

MANDATORY REFERRAL REPORT NO. 05-15
Proposed Acquisition of Land for a District Park in the Town of Matthews

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes the acquisition of tax parcels 215-163-01 and 215-163-11 on the east side of NC 51, south of Idlewild Road. This 94.71 acre site is within the Town of Matthews jurisdiction and is slated for a future district-size park. A single family house and farm buildings occupy a portion of the site surrounded by wooded and/or open fields. Both properties are currently zoned for future residential development, with an R-20 zoning designation for parcel 215-163-01 and an R-15 zoning designation for parcel 215-163-11. These are residential zoning districts; "20" mandates 20,000 square foot lots and "15" requires 15,000 square foot lots.

Charlotte-Mecklenburg Schools has also identified this property for the location of a potential future elementary school.

PROJECT JUSTIFICATION:

The Town of Matthews desires a district-size park to serve the eastern area (east of US 74/Independence Boulevard) of their jurisdiction, and the subject property is one of few if any remaining large underdeveloped tracts within the Matthews corporate limits.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The *Charlotte-Mecklenburg Parks Master Plan (1989)* identifies district parks as having a desirable size of 100 acres. The 94.71 acres is close to meeting this requirement. In addition, the *CMS Long-Range School Facilities Master Plan Interim report (February 2005)* identifies the need for an elementary school at this location to be completed in 2014.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Use of the property as a park and or public school is consistent with the residential development surrounding the site, as well as with the Town of Matthews land development plans. Matthews' zoning ordinance allows parks by right in residential zoning districts. In general, public facilities such as parks and schools are considered to be compatible for development within residential areas.

PROJECT IMPACT:

Park traffic for tournaments or special events may increase traffic at certain times on Matthews Mint Hill Road/NC Hwy 51. School traffic will do likewise. Facilities designers will work with applicable transportation officials to integrate site features that will minimize traffic impacts upon surrounding areas.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

A district park at this location will provide recreation facilities for areas east of Independence Boulevard along with a potential elementary school site.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is funded by 1999 Land Bonds and development of the park site is expected to be completed by the Town of Matthews. There is no exact timeline for design or completion of the elementary school, although the *School Facilities Master Plan* identifies a potential 2014 completion date.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their October 5, 2005 meeting. The Town of Matthews representative identified the park/school co-location opportunity, which was echoed by both County and CMS staffs.

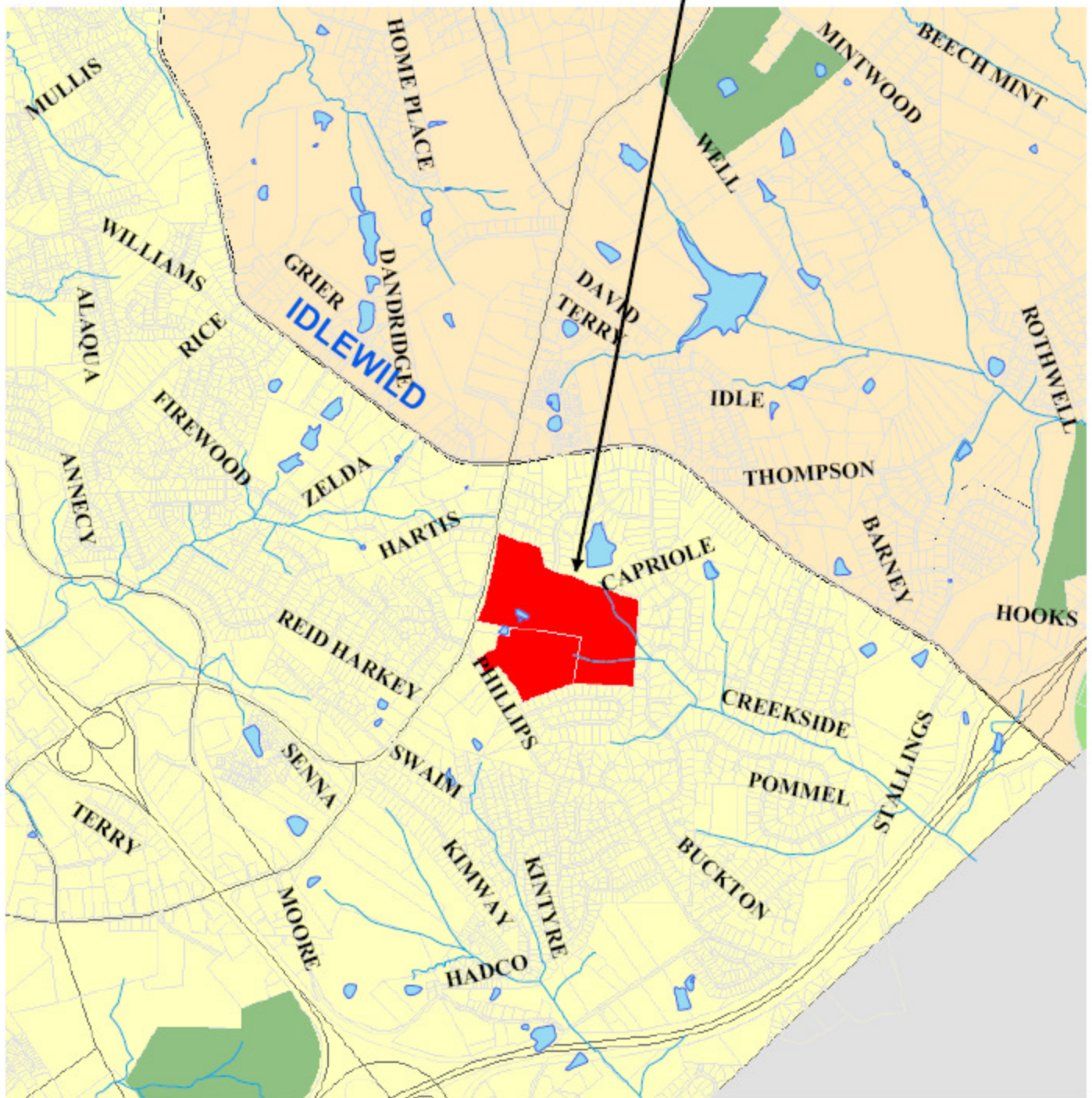
CMPC STAFF RECOMMENDATION:

Planning Commission staff recommends approval of the acquisition of this property to serve as a District park/elementary school site.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 18, 2005 meeting, the Planning Committee recommended approval by a vote of 6-0.

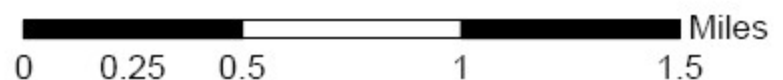
MR 2005-15



Legend



- 05_15
- Park Property
- Lakes
- Creeks
- Union County



Map Produced by the Charlotte-Mecklenburg Planning Commission August 24, 2005

PARK SITE – TOWN OF MATTHEWS

Mecklenburg County, North Carolina

POLARIS

Property Ownership Land Records Information System

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Park Site - Town of Matthews at Matthews Mint Hill Road



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.