

MANDATORY REFERRAL-REPORT NO. 04-12
Acquisition of Land for Future Tuckaseegee Road Area Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes acquisition of land that would be assembled for a neighborhood park site to include approximately 28 acres located north of Tuckaseegee Road and the north ends of Yahtzee Lane and Marmac Road. The Parcel Identification Numbers include: 059-071-14 & -20; 059-081-23 & -24; 059-071-31, -32, -33 & -34; and 059-072-01, -06, -07, -39 & -99. The current land uses consist of vacant land and single-family homes contiguous to single-family homes.

PROJECT JUSTIFICATION:

The site is within the Northwest Park District. Based on the *Charlotte-Mecklenburg Parks Master Plan* (1989), neighborhood parks should be conveniently located to all geographic areas within the County and are to be 20-25 acres in size. Land acquisition for future parks should be pursued while appropriate land is available. The site was selected based upon availability of land and relative distance to existing park sites.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of the property to serve as a neighborhood park is consistent with the *Charlotte-Mecklenburg Parks Master Plan* (1989).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (1990) recommends single-family land use under 6 dwelling units per acre. The Plan states that the need for and location of neighborhood parks should be determined through the area planning process, action by the County Park and Recreation Department, and demand by the neighborhood. The underlying zoning of the subject properties is R-3. Parks, greenways, and arboretums are uses permitted by right within the R-3 zoning district.

This site is also located within the 65 decibel noise contours, which also makes a park a compatible land use since City Council has adopted a policy to discourage additional residential development within the 65db and above contours.

PROJECT IMPACT:

The proposed project would provide convenient park facilities and open space to this vicinity. Security measures consistent with other parkland uses would be required. This proposal is only for land acquisition. Development of this site will be funded through future bond or other sources.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other projects would be affected.

ESTIMATED PROJECT COMPLETION DATE:

Funding for acquisition of this property is from existing park/land bonds from 1999. The proposal is for land banking only, as funding for build-out has not yet been secured.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 7, 2004 meeting, and no specific comments were offered.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of this petition for a neighborhood park.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 20, 2004 meeting, the Planning Committee recommended approval by a 6-0 vote.

MR 04-12

