

**MANDATORY REFERRAL-REPORT NO. MR03-08**  
**Proposed Acquisition of Property at Community House Road and Providence Road West**  
**for Right of Way Protection**

**PROJECT PROPOSAL AND LOCATION:**

This proposal is to purchase property to protect the right-of-way for the future realignment of the Providence Road West and Community House Road intersection. This 4.47-acre tract of land – which is currently for sale – is located at the intersection of existing Community House Road and Providence Road West (parcel 229-04-110). The County prefers to acquire only that much of the property necessary for the intersection improvement, which is less than the entire 4.47 acres.

**PROJECT JUSTIFICATION:**

The current intersection has a safety problem. When the nearby proposed Middle School and High School and park are built, the intersection will need improvements in order to accommodate increased traffic levels created by the schools. The MPO Thoroughfare Plan shows the realignment of the two roads' intersection on this property.

**CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:**

The purchase of this property is consistent with plans for an adjacent County park, library and schools. It is also consistent with the adopted Thoroughfare Plan.

The South District Plan calls for the property to be single-family residential. However, the property is irregular in shape; the proposed road realignment will further segment the property into triangular pieces and traffic on the new roadway segments will be considerable. As a consequence, the residual property will be poorly suited for single-family residential development. The applicant has indicated that the current property owner has received an expression of interest from a party who would like to develop the southern residual parcel with a childcare center. Due to its size and shape, the northern residual parcel will not be usable.

**PROJECT IMPACT:**

Improvement of this intersection will provide right-of-way for a safer road intersection.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

These improvements will provide safer access to the proposed park and schools as well as the new residential development in the area.

**ESTIMATED PROJECT COMPLETION DATE:**

This is for right-of-way protection purposes for future roadway construction. The MUMPO 2025 Transportation Plan identifies the improvement of this segment of Community House Road with a year 2020 horizon year. However, increased urbanization in this area – particularly with the potential construction of up to two additional schools – could require intersection improvements to be undertaken sooner.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

This matter was discussed by the Joint Use Task Force at its May 7, 2003 meeting. The following points were made: Two additional schools (a middle school and a high school), a park enlargement, and a library are all planned on adjoining parcels; the roadway improvements enabled by the acquisition would be supportive of these future public facilities.

**CMPC STAFF RECOMMENDATION:**

Staff recommends purchase of the property for the purpose of right-of-way protection for future intersection improvements. Staff would prefer that the County acquire only that amount of land required for future right-of-way, plus any residual fragment without reasonable use to prevent the creation of future problems associated with private parties' attempts to develop it. County staff should work closely with MUMPO and CDOT staff to precisely identify alignment and right-of-way requirements, and to also take into account any needed realignment of Dickie Ross Road to connect to Community House Road.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their May 20, 2003 meeting, the Planning Committee voted to approve this transaction by a 6-0 vote.

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