

**MANDATORY REFERRAL-REPORT NO. MR02-39
PROPOSED ACQUISITION OF LAND AT 11615 ARDREY KELL ROAD**

PROJECT PROPOSAL AND LOCATION: The proposed purchase of the property is to provide a buffer area for the US 521 Landfill ("Foxhole"). The 7.3 acre parcel is located at 11615 Ardrey Kell Road (Parcel Number 223-521-01).

PROJECT JUSTIFICATION: The proposed project will provide additional buffer for the landfill. The site is surrounded on three sides by County property, and includes a portion of a pond that already extends onto the County property. In earlier acquisitions for the landfill, this parcel was considered but not acquired in order to accommodate the long-term property owner/resident. The parcel is now for sale.

CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:

The South District Plan shows the 7.3-acre parcel as an isolated element of single-family residential use. However, this reflects consideration of the existing use of the site. It is surrounded on the south and west sides by land for utility use (the landfill property), and on the east side by institutional use (the Boy's Town property) which is designated as a future county park. Several factors make the property inappropriate for single-family redevelopment: The parcel's relatively small size does not lend itself to a subdivision; its isolation from other residential uses makes it impossible to integrate into adjoining land uses; the pond on the site (which extends onto the landfill property) further reduces the development potential of the property; and its proximity to the landfill would severely limit the marketability of future housing on the site.

The purchase is consistent with plans for the landfill and future development of a park on the completed landfill. The project will consolidate County holdings and limit potential conflicts with incompatible residential uses that might otherwise occur on the parcel.

PROJECT IMPACT: It will provide a buffer area for the existing landfill, while protecting adjoining residential uses from potential negative land use impacts (e.g. visual impact, noise, etc) which the landfill could create.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: The site is adjacent to the landfill and will be used as a buffer and future park area.

ESTIMATED PROJECT COMPLETION DATE: Not applicable.

JOINT USE TASK FORCE REVIEW COMMENTS: The Joint Use Task Force reviewed this at their November 6, 2002 meeting and had no comments.

CMPC STAFF RECOMMENDATION: Staff recommends that the County purchase the parcel. In so doing, it will consolidate County holdings for landfill and future park purposes, consolidate ownership and management of the small pond on the property, limit development of incompatible uses adjacent to the landfill, and provide an additional buffer area for the landfill to adjoining residential areas.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee recommended approval by a vote of 7-0 at their November 19, 2002 meeting.

MR 02-39

