

MANDATORY REFERRAL REPORT NO. 13-02

Proposed Acquisition of Land on Little Rock Road in Charlotte for Park Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ± 1.846 acres located at 1300 Little Rock Road (Tax Parcel 055-311-08) in West Charlotte for the expansion of Robert L. Smith Regional Park that currently contains a playground, walking trails and soccer fields. The property is vacant and zoned R-4 (Single Family Residential) according to the City of Charlotte Zoning Ordinance.

The area to the north of this property has developed residentially, while area to the south (including park property) is largely vacant. The majority of the subject