

MANDATORY REFERRAL-REPORT NO. 02-26
Neighborhood Park Site at Youngblood Road

PROJECT PROPOSAL AND LOCATION:

The County proposes to purchase all of Tax Parcel #217-051-03 on Youngblood Road in the Southwest Park District for use as a future neighborhood park. This tract consists of 33.56 acres.

PROJECT JUSTIFICATION:

The Park and Recreation Department's CNA/CIP projects the need for six additional neighborhood parks in each of the nine park districts.

As public sewer and water services are expanded, low-density development will occur in this area (the Southwest District plan recommends 1 unit per acre in the vicinity). Continued development in this area will reduce the availability of reasonably priced undeveloped tracts of land which can be used for future parkland. It is therefore desirable to acquire property to meet future public needs.

The subject property is comprised of one vacant tax parcel. The tract is larger than the typical neighborhood park recommended in the 1989 Charlotte Mecklenburg Parks Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

This project is consistent with the Park and Recreation Department's long-range park system master plan. The site is zoned R-3, although the Southwest District plan calls for low density (1 d.u./acre) development on this site and in the general vicinity of the site.

PROJECT IMPACT:

Neighborhood parks are planned to be "walk-in" parks where pedestrian/bicycle access is encouraged from a service area of approximately one-half mile. This site would not be developed until surrounding residential development occurs.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The site is in close proximity to the recently-approved Palisades development which has a major residential component.

ESTIMATED PROJECT COMPLETION DATE:

Currently no development funding is available.

JOINT USE TASK FORCE REVIEW COMMENTS:

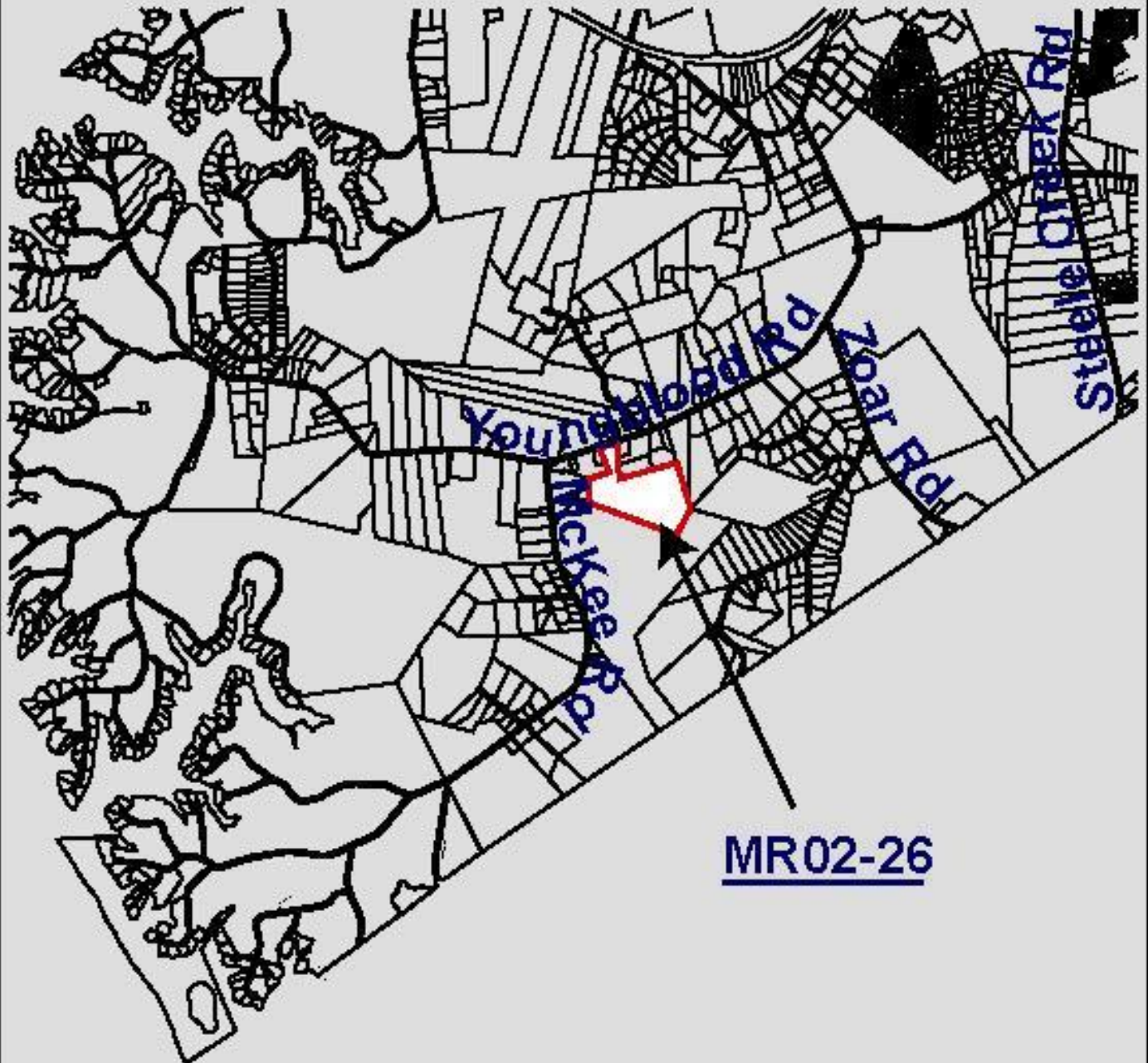
At its September 4, 2002 meeting the JUTF discussed this Mandatory Referral. Potential joint uses mentioned were a fire station to serve a future annexation area, and an elementary school (CMS's long-range facilities master plan projects a minimum of four *additional* elementary schools in the "western search area", within which this site is located).

CMPC STAFF RECOMMENDATION:

Staff recommends approval of this Mandatory Referral.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee recommended approval by a vote of 6-0 at their September 17, 2002 meeting.

Mandatory Referral: MR02-26



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