

MANDATORY REFERRAL REPORT NO. 07-11
Proposed Land Acquisition for Southwest District Park Expansion

PROJECT PROPOSAL AND LOCATION:

It is proposed to acquire land to expand a mostly undeveloped district park site in the southwestern portion of Central Park District I. This site is located off Morris Field Drive and Billy Graham Parkway and is contiguous to the Central Piedmont Community College Harris Campus. The land to be added includes Tax Parcels 115-046-02, 115-046-10 and 115-046-11, a total of approximately 17 acres. The existing park site consists of 58 acres. One portion of the existing site is developed with a recreation center (Southview Recreation Center). This facility is accessed from Vilma Street (via West Boulevard).

PROJECT JUSTIFICATION:

The addition of the new land provides more space to develop multiple ball fields to create a sportsplex to handle tournament play. This site will become one of several sportsplexes strategically located throughout the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The current (1989) Parks Master Plan identifies district parks (40 to 200 acres) as the primary location for multiple active athletic facilities that can support tournament play. A sportsplex is a refinement of that type park that includes multiple fields of the same type for baseball, softball, soccer or other type tournaments.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends multi-family residential use for this area. A park use is generally considered to be allowed within residential areas; however a Sportplex with lit fields may pose a concern for adjacent property owners. It is not without precedent that illuminated fields abut residential areas (currently Freedom Park has illuminated fields with abutting residential development).

PROJECT IMPACT:

The additional land will provide more space for the development of this project. The area to be added is well suited for field development with fairly even topography. The additional fields, as well as playground areas, picnic sites and trails, will enhance the existing recreation center programming at this park site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The land acquisition will expand active and passive recreation opportunities for this portion of Central Park District I and support other efforts to improve the quality of life, particularly housing, in this portion of the City.

ESTIMATED PROJECT COMPLETION DATE:

The land acquisition is funded from 1999 park bonds and from 1999 land bonds; acquisition should be completed within a few months. Development of the park site will be funded from 2004 park bonds. Community meetings have been held to discuss development of the park site, and the master site planning process supports adding land to create a sportsplex at this location.

JOINT USE TASK FORCE REVIEW COMMENTS:

