

MANDATORY REFERRAL REPORT NO. 08-36
Proposed Expansion of Open Space at Winget Park

PROJECT PROPOSAL AND LOCATION:

The proposal is to purchase +/- 41 acres of land across Winget Road from Winget Park in the southwest portion of the County, within Charlotte's extraterritorial jurisdiction. The property is comprised of Tax Parcels 19915107 and 19915108 and is currently used as pasture land. The property is currently zoned R-3 (eastern portion) and R-12PUD (western portion) according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The property conveyed to the County is proposed to be used as park/open space. This land will add to the County's land bank for open space for the future when most all land is developed in some fashion. The intent is to leave this property undeveloped other than possible future use as soccer fields or other non-impact park use.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The *Mecklenburg County Park and Recreation 10 Year Master Plan (2008-2018)* calls for land to be set aside as open space for future generations.

Both parcels lie within the Lower Lake Wylie Protected Watershed. Parks use little or no impervious surfaces which help maintain and protect watersheds. Therefore using this land as a park would be consistent with the regulated protected watershed policy.

The City of Charlotte Zoning Ordinance allows for parks within the present zoning classification of R-3. Parks are generally considered to be compatible with residential land uses and the integration of parks and neighborhoods is encouraged. The portion of the property that is an R-12PUD zoning classification is a conditional zoning category that has been approved for single family residential up to 2.18 dwelling units per acre. While the R-12 zoning classification allows for parks, the conditions that may be imposed as part of the PUD zoning classification may preclude the property from being used as a park.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use, as approved by the *Southwest District Plan (1991)*, is single family less than or equal to 3 dwelling units per acre. Parks are typically considered compatible with residential land uses.

PROJECT IMPACT:

Winget Park currently includes 128 acres. Much of the undeveloped portion of the park has somewhat rugged topography. This subject property complements the existing park site as it is flat, open pasture land. Addition of this property to the park system will serve to preserve an historic land use that was formerly dominant in Mecklenburg County. This tract will be purchased with 1999 land bonds.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No joint use of this tract is envisioned in that the purpose of adding it to the park system is to retain it in its existing state.

ESTIMATED PROJECT COMPLETION DATE:

N/A

JOINT USE TASK FORCE REVIEW COMMENTS:

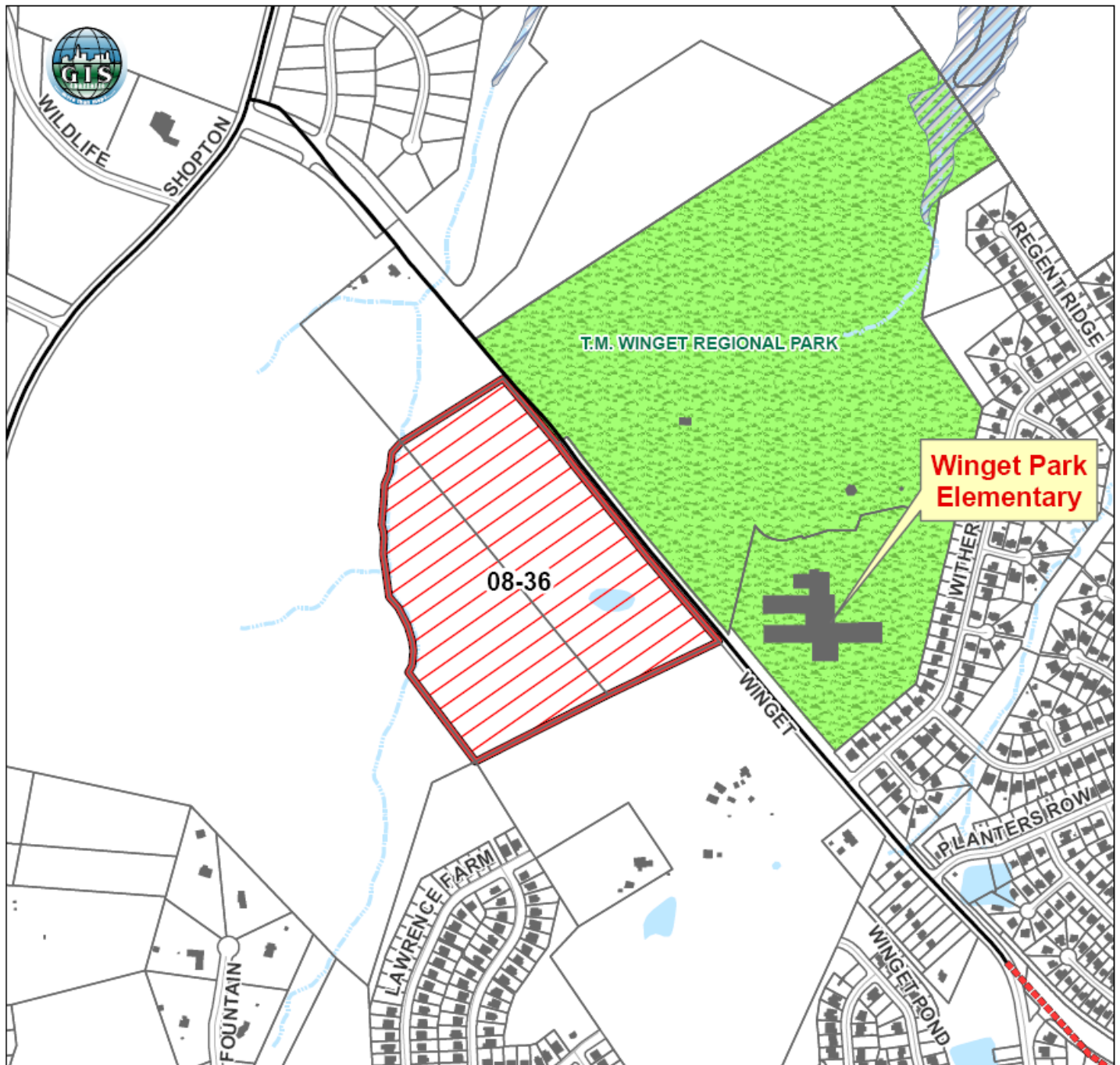
The Joint Use Task Force discussed this matter at their September 3, 2008 meeting and no significant joint use opportunities were identified.

PLANNING STAFF RECOMMENDATION:

The Planning staff recommends approval of this proposed transaction conditioned upon County staff exploring any conditions of the R-12PUD zoning, and – if necessary – re-zoning it to a zoning district more appropriate to parkland.



CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 16, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 08-36

County Real Estate

-  Mandatory Referral
-  Park Property