

**MANDATORY REFERRAL REPORT NO. 01 - 31**  
**SALE OF ROCKWELL PARK SURPLUS PARCELS**

**PROJECT PROPOSAL AND LOCATION:** The subject properties are Tax Parcels 043-114-09, 043-114-13 and 043-114-14 located on West Sugar Creek Road (upon which the parcels have frontage), north of Mallard Creek Road, and just north of the entrance to the Rockwell Park neighborhood at Rockwell Boulevard. The parcels collectively represent 1.29 acres. The proposal is to sell these properties, which are now considered non-essential for public use.

Acquisition of these parcels to serve as a portion of a proposed neighborhood park was recommended for approval through the Mandatory Referral process by the Planning Committee in October 1999; the property was acquired in February of 2000. The plan was to initially assemble approximately 7 acres (of which this property was a part) for a park; however, reluctance on the part of some of the owners of adjoining parcels and the acquisition of a portion of the proposed park site by a residential developer resulted in these 1.29 acres being the only land able to be acquired by the county. It is not appropriate for this small amount of acreage to serve as a neighborhood park.

Meanwhile, Park & Recreation identified an alternate site for the park off Rockwell Church Road in the vicinity of the subject parcels, and the Planning Committee reviewed and recommended approval of the acquisition of this land in a Mandatory Referral in November 2000. The Board of County Commissioners has since approved a portion of the new site for purchase.

This site is in the Northeast District Planning Area, which calls for the area to be developed with housing up to 8 units per acre. The property is currently zoned R-5 single-family residential.

**PROJECT JUSTIFICATION:** The parcels will no longer be needed for park purposes given the alternate park site, which has been identified and partially acquired.

**PROJECT IMPACT:** The alternate Rockwell park site will ultimately serve the area in a better manner, as it is more centrally located within the interior of the residential neighborhood. The site being proposed for sale fronts on Sugar Creek Road and proposed widening of Sugar Creek will decrease the amount of usable acreage, which could be devoted to a neighborhood park.

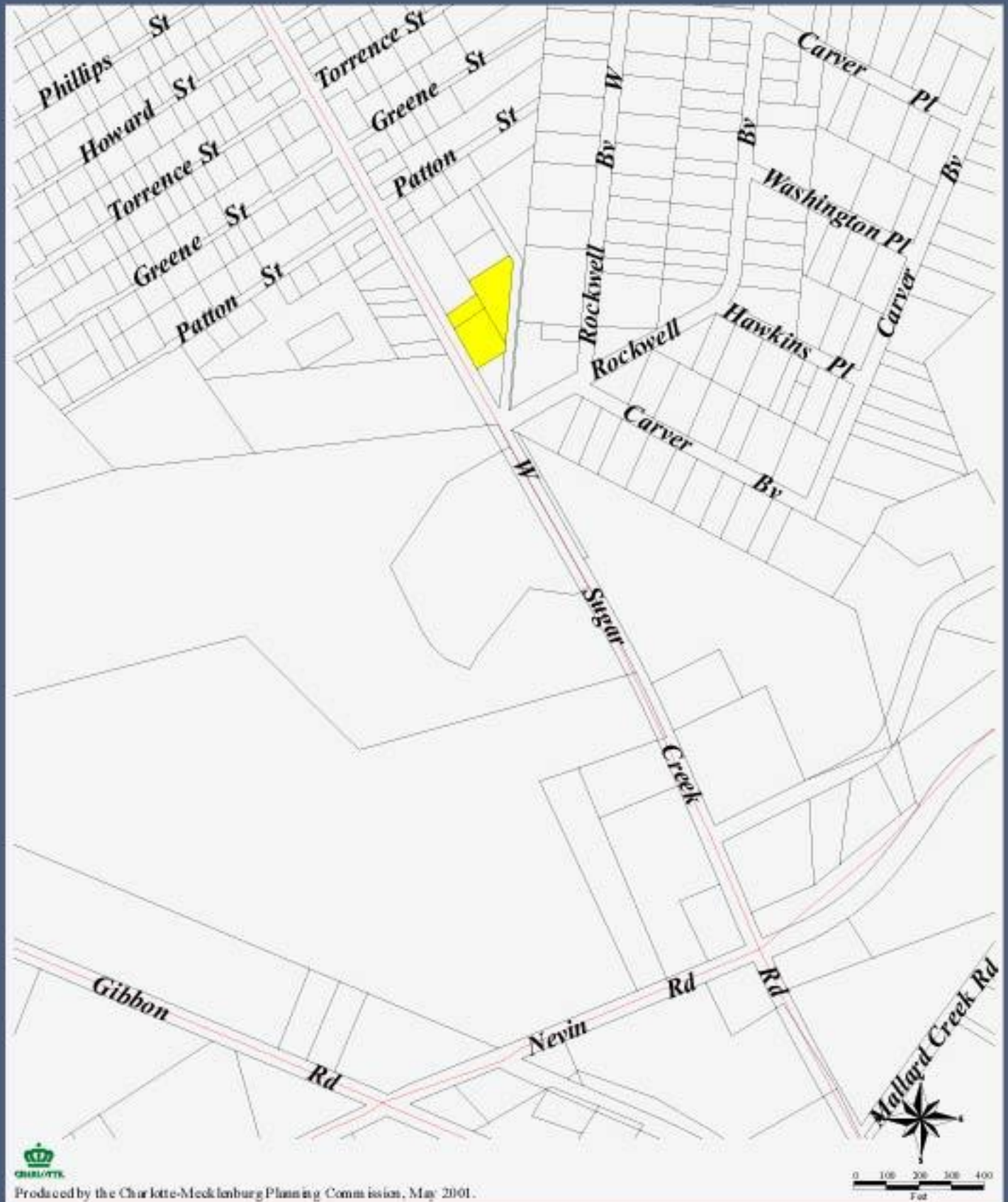
**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** The future widening of Sugar Creek Road will require some frontage of this property to be dedicated to road right of way.

