

MANDATORY REFERRAL REPORT NO. 08-17

Proposed Land Donation to Mecklenburg County from Charlotte Housing Authority

(note: owner of land is actually the Pine Valley Neighborhood Association, and not the Charlotte Housing Authority)

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept a land donation of +/- 6.4 acres from Tax Parcel 20712122 from the Charlotte Housing Authority. The property is located in Pine Valley, a community that was developed by the Charlotte Housing Authority and is located east of South Boulevard near its intersection with Westinghouse Boulevard in south Charlotte. Pine Valley is bordered on its northern side by multifamily development, Little Sugar Creek to the east, commercial development to the south (Carolina Pavilion Center with big box retail, restaurants and theaters) and by South Boulevard to the west. A small branch of Little Sugar Creek bisects the wooded undeveloped portion of the parcel.

The donated area from this tract on Longleaf Drive will exclude the community club house and adjoining parking lot. The tract is vacant (exclusive of the club house and parking) and is zoned R-17 MF (multi-family residential) according to the Charlotte Zoning Ordinance.

The property is proposed to be developed and managed by the County Park and Recreation Department as a neighborhood park to provide residents convenient access to recreation facilities and open space.

PROJECT JUSTIFICATION:

Pine Valley is an isolated community with no direct access to or from adjoining residential areas, as its only means of ingress and egress is by way of South Boulevard's commercial corridor. There are presently no public parks within the neighborhood, so utilizing this vacant tract for a park will address this situation.

The future greenway trail along Little Sugar Creek is proposed for the side of the creek opposite the community, so linking the west side to the trail side will require the development of a pedestrian bridge, whose location will be determined during design development for this segment of the greenway project.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The purpose of this acquisition is consistent with the new *2008 Comprehensive Park and Recreation Master Plan* (adopted by the Mecklenburg Board of County Commissioners on May 7, 2008) to provide neighborhood parks conveniently located to/within developed subdivisions. A neighborhood park typically includes a playground, picnic sites, trails, a multi-use field (not lighted) and is designed to be a "walk to" park site (no parking provided).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) shows this property and its surrounding neighborhood as single-family residential. This plan typically does not specify locations for park facilities, but does support provision of parks to support neighborhoods. The property was developed as open space located between single-family residential clusters in this 1970s Charlotte Housing Authority development. The homes today generally are individually owned, and remain in an affordable price range.

The neighborhood is within the boundaries of the Sharon Road West Transit Station Area, and a Station Area Plan is scheduled to be undertaken within a few months. Based on the City's *Transit Station Area Principles* (2001) and precedents in other station areas where plans have been prepared recently, it is likely that this neighborhood will be recommended for single-family neighborhood preservation. As such, transfer of ownership to County Park and Recreation is consistent with the existing land use plan and with anticipated future planning.

PROJECT IMPACT:

This project will have a positive impact for the neighborhood in that this subdivision is self-contained, i.e. is not directly connected to other residential areas and thus lacks direct linkage to recreation opportunities.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The County owns another 4.55-acre parcel in the neighborhood (parcel 20712427) and also greenway land (parcels 20712164 and 20712163) along Little Sugar Creek. All of these parcels will be evaluated together for future recreation opportunities.

Transfer of this property to the County (and subsequent park development) should complement other neighborhood revitalization efforts being attempted in Pine Valley.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates completing the acquisition of this property in early summer, 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

