

MANDATORY REFERRAL REPORT NO. 11-14

Proposed Acquisition for Trailhead and Parking Amenity – Dixon Branch and Long Creek Greenways

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcel 025-291-03 (+/- 3.44 acres) off W. WT Harris Blvd in the northwestern portion of Charlotte to provide a satellite parking amenity for the future Dixon Branch and Long Creek Greenways. This parcel is vacant, partially wooded with the western portion within the 100-year floodplain. It is zoned CC (Commercial Center) by the City of Charlotte and is surrounded by a shopping center to the east, and undeveloped floodplain property to the west owned by Mecklenburg County.

PROJECT JUSTIFICATION:

Acquisition of this property will accomplish the following objectives:

- (1) Provide an access/trailhead to the future Dixon Branch and Long Creek Greenway Trails from the adjacent shopping center; and
- (2) Protect the opportunity to provide a satellite parking amenity for greenway patrons that will help activate use of this section of greenway near non-residential uses.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Dixon Branch and Long Creek are identified as priority greenway corridors in the *10-Year Park and Recreation Master Plan* (adopted in 2008).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject parcel is within the boundaries of the *Northlake Area Plan* (2008) which recommends a residential, office and park/open space. Civic and or cultural facilities are strongly encouraged in this area and where located should be well integrated with the surrounding uses. The proposal is considered to be consistent with the recommended future land use within the *Northlake Area Plan* (2008).

PROJECT IMPACT:

This project will have a positive impact on the community by increasing public accessibility to the greenway system.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as a greenway amenity area. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by December 31, 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

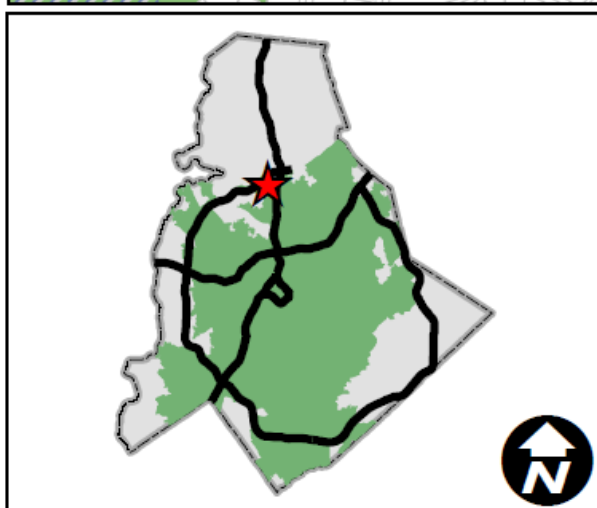
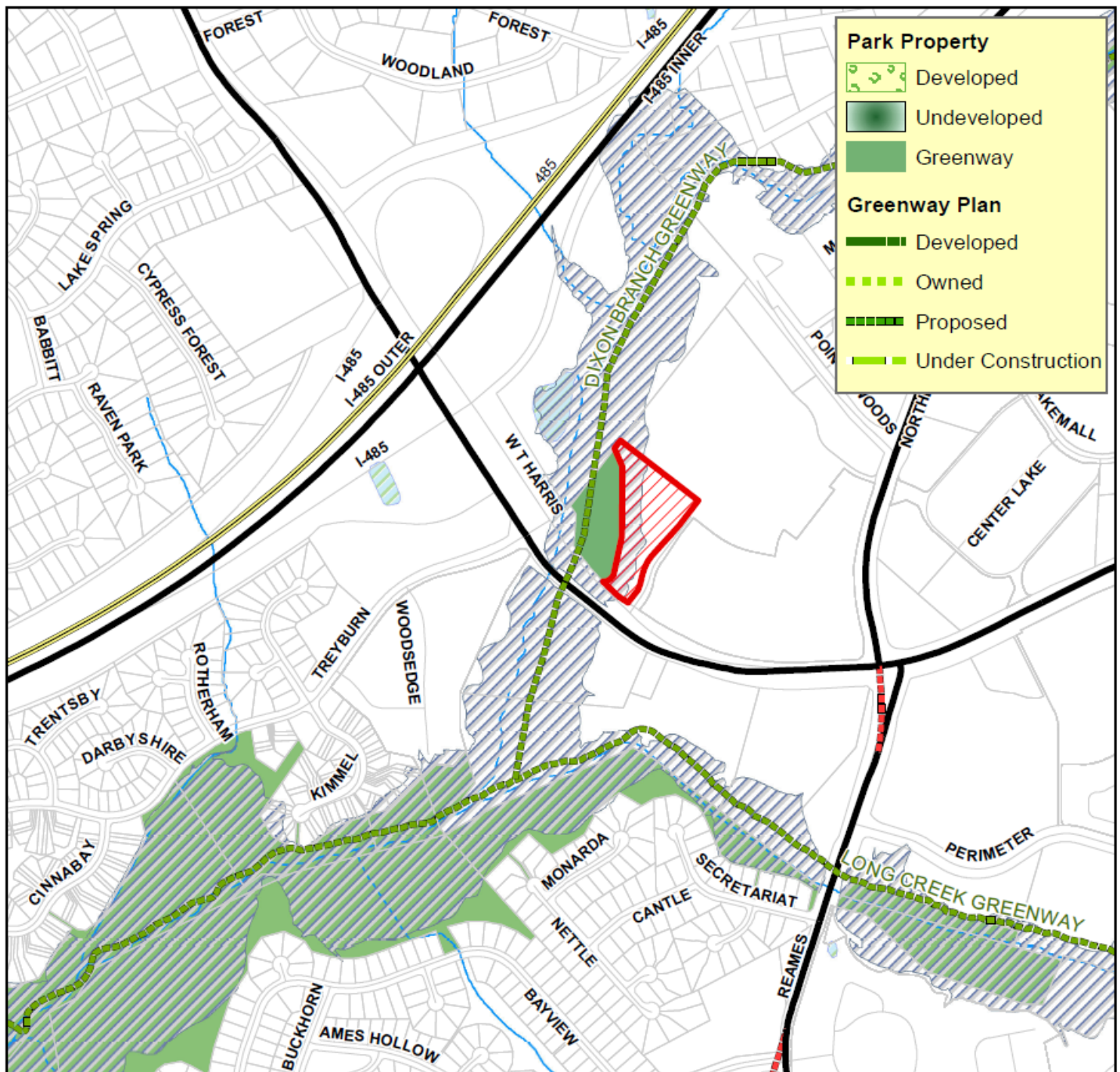
The Joint Use Task Force discussed the matter at their October 4, 2011 meeting and offered no pertinent comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed transaction for the intended use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 18, 2011 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 11-14

Submitted by: County Real Estate

Initiated by: Park & Recreation



Mandatory Referral



County Property



FEMA 100 Year Floodplain

