

MANDATORY REFERRAL REPORT NO. 06-05
Proposed Expansion of Revolution Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate is seeking to acquire two parcels (119-043-13 and 119-043-18) to expand Revolution Park. These parcels totaling 8.78 acres are located on Remount Road. This acquisition will increase the portion of the Revolution Park site bounded by West Boulevard, Barringer Drive, Remount Road and I-77 to 28 acres. Both parcels are currently zoned I-1 (Industrial). The property is being utilized as a tree-grinding operation with a residential structure used as part of the business. The property is bounded on the east by I-77 and on the north and west by Irwin Creek and the park.

PROJECT JUSTIFICATION:

This project would increase the total Revolution Park/Golf Course complex to accommodate amenities that will be added to the overall park site in association with the new recreation center to be constructed on the south side of Remount Road across the street from these properties (in the approximate location of the current recreation center). The new center will be located so as to avoid impacting the adjoining golf course.

This proposed transaction is viewed as an opportunity to enlarge an existing park facility to accommodate future needs associated with the capital investment of the new recreation center nearby. The Revolution Park/Revolution Golf Course/Clanton Park complex represents nearly 300 acres of continuous greenway opportunity (Irwin Creek) and multiple active recreation facilities, soon to include the new recreation center. This location is a logical expansion of the popular park site and provides nearly nine additional acres for new park facilities at one of the oldest recreation complexes in the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties for future recreational use is consistent with both the 1989 Charlotte Mecklenburg Parks Master Plan and 1999 Mecklenburg County Greenway Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted in 1993) recommends greenway for the portion of these properties which are adjacent to Irwin Creek. The Plan recommends office and industrial uses for the remaining portions of the properties. This request to use this property for park expansion is inconsistent with the adopted land use plan. However, it will allow for the expansion of the adjacent Revolution Park/Golf Course site, providing additional recreational opportunities for Clanton Park and other surrounding inner city neighborhoods.

PROJECT IMPACT:

The project will increase accessibility and recreational opportunities to surrounding central city neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other public or private projects were identified by the submitting agency.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this land will be from 1999 Land Bonds.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 1, 2006 meeting and no comments were offered.

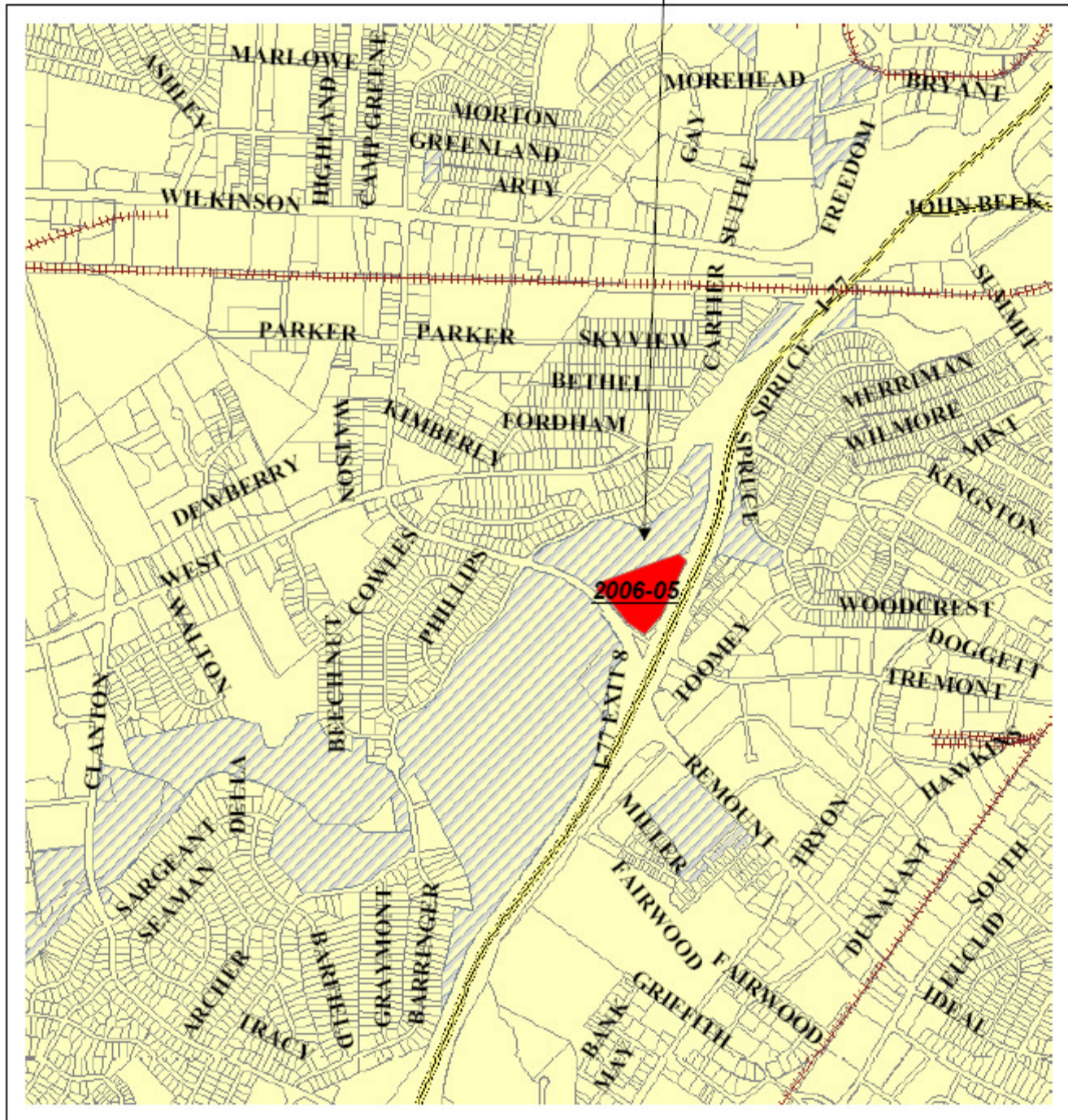
CMPC STAFF RECOMMENDATION:

Staff supports the acquisition of these parcels for the expansion of the Revolution Park/Golf Course, one of the oldest recreation complexes in the County.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 21, 2006 meeting the Planning Committee recommended approval by a 4-1 vote, with the dissenting Committee member expressing concern with the loss of industrially-zoned land for recreational purposes.

MR 06-05



Legend

- MR_06-05
- Park Property

