

**MANDATORY REFERRAL REPORT NO. 04-27**  
**Proposed University Meadows Park Site Expansion**

**PROJECT PROPOSAL AND LOCATION:**

It is proposed to expand the 5-acre University Meadows Park site by acquiring a 1.369-acre adjoining parcel. The parcel # is 051-011-31 and is located on Pavilion Boulevard south of the entrance to University Meadows Elementary School and east of the existing park property. The subject property is zoned O-1(CD) and is vacant. This tract also adjoins a small commercial center to the south, accessed from Pavilion Boulevard and from University City Boulevard.

**PROJECT JUSTIFICATION:**

The current parks master plan (1989) recommends new neighborhood parks to be in the 15-25 acre range. University Meadows Park, that contains two soccer fields, adjoins a 21-acre elementary school site and was intended to (1) expand the outdoor recreation area for the school and (2) serve the surrounding residential area as a neighborhood park. By preserving the subject property as part of the park, the park is enhanced/protected by not having the property developed as it is currently zoned (for office use). Under an office development scenario, the view from the park would likely be the rear of an office building. As the result of proposed County acquisition of the property, no new commercial traffic would be introduced to adjoining thoroughfares. Further, the joint use site (school and park) would be expanded.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The larger school/park site should be safer for children and park users by retaining this tract as open space, as described above. Also, acquisition of the property would enhance the jointly used site by incorporating the tract into the park area.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

Rezoning Petition 94-104 amended the *Northeast District Plan* (1990) and is the current land use policy for the parcel. The parcel was rezoned from R-4, Single-Family Residential to O-1(CD), Office Conditional for a maximum of 15,000 square feet of permitted O-1 uses and up to two buildings. The approved rezoning plan excludes residential development. In addition, the rezoning plan calls for shared driveway access off Pavilion Boulevard for the subject parcel and University Meadows Park.

**PROJECT IMPACT:**

Completion of this transaction should make the school/park site safer for children and park users. Aesthetically, preserving the site as open space further enhances the whole site.

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

There are no other projects known in the vicinity of this property.

**ESTIMATED PROJECT COMPLETION DATE:**

The property acquisition would be funded with the 1999 Park Bonds. No improvements to the property are planned at this time.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

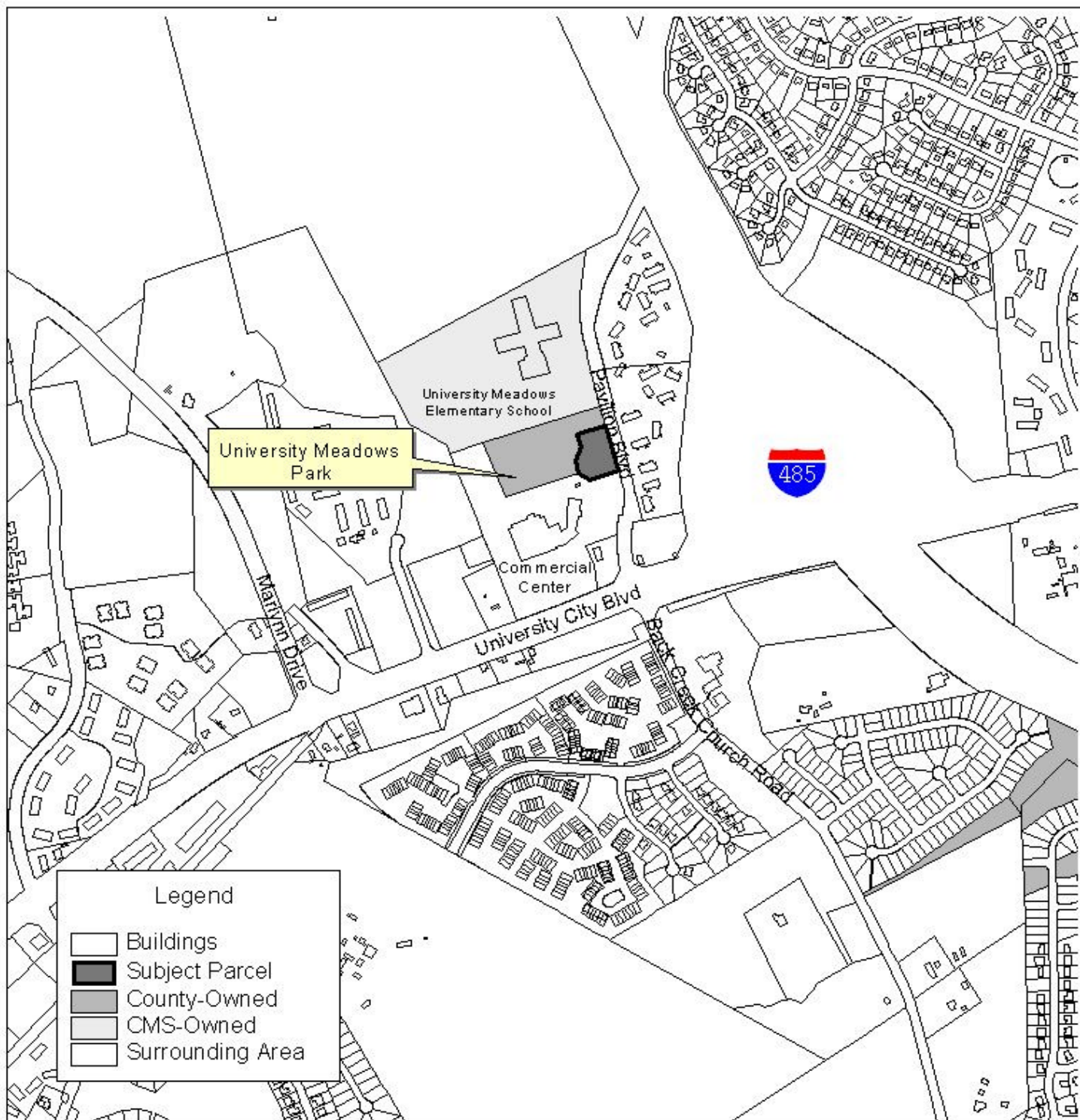
The Joint Use Task Force discussed this item at their December 1, 2004 meeting and had no comments.

**CMPC STAFF RECOMMENDATION:**

Staff recommends approval of this petition to land bank approximately 1.369 acres to expand the University Meadows Park site, conditioned upon the County re-zoning the property to R-4 (CD) for park use. In this manner, the future land use recommendation previously amended by the rezoning, and the access requirement contained within that zoning will both be removed. The R-4 (CD) zoning classification is typical for school and park sites.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their January 18, 2005 meeting, the Planning Committee recommended approval by a vote of 5-1.



## Land Acquisition at University Meadows Park

Mecklenburg County



Real Estate Services  
December 21, 2004





# MR 04-27