**PROJECT COST:** There is no project cost, as this is the proposed sale of property, rather than property purchase and/or development.

**STAFF RECOMMENDATION:** Staff recommends that the property be sold, subject to the following two conditions. First, frontage depth sufficient to serve the widened Sugar Creek Road right of way should be subdivided from the site and deeded for future roadway use. Second, it is recommended that a process be developed and followed, whereby the property is marketed for, and first preference is given to prospective buyers willing to commit to development of affordable housing (with potential purchase price write-downs available). If no such buyer can be identified, the property should then be sold through conventional means.

**PLANNING COMMITTEE RECOMMENDATION:** Approved, 4-1 with staff's first recommendation (road right-of-way) but not its second recommendation (affordable housing).

# Mandatory Referral: MR01-31



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

**MANDATORY REFERRAL:**

**ROCKWELL PARK SITE SURPLUS PARCELS**

**MCPR MR01-31**

**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:** May 14, 2001

**Submitted By:** R. Wayne Weston, Director

**Department Representative:** Nancy M. Brunnemer, Real Estate Planner

**II. Project Name:** Rockwell Park Site Surplus Parcels

**III. Location and Description of Project:** The subject properties are Tax Parcels 043-114-09, 043-114-13 and 043-114-14 located on West Sugar Creek Road just north of the entrance to the Rockwell Park neighborhood (Rockwell Boulevard). The parcels were acquired in February of 2000 as part of a proposed assemblage of approximately 7 acres to serve as a neighborhood park. Reluctance on the part of some owners and the acquisition of a portion of the proposed site by a residential developer stymied the project at this location. It was decided to assemble this park at another location, which was approved earlier this year. (Acquisition is progressing well at the other location off Rockwell Church Road.)

**IV. Project Justification/Need:** The above three (3) tax parcels are not needed for park purposes and are offered for use by other public agencies. The total area is approximately 1.29 acres fronting on West Sugar Creek Road.

**V. Project Status (check all that apply):**

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

**VI. Proposed Development Schedule:**

<b>Task</b>	<b>Begin</b>	<b>Completed</b>
Planning		
Land	To be assembled at another location.	
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 future widening of West Sugar Creek Road will take some frontage from this small assemblage.

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) Properties will be offered at fair market value if not utilized by another public agency. Total tax value is \$30,650. The tracts were acquired for \$38,500 on 2/25/00.

**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

**SURPLUS LAND AT ROCKWELL PARK SITE: (3 Parcels)**