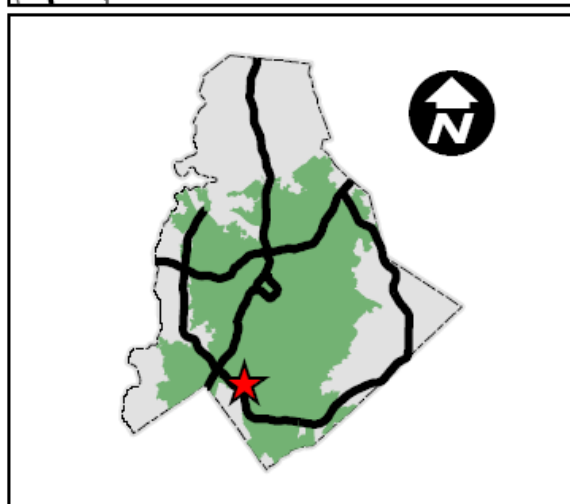
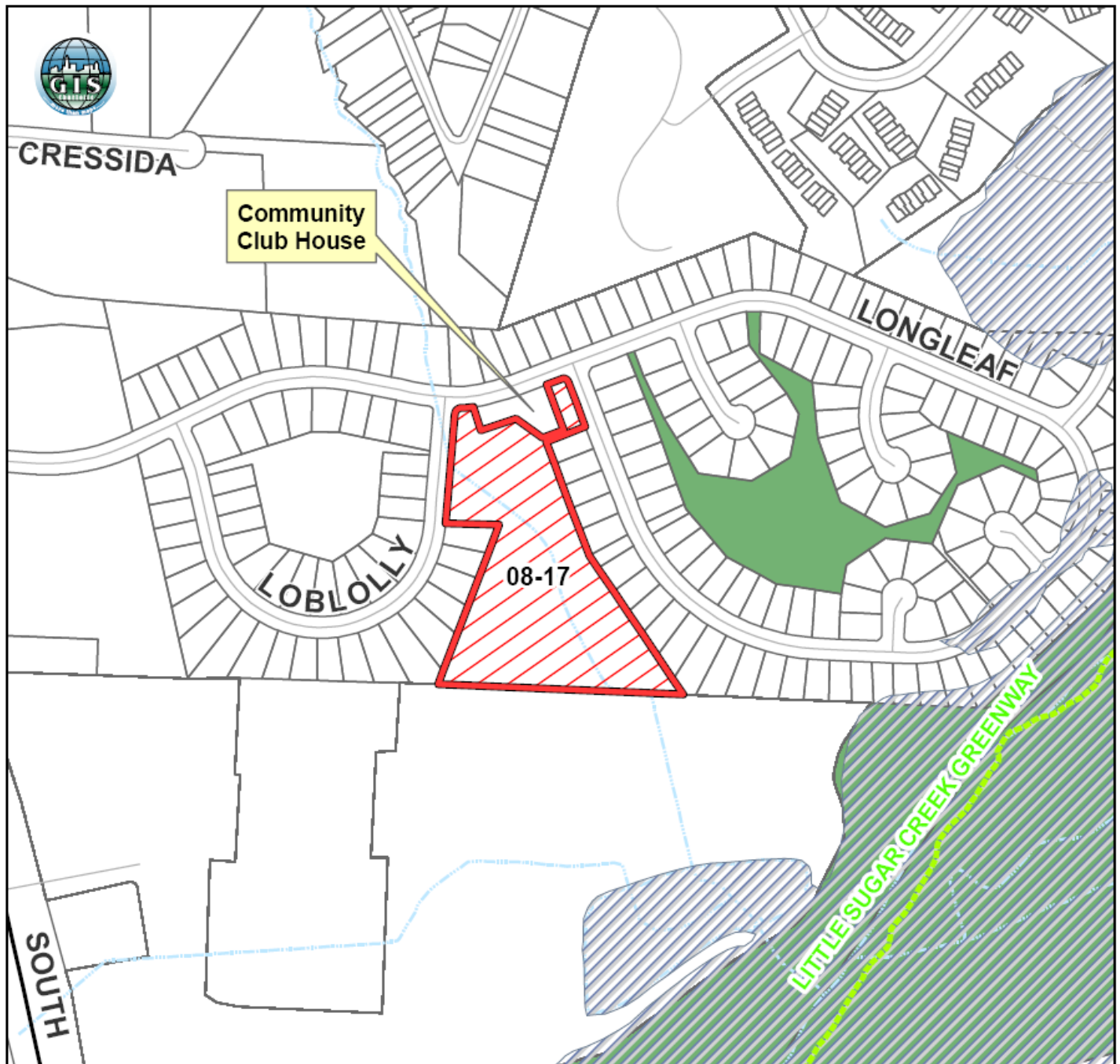
The Joint Use Task Force discussed this matter at their June 4, 2008 meeting. Current ownership was clarified as Charlotte Housing Authority, not the Pine Valley Neighborhood Association. It was noted that this property is not continuous to the nearby greenway. It would have to stand as a park alone, or a connecting easement over the adjoining shopping center property would be needed.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed property transaction because it is generally consistent with the *South District Plan*, because it is generally consistent with expected recommendations of a future Sharon Road West Transit Station Area Plan, because it provides for improved recreational opportunities for this single-family neighborhood, and because it supports continuing affordable housing within proximity of a transit station.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 17, 2008 meeting, the Planning Committee recommended approval of the transaction by a 5-0 vote, with notation that the property is to be conveyed by the Pine Valley neighborhood Association and not the Charlotte Housing Authority.



Mandatory Referral 08-17

Mecklenburg County Real Estate Services

- | | |
|--|---|
|  Mandatory Referral |  Existing Greenway |
|  FEMA 100 Year Floodplain |  Greenway Construction |
|  Existing Park |  Proposed Greenway |
|  Proposed Park | |
|  Greenway Property | |
|  Nature Preserve | |

Produced by the Charlotte-Mecklenburg Planning Department

Property to be Donated

