

MANDATORY REFERRAL REPORT NO. 08-20
Proposed Sugaw Creek Park Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 13.5 acres (Tax Parcel 087-041-09) to expand Sugaw Creek Park in the City of Charlotte. The park site currently consists of 62 acres and is accessed from West Sugar Creek Road. The subject parcel is located at the end of Ironwood Street, and is bordered by residential development to the southeast, the County-owned recycling center/warehouse to the south, the park and industrial sites to the north, and the Derita Branch of Little Sugar Creek to the west. The property is undeveloped and entirely forested. This parcel is also part of a proposed land assemblage that may ultimately provide future greenway connectivity along Derita Branch between Sugaw Creek Park, by way of the recycling center property, and Derita Creek Park (both to the south), with a long-term goal of connecting both parks to Little Sugar Creek Greenway.

The parcel is zoned R-4 (Residential) by the City of Charlotte.

PROJECT JUSTIFICATION:

Sugaw Creek Park is one of the most intensely-used parks in Mecklenburg County. This acquisition will provide an opportunity for future expansion of recreation amenities to meet the increasing public demand.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Expansion of existing park facilities is supported by the 2008 Park and Recreation Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan 1/30/1993 recommends single family residential. A park is consistent with the proposed land use.

PROJECT IMPACT:

This project will have a positive impact on public recreation by allowing for future park expansion and potential greenway connectivity. No negative impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The proposed project will enhance the delivery of recreational services in the Central II Park District by allowing for future park expansion and greenway connectivity.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property in August or September 2008. Expansion of park amenities will be dependent on future funding. The potential for greenway connectivity will be dependent on additional land acquisition efforts and funding for greenway development.

JOINT USE TASK FORCE REVIEW COMMENTS:

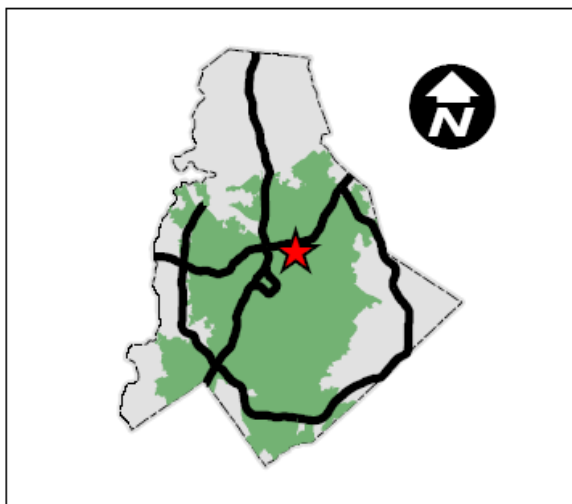
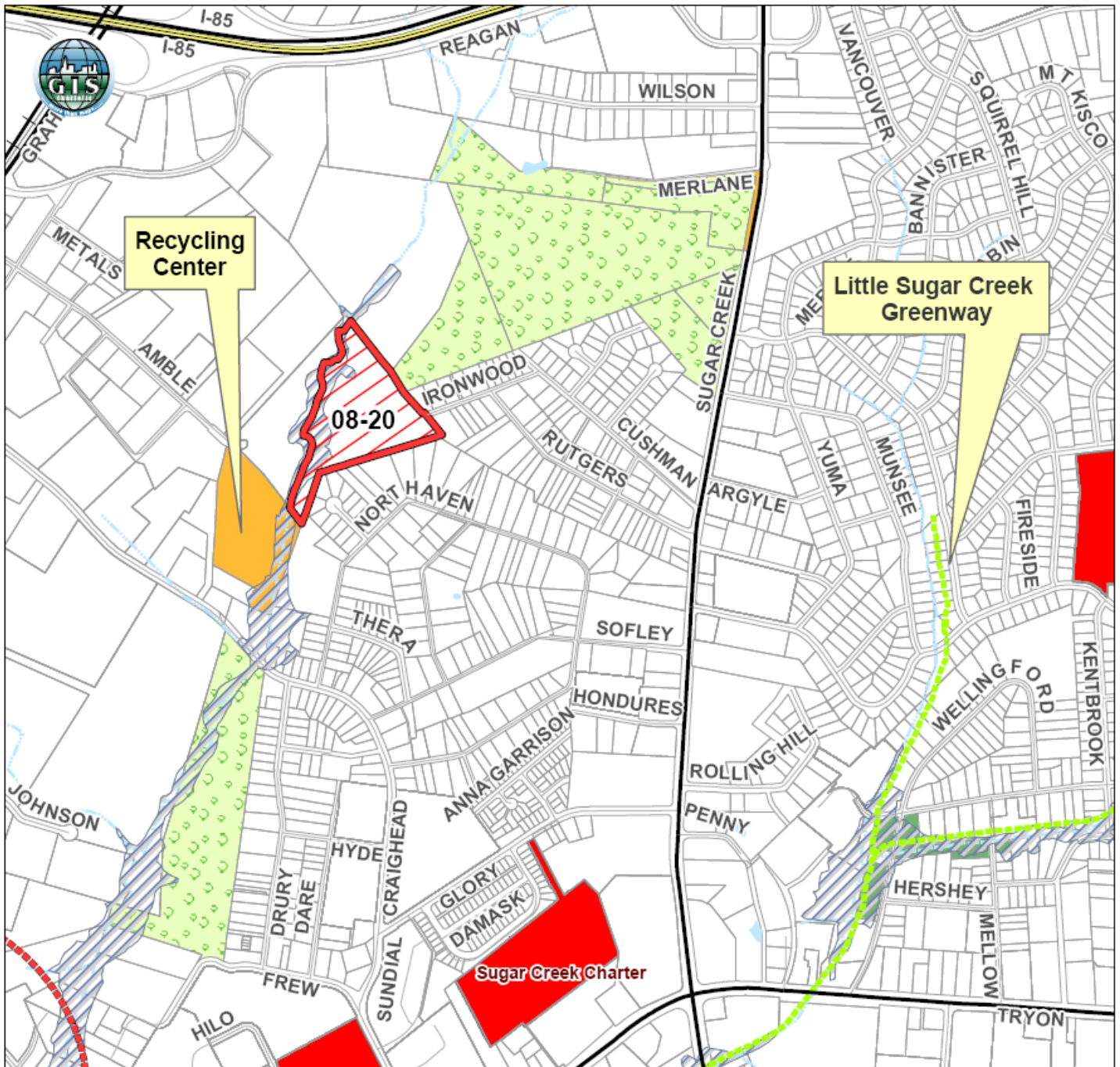
The Joint Use Task Force discussed this matter at their July 2, 2008 meeting and the comment was offered by County staff that the County's long term goal is to continue exploring expansion opportunities of this park; the CMS facilities plan calls for an elementary school in this vicinity suggesting future coordinated park/school real estate planning as additional expansion opportunities are explored.

PLANNING STAFF RECOMMENDATION:

Planning Staff supports this request

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-20

Mecklenburg County Real Estate Services

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|--|--------------------|--|-------------------|
| | Mandatory Referral | | Proposed Park |
| | County Property | | Greenway Property |
| | Existing Park | | Nature Preserve |