

MANDATORY REFERRAL REPORT NO. 01- 32
McKEE ROAD PARK/SCHOOL SITE EXPANSION

PROJECT PROPOSAL AND LOCATION: The Mecklenburg County Department of Park and Recreation proposes to acquire three parcels for expansion of an existing park and school site. The subject properties are Tax Parcels 231-042-21, 231-042-20 and 231-042-19, all contiguous to the existing neighborhood park (County) and elementary school (CMS) tracts on McKee Road in the South Park District. The existing park site includes 20 acres and the school site is 17 acres. The proposed expansion tracts would add approximately 12 acres to the complex, creating a +/- 49-acre park/school complex.

PROJECT JUSTIFICATION: The school facility currently includes multiple modular classrooms to accommodate its student population. At some point the facility will be enlarged within the existing CMS tract. The additional land will provide space for outdoor recreation amenities that would be displaced by the school addition and/or future park facilities to serve the growing neighborhoods in this area of the South Park District. This expansion is part of the continuing effort to accommodate multiple public uses comfortably on adequately sized tracts.

PROJECT IMPACT: The largest parcel, 231-042-21 which comprises 9.25 acres, is the site of a single family home. It is bounded by I-485 on the south and a church on the east. Single family houses are the predominant land use on the opposite side of McKee Road.

The remnant parcels are bounded by single family homes, the park and school site, and I-485.

The South District Plan (1993) calls for single family development at this location.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: Future widening of McKee Road would require some frontage from the existing park/school complex reducing the site to some degree. (The portion of McKee Road in front of the subject site is not planned to be widened in the current long range transportation plan.)

PROJECT COST: Market appraisals will be the basis for negotiations to secure these properties. The large tract has an assessed value of \$352,970.

The two small tracts are remnants acquired by NCDOT for I-485. The County will request

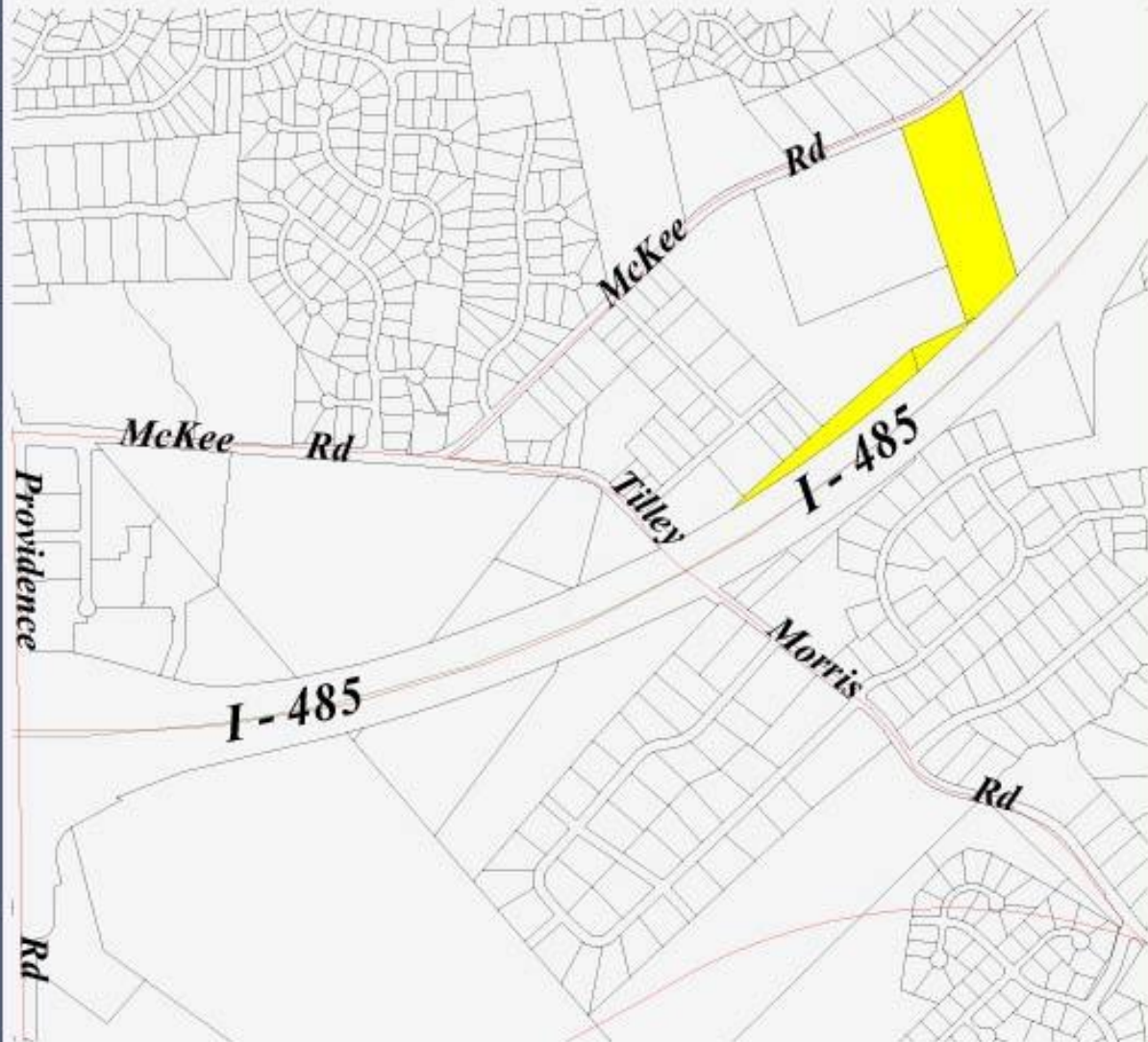
conveyance of these tracts by donation and/or as part of a future land exchange, i.e. at no cost to the County.

STAFF RECOMMENDATION: Staff recommends approval of the proposed purchase. The Joint Use Task Force reviewed this referral at its June meeting, and note was made that a library is included in the McKee Road area in the Public Libraries' ten-year facilities needs assessment.

PLANNING COMMITTEE RECOMMENDATION:

Approved by a vote of 6-0.

Mandatory Referral: MR01-32



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



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MCPR MR01-32

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 24, 2001

Submitted By: R. Wayne Weston, Director

Department Representative: Nancy M. Brunnemer, Real Estate Planner

II. Project Name: McKee Road Park/School Site Expansion

III. Location and Description of Project: The subject properties are Tax Parcels 231-042-21, 231-042-20 and 231-042-19, all contiguous to the existing neighborhood park (County) and elementary school (CMS) tracts on McKee Road in the South Park District. The existing park site includes 20 acres and the school site is 17 acres. The proposed expansion tracts would add approximately 12 acres to the complex.

IV. Project Justification/Need: The school facility currently includes multiple modular classrooms to accommodate its student population. At some point the facility will be enlarged within the existing CMS tract. The additional land will provide space for outdoor recreation amenities that would be displaced and/or future park facilities to serve the neighborhoods in this area of the South Park District.

V. Project Status (check all that apply):

Nothing done but this report		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	Once land is acquired.	
Land	.	
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?). Future widening of McKee Road would require some frontage from the existing park/school complex reducing the site to some degree. This expansion is part of the continuing effort to accommodate multiple public uses comfortably on adequately sized tracts.

VIII. Project Cost Estimate: (Indicate the estimated total project cost and describe how this estimation has been made.) Market appraisals will be the basis for negotiations to secure these properties. The two small tracts are remnants acquired by NCDOT for I-485. The County will request conveyance of these tracts by donation and/or as part of a future land exchange, i.e. at no cost.

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	Existing School	Expansion Tracts
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