

**MANDATORY REFERRAL REPORT NO. 05-25**  
**Proposed Transfer of Property Located at 215 Mill Road to County for Parkland Access**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte proposes to dispose of a vacant parcel located at 215 Mill Road (PID #069-035-31) in the Biddleville/Five Points Community. This 0.26 acre site is zoned R-22MF (Multi-Family Residential). A single family residence is located to the east of the property and a duplex is to the west of this site. Mecklenburg County is interested in acquiring this parcel to provide pedestrian access to the adjacent Five Points Park.

This property was subject to a Mandatory Referral in 2003 (MR03-14). The proposal put forth at the time was to offer the property for the construction of a single family home. Both Planning staff and the Planning Committee recommended approval of the sale of this property at that time for the stated purpose.

**PROJECT JUSTIFICATION:**

The City has owned this vacant parcel since 1987. The sale of this parcel to the County will provide the opportunity for it to be utilized for the public's benefit.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte conducts multi-agency Departmental Polling in connection with consideration of properties for sale. In September, 2005, Mecklenburg County expressed interest in acquiring the property during the Department Polling process.

Additionally, the City's Asset Management Policy states disposal of surplus properties as a goal. The sale of this property would support that goal.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

This parcel is located in the *Central District Plan* (1993) area. The plan recommends both single and multi-family residential (up to 8 dwelling units per acre) for properties in this area. Allowing Mecklenburg County to incorporate this parcel into the adjacent Five Points Park would provide pedestrian access for area residents and is an appropriate land use in this primarily residential area.

**PROJECT IMPACT:**

Development of this individual lot for the purpose of a walkway between the park and the community will have minimal impact on infrastructure, traffic, and neighborhood quality of life. In addition, it may provide a positive citizen impact by providing an opportunity for easy access to Five Points Park.

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

The draft *West End Land Use & Pedscape Plan* (2005) primarily focuses on areas along the Beatties Ford Road Corridor. However, this site is within close proximity of the plan's boundaries. An overall goal of the plan is to transform the Corridor into a vibrant area with a mixture of uses with a focus on pedestrian accessibility. Providing alternative pedestrian access to Five Points Park is consistent with the intent of this plan.

**ESTIMATED PROJECT COMPLETION DATE:**

Transfer of property will occur once all necessary approvals are obtained.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their November 2 meeting and no joint use opportunities were identified.

**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of this request to transfer this site to Mecklenburg County to provide pedestrian access to Five Points Park.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**


At their November 15, 2005 meeting the Planning Committee recommended denial by a 5-0 vote, for the following reasons:

- § Narrow residential lot would appear to serve as an awkward pedestrian entrance to the park
- § Development of this lot in the middle of the block as a park entrance (as opposed to developing a residential structure on the lot) compromises the residential integrity of the block
- § The highest and best use would appear to be for residential development as opposed to parkland development.
- § There was not a compelling reason given for the need for this lot, that the park facility would be improved by the addition of the lot, or that existing pedestrian park access is currently unsatisfactory.

# MR 05-25



## Legend

 Mandatory Referral