

MANDATORY REFERRAL REPORT NO. 10-04
Proposed Expansion of Alexander Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase a vacant parcel located at 709 East 15th Street (tax parcel 081-095-06) in the Belmont Neighborhood. The parcel is bounded on each side by parcels owned by the County and completely located within the 100-year floodplain. The subject property is generally surrounded by other vacant parcels, single family homes an apartment complex and is zoned R-22MF.

This purchase will allow expansion of the existing land assemblage for Alexander Neighborhood Park. Current plans are for this parcel to remain undeveloped at this time; however, in the future it may be developed for park land uses as part of Alexander Neighborhood Park.

PROJECT JUSTIFICATION:

Acquisition of this property will eliminate a gap in the parcels owned by the County. This acquisition will also help protect the water quality of Little Sugar Creek by preserving floodplain.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Preservation of floodplain properties continues to be a priority for Mecklenburg County. Acquisition of the subject parcel will improve the configuration of County-owned land for the future expansion of park amenities in the Alexander Street area. The relocation and redevelopment of park amenities located at the core of Alexander Neighborhood Park (Alexander and 12th streets) is identified as a 2008 bond-funded project. This project will result in the relocation of a playground, picnic shelter, and basketball court to the Charlotte Housing Authority (CHA) property across Little Sugar Creek (Seigle Point). Tennis courts will also be constructed on the CHA property. The current location of the aforementioned amenities will be redeveloped into a multi-purpose/soccer field (subject to previous Mandatory Referrals, MR08-07 and MR09-06). The subject parcel will not be part of these projects.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This Mandatory Referral is consistent with land use recommendations in the *Belmont Neighborhood Revitalization Plan* (2003) which recommends open space land uses for the subject property.

PROJECT IMPACT:

This project will have a positive impact by preserving floodplain, which will help enhance water quality of Little Sugar Creek, and by improving the County's land configuration for future parkland development in the subject area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The construction and redevelopment of Alexander Neighborhood Park will be done in partnership with Trinity Episcopal School and the Charlotte Housing Authority.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by July, 2010. Park development will be subject to the future sale of voter approved bonds.

JOINT USE TASK FORCE REVIEW COMMENTS:

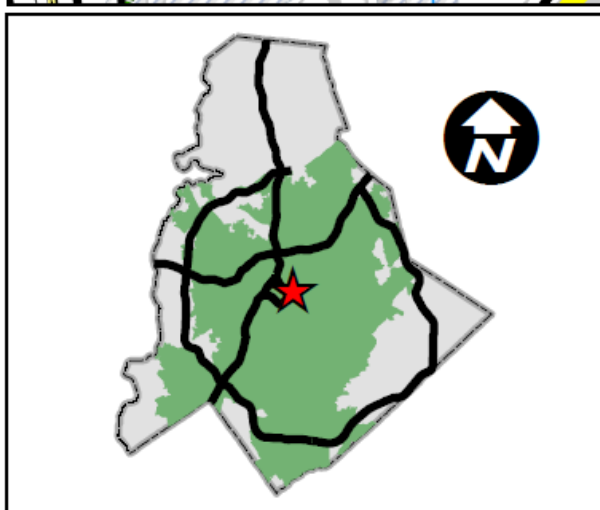
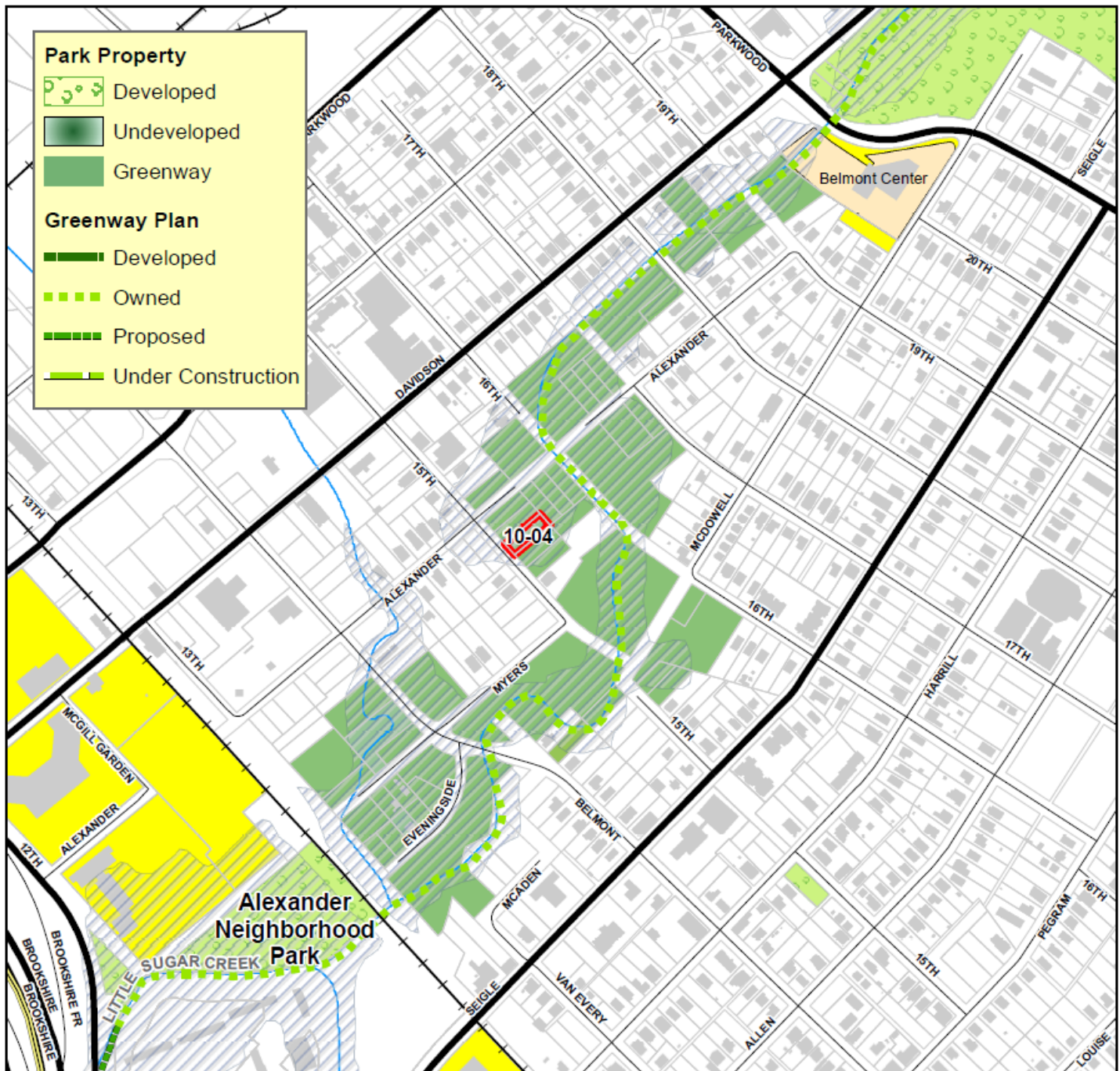
The Joint Use Task Force reviewed this matter at their April 7, 2010 meeting. There were no comments on this request.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the acquisition of this property for the stated purpose.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 20, 2010 meeting the Planning Committee recommended approval of the proposed transaction by a 7-0 vote.



Mandatory Referral 10-04

Submitted by: City Real Estate
Initiated by: Park & Recreation

- Mandatory Referral
- FEMA 100 Year Floodplain
- City Property
- County Property
- Libraries

Produced by the Charlotte-Mecklenburg Planning Department

