

**MANDATORY REFERRAL REPORT NO. 08-02**  
**Proposed Expansion of Undeveloped County Park Site on Reddman Road**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase 9.75-acres to accommodate plans for a future district park by consolidating with the adjacent 29.5-acre tract acquired by the County in 2002. The subject property (PID # 3309510) is located at 6310 Reddman Road, off Albemarle Road near Eastland Mall and is zoned R-4 (single family residential) according to the Charlotte Zoning Ordinance. A vacant single family dwelling is currently on the property and will be removed by the County subsequent to acquisition.

**PROJECT JUSTIFICATION:**

The current 1989 *Parks Master Plan* designates district parks as 40 to 200 acres in size. This acquisition would make the full future park site just under 40 acres. This acquisition presents an opportunity to expand the existing undeveloped site in an area of the city where few large (district) park sites exist. A substantial number of apartments and single family neighborhoods are within close proximity/walking distance of this park site.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Opportunities to expand existing park sites, particularly in areas where large tracts of land are not available, are a priority for the parks system. Expansion of this site would conform to the acreage requirements for district parks contained in the *Parks Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *East District Plan*, adopted in 1990, notes that single family residential land uses are appropriate for the subject property. Parks are considered to be compatible with residential land uses and are encouraged to be integrated with existing and proposed neighborhoods.

**PROJECT IMPACT:**

No immediate impact will be caused by acquiring this site. A large use base will be within walking distance of this park site, once the park is developed. Following development, vehicular traffic would not increase substantially with the development of this facility.

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

Stormwater Services is in the design phase of the Muddy Creek Stream restoration project that removes the existing culvert on Reddman Road. This project will eliminate the potential for vehicular access across the two sections of Reddman Road (currently only connected for pedestrians and bicycles) and will construct a new bridge for pedestrian and bicycle access only.

**ESTIMATED PROJECT COMPLETION DATE:**

This park project is funded for acquisition only through the 1999 Land Bonds. Funding for construction of the park would come from a future referendum.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

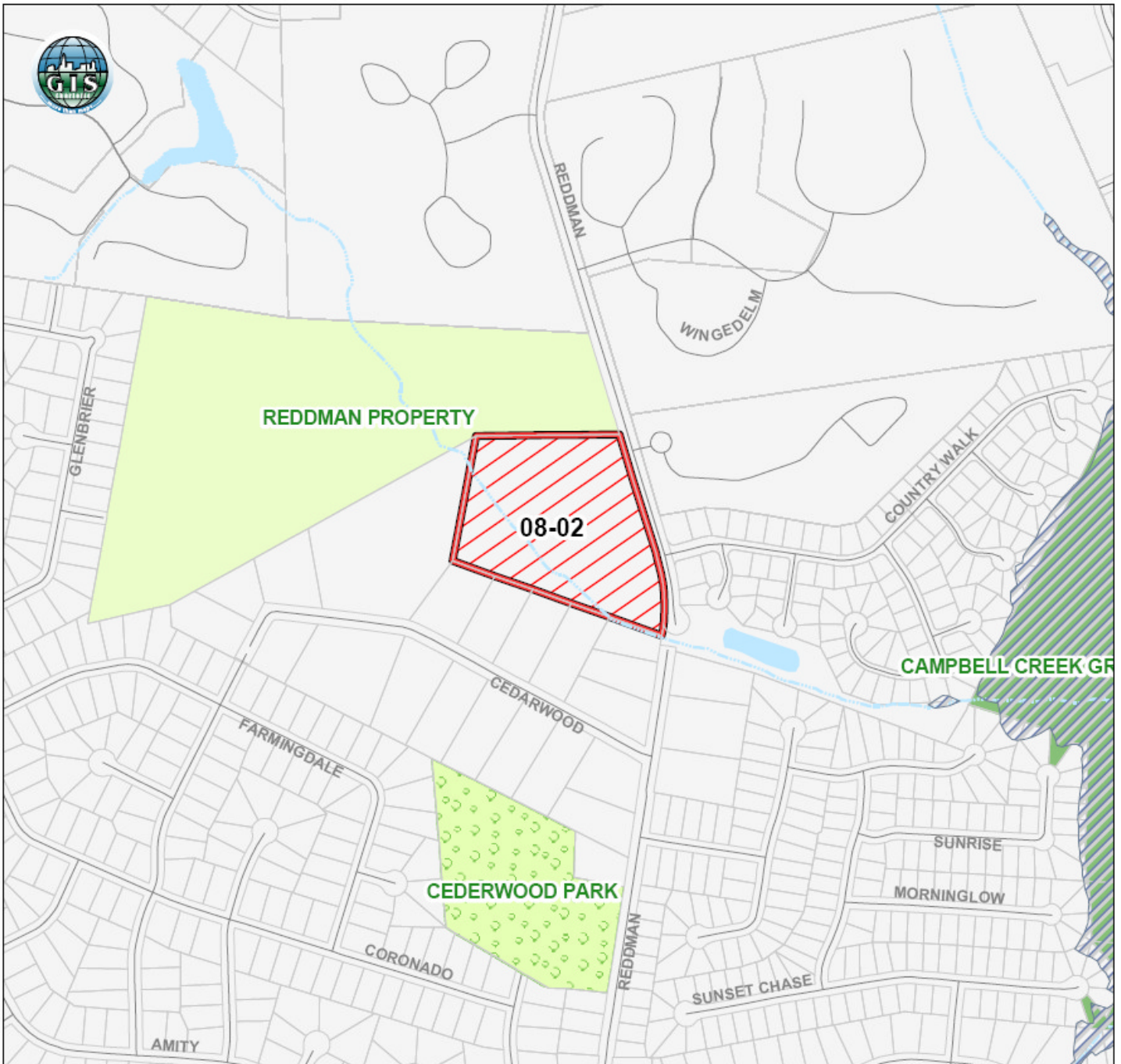
The Joint Use Task Force discussed this matter at their January 2, 2008 meeting and no specific joint use comments were offered. County staff indicated that they felt development of the park would not require the re-opening/connectivity of the two separate segments of Reddman Road, near the site. However, the Charlotte Department of Transportation foresees a possibility for reconnecting Reddman Road for vehicular access in the future but does not have any current plans to do so.

**PLANNING STAFF RECOMMENDATION:**

Staff supports the proposed transaction to acquire land to develop a district park.






**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their January 22, 2008 meeting, the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 08-02

*County Real Estate Services*

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|---|--------------------|---|----------|
|  | Mandatory Referral |  | Greenway |
|  | Existing Park      |  | Preserve |
|  | Proposed Park      |   |          |