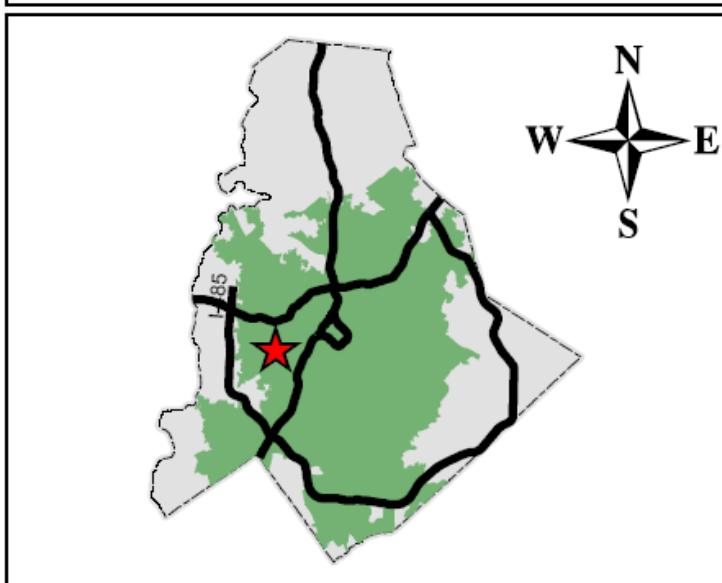
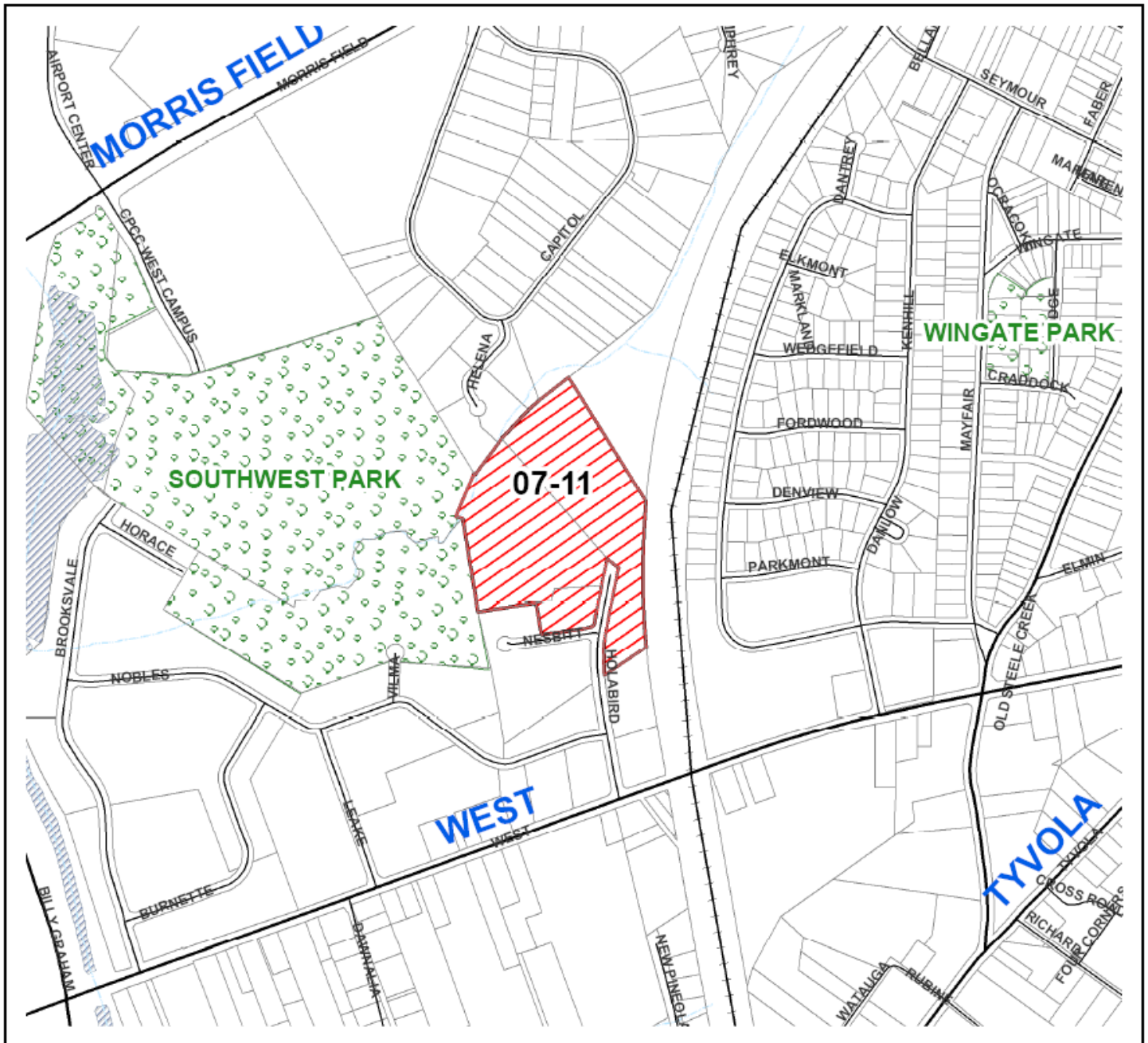
The Joint Use Task Force discussed this matter at their May 2, 2007 meeting, and although there was lengthy discussion around the appropriate accessibility to the park site, no joint use issues were raised.

PLANNING DEPARTMENT STAFF RECOMMENDATION:

Planning staff recommends approval of this transaction with the following conditions: first, vehicular access to the site should be provided through the CPCC campus and not allowed through Holabird Lane or Nesbit Drive, and second that lighting installed as part of the sportsplex be directed away from the abutting residential areas and evening time restraints for lit area be established and regulated.




CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 29, 2007 meeting the Planning Committee recommended approval by a vote of 5-0.



Mandatory Referral 07-11

County Real Estate Services

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Park Property

Map Produced by the Charlotte-Mecklenburg Planning Department for illustrative purposes only.