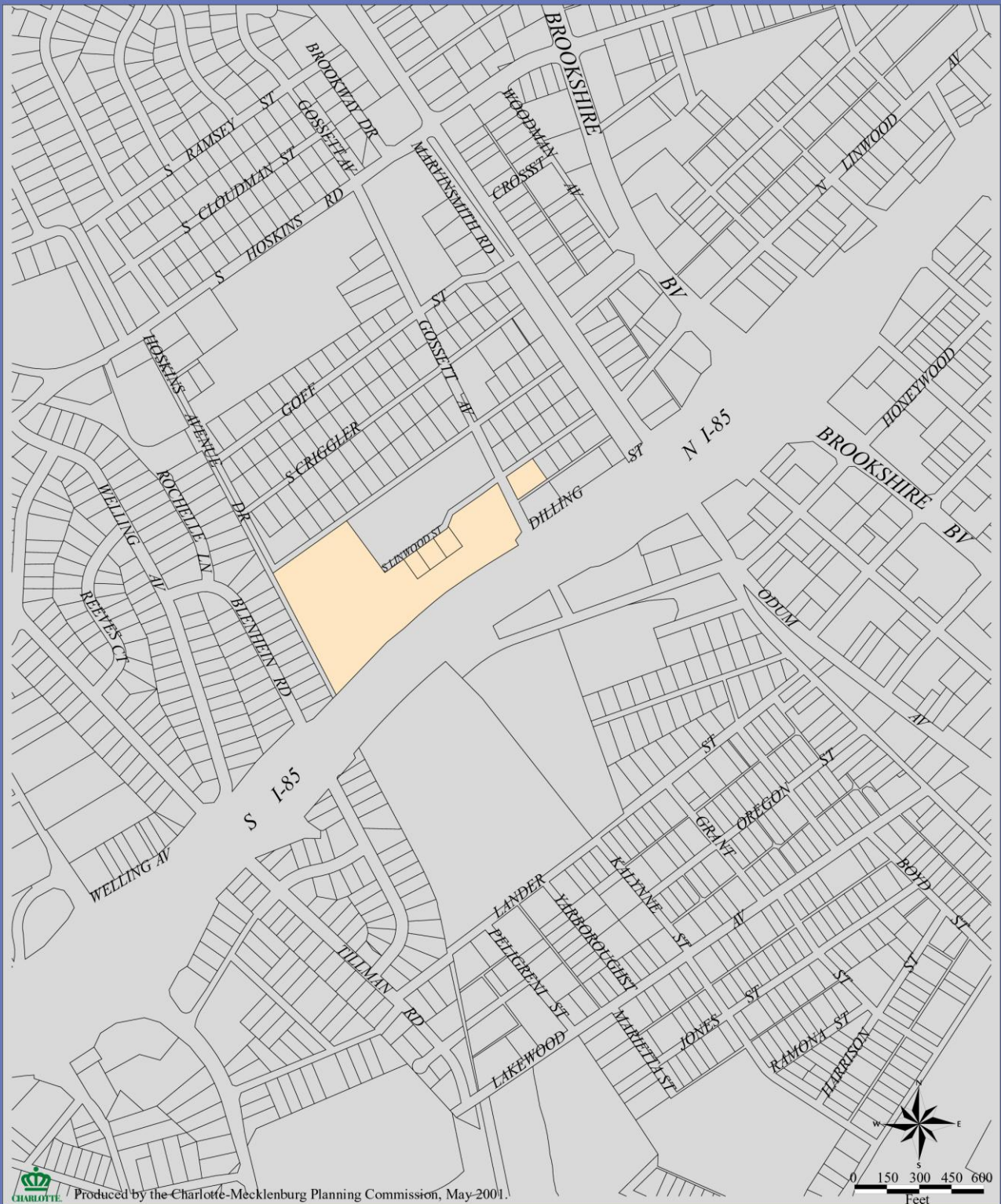
STAFF RECOMMENDATION

The Joint Use Task Force reviewed this Mandatory Referral and identified no joint use opportunities. Staff recommends acquisition of the subject property to expand Hoskins Neighborhood Park.

PLANNING COMMITTEE RECOMMENDATION

Approve 5-0.

Mandatory Referral: MR01-20



MANDATORY REFERRAL:

HOSKINS NEIGHBORHOOD PARK EXPANSION

MCPR MR#01-20

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 26, 2001

Submitted By: R. Wayne Weston, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: Hoskins Neighborhood Park Expansion

III. Location and Description of Project: Located in the Hoskins neighborhood in the Northwest Park District, this 4.47-acre park would be expanded to include Tax Parcels 063-013-05, 063-013-01, 063-013-02, 063-013-03 and 063-014-05, adding approximately 12 acres for a net area of 16+ acres. (See Map.)

IV. Project Justification/Need: Subject property would preserve open space as well as accommodate some additional park facilities to serve the outdoor recreation needs of nearby residents. The *1989 Charlotte Mecklenburg Parks Master Plan* recommends a size range of 15 to 25 acres for neighborhood parks. The addition of the above property would bring Hoskins Park into this size range.

V. Project Status (check all that apply):

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

VI. Proposed Development Schedule:

| Task | Begin | Completed |
|--------------|------------------------------------|------------------|
| 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?) The subject property will expand an under-sized neighborhood park to better serve its surrounding community. This is part of an ongoing effort to upgrade existing established parks to improve function and outdoor recreation opportunities in the City's central core area. (Tax Parcel 063-014-05 is included at seller's request as a condition to the sale of the 11-acre tract.) A request will be made to CDOT to withdraw public roadway dedication from a portion of S. Linwood Street once all properties are secured.

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) The purchase price will be negotiated 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**

EXISTING PARK AREA