

MANDATORY REFERRAL REPORT NO. 05-27
Proposed Expansion of Bradford District Park Site in Huntersville ETJ

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes to expand the existing 172-acre district park site (Bradford Park) at NC 73/Davidson-Concord Road ("Bradford District Park") by adding +/- 42 acres consisting of parcels 011-271-06, 011-271-07, and 011-271-08, all fronting on Ramah Church Road in the Town of Huntersville's Extraterritorial Jurisdiction (ETJ). These parcels are principally vacant; two contain residential structures and out buildings. The parcels are zoned R (Rural) in the Huntersville Zoning Ordinance. Adding these parcels would increase the size of Bradford Park to approximately 214 acres.

The proposed Ramah Creek Greenway – a component of the County Greenway Plan – crosses the southern portion of the property.

The current park holdings are undeveloped. The area is principally rural in character. The rear (eastern) portions of the subject properties are contiguous to Bradford Park.

PROJECT JUSTIFICATION:

The Bradford Park site is in the North Park District which includes the towns of Huntersville, Davidson and Cornelius. District parks are 40 to 200 acres according to the *Charlotte-Mecklenburg Parks Master Plan* (1989). Anticipated population growth in this portion of the County east of I-77 justifies increasing acreage at this site to the upper end of the acreage range will better position County Park & Recreation to anticipate future demand.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Providing conveniently located active recreation facilities is a primary objective of the *Parks Master Plan*. District parks are generally half developed (with active recreation facilities) and half retained in a passive/undeveloped state (trails, picnic sites, open space).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Huntersville Zoning Ordinance has these parcels zoned "Rural". The land use goals in this part of the ETJ include a desire to preserve large tracts of land and the rural character of the area.

PROJECT IMPACT:

This project will add more publicly-owned open space to this portion of the County. The new acreage provides enhanced vehicular access opportunity to the park by providing frontage on Ramah Church Road.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Charlotte Mecklenburg Schools' *Long Range School Facilities Mater Plan* does not identify this area as a potential location for a future school; therefore they do not have interest in placement of a school facility at this location.

The Metropolitan Planning Organization (MPO) Thoroughfare Plan shows a future major thoroughfare (Prosperity Church/Davidson Concord connector) passing through a portion of this property. The MPO 2025 Transportation Plan does not assign a horizon year for the completion of this roadway, meaning the road will be either publicly-funded sometime after the year 2025, or will be constructed as part of the land development process. The Town of Huntersville is sponsoring a planning process that intends to more precisely locate the future thoroughfare alignment of this road. The process – scheduled to kick off in November 2005 – includes representation from the County's Real Estate Department.

ESTIMATED PROJECT COMPLETION DATE:

Land acquisition only is funded from the 1999 Land Bonds for the purpose of land banking. No anticipated park development timeline exists at the present time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 2, 2005 meeting and there were no joint use opportunities identified.

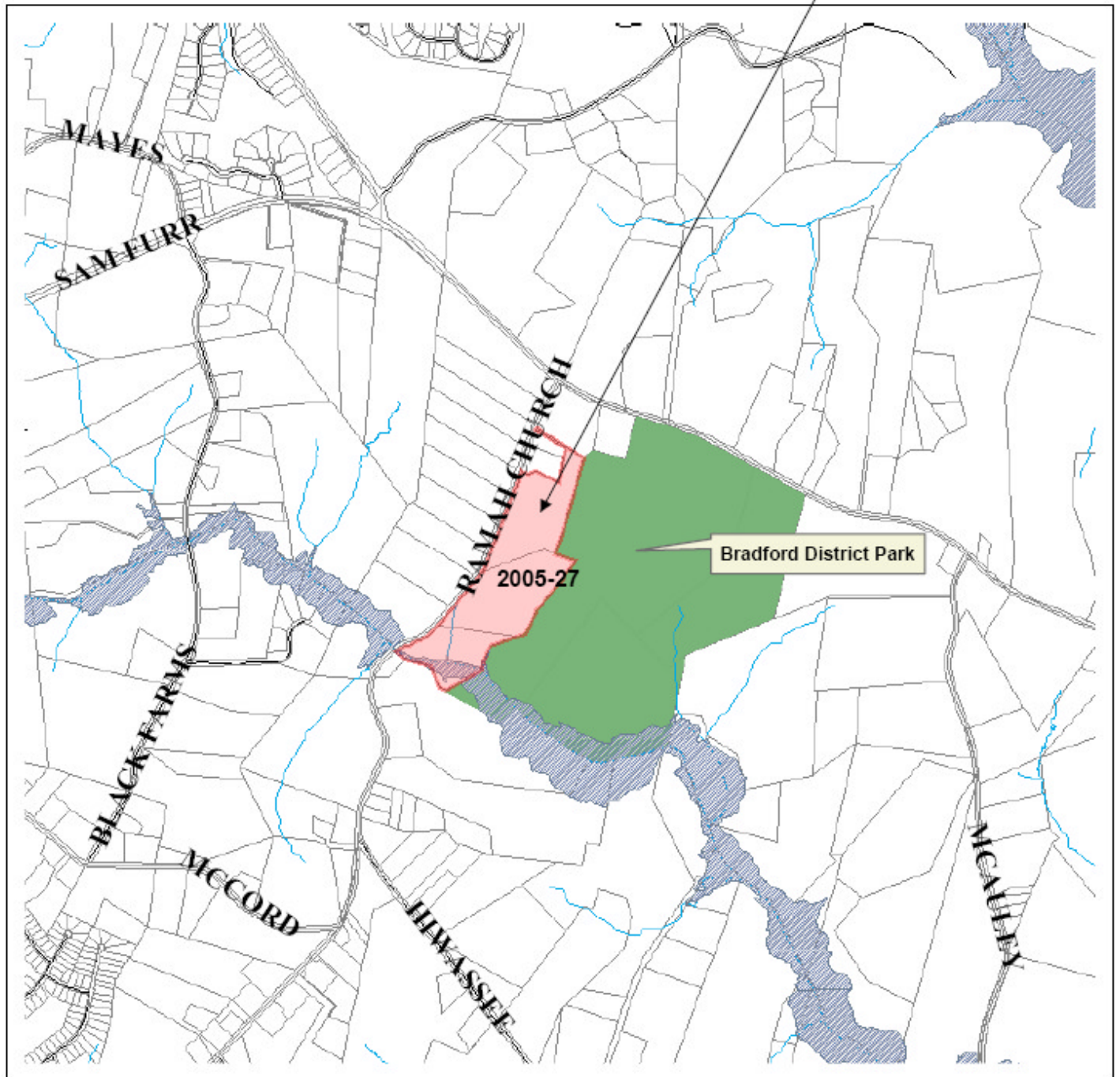
CMPC STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of this land for park expansion.

