

**MANDATORY REFERRAL REPORT NO. 12-03**  
**Proposed Neighborhood Park Acquisition in Wilmore Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase three tax parcels (PID 123-062-12, 123-062-16, and 123-062-17) comprising approximately 0.88 acres at the intersection of South Tryon Street and West Kingston Avenue in the Wilmore neighborhood of Charlotte for a future neighborhood park in the Central Park District. These vacant properties zoned B-1 (Neighborhood Business District) by the City of Charlotte Zoning Ordinance and are surrounded by commercial and residential uses in the adjacent South End area.

**PROJECT JUSTIFICATION:**

The neighborhoods close to the subject property (Wilmore and South End) suffer from a lack of easily accessible open space and park amenities. The County envisions developing this property as an open space/neighborhood park to serve the growing business and residential areas of these neighborhoods. Physical barriers, such as South Boulevard and I-77, which residents and visitors to this area would have to traverse to get to other nearby existing parks such as Latta Park or Revolution Park and have been therefore identified by the community as impediments to accessing open space and parks.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 2008 *Mecklenburg County Park and Recreation Master Plan* identified the need for additional neighborhood parks based on a community needs assessment and “best practices” of similar-sized cities and counties across the nation. Development of park amenities at this site will help accomplish that goal. Development of small parks within easy walking distance of residential neighborhoods was identified as a top priority in the community needs assessment and is, therefore, reflected as a high priority in the *Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The 2005 *South End Transit Station Area Plan* notes that additional parks and public open space will be critical to the success and livability of South End. The plan notes a lack of formal public open space in South End, and recommends that Planning, Historic South End, and other agencies work with the County Park and Recreation Department to develop small urban parks and plazas at specific locations, and at other locations to be identified.

**PROJECT IMPACT:**

This project will have a positive impact on the community. Upon future funding for park development, this project will provide additional open space/recreational opportunities for residents in a currently under-served area of the City.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This project is within a block of two large scale mixed use development projects currently in active discussion, which would add significant population density in close proximity. The park would serve this added population as well as existing South End and Wilmore residents.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by the end of April, 2012.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

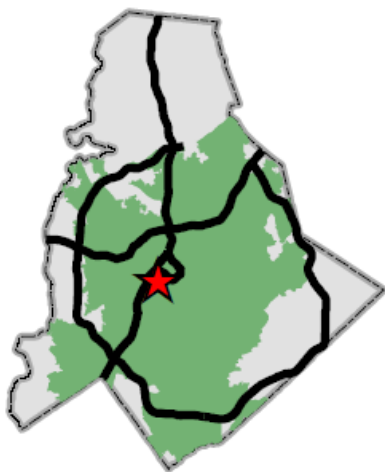
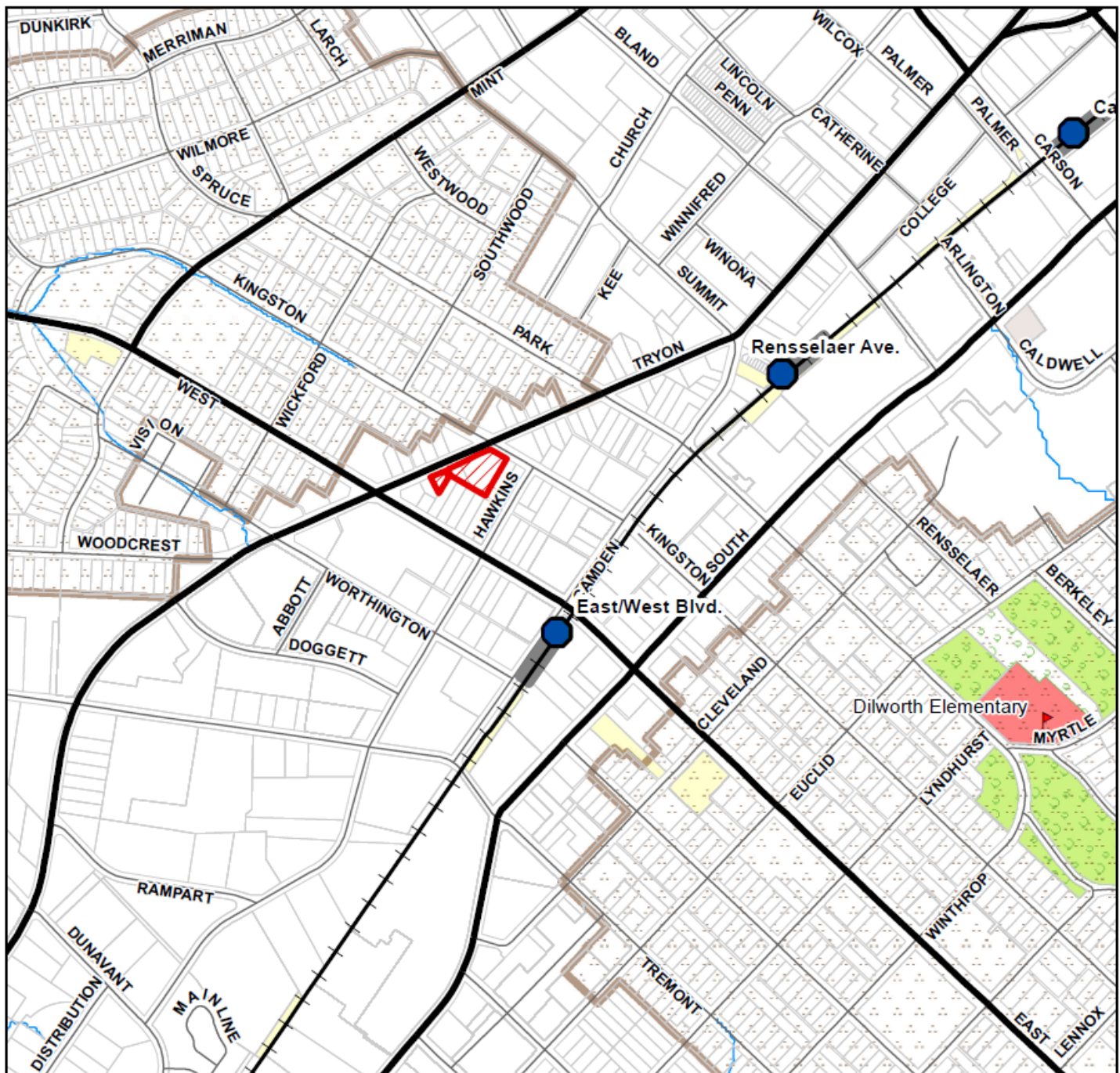
The Joint Use Task Force discussed this matter at their March 7, 2012 meeting. Park and Recreation noted that it likely would be developed with hardscape to relate to adjoining residential and commercial areas as opposed to being extensively vegetated. There was concern about mis-use by skateboarders. Park design would include features to discourage this activity at this location. Several in attendance expressed support for getting Police involved in facility design at the appropriate juncture. No joint use issues or opportunities were raised.

**CMPC STAFF RECOMMENDATION:**

Since the proposal is consistent with the *South End Transit Station Area Plan*, and as it will serve a critical need in an area underserved by park facilities and will be one more piece in an evolving network of small urban open spaces, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**






At their March 20, 2012 meeting the Planning Committee recommended approval by a 7-0 vote.



## Mandatory Referral 12-03

Submitted by: County Business Support Services

Initiated by: County Park & Recreation

-  Mandatory Referral
-  City Property
-  County Property
-  Historic Districts
-  Light Rail Stations



Produced by the Charlotte-Mecklenburg Planning Department