

MANDATORY REFERRAL-REPORT NO. 03-09

Acquire property to provide access corridor to Back Creek Church Road District Park Site

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcels #051-191-07 and #051-191-28 on Back Creek Church Road to provide access to a future 78-acre district park site, for which the County already owns property. These parcels include +/- 2.466 acres.

PROJECT JUSTIFICATION:

The existing frontage along Back Creek Church Road is along a slight curve and partially within the 100-year flood plain of a Back Creek Tributary. The subject properties are along a straight section of Back Creek Church Road and are vacant. A stub street (unimproved) is also at this location, contiguous to Parcel #015-191-07. The objective is to provide a safe access point into the district park site. Back Creek Church Road is a minor thoroughfare (proposed).

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

This access point would provide an improved entrance to the district park site where active recreation facilities would be sited. District parks typically include multiple athletic fields and courts. The 1996 Northeast District Plan indicates single family land uses for these parcels however, the plan doesn't recognize a district park at this location. Parks are considered compatible with residential uses.

PROJECT IMPACT:

The proposed access corridor would provide a more safe entrance point to the park site. The park is not currently funded for development, so this land would remain vacant for approximately 3 to 5 years.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

- The surrounding neighborhood is primarily single family residential in character.
- This site could accommodate an elementary school along with park facilities.

ESTIMATED PROJECT COMPLETION DATE:

1999 Land Bonds will be used for acquisition, so the land will be banked for future use. No funding is available for development at this time so it will likely remain vacant for three to five years.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their May 7, 2003 meeting and the point was made that Charlotte Mecklenburg Schools would be interested in considering the future park site as a future elementary school site.

CMPC STAFF RECOMMENDATION:

Staff recommends that the site be purchased for park use and that County Park and Recreation staff work with CMS staff to investigate the feasibility of developing an elementary school as part of the future park development.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

MR 03-09