CMPC PLANNING COMMITTEE RECOMMENDATION:



At their November 15, 2005 meeting the Planning Committee recommended approval by a 5-0 vote.

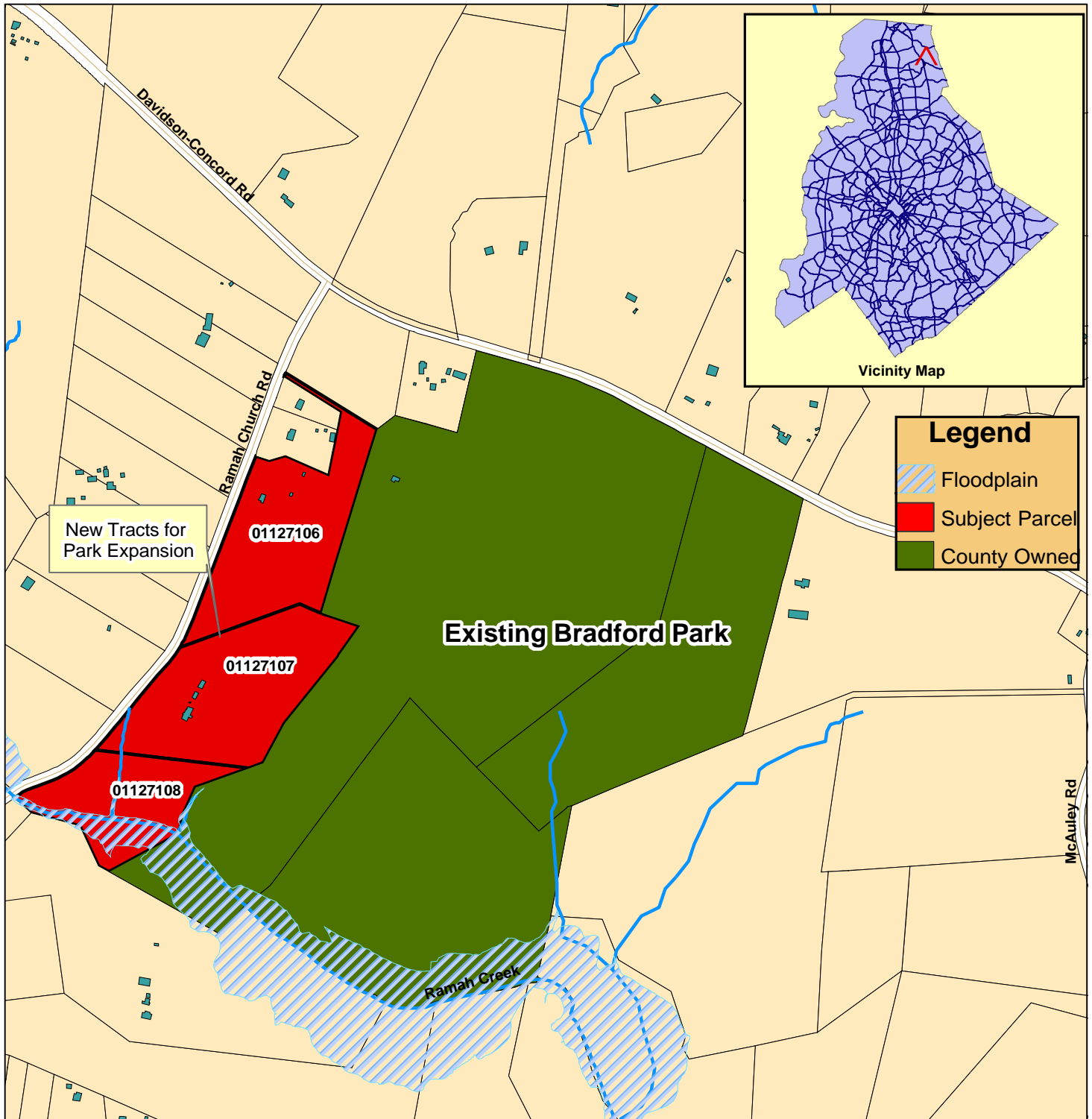
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N

Legend

-  Mandatory Referral
-  FEMA Flood



Bradford Park Expansion

Proposed Expansion of 172 acre district park at
NC 73/Davidson-Concord Road by adding +/- 42 acres

0 0.040.08 0.16 0.24 0.32
Miles

Mecklenburg County



Real Estate Services
October 26, 2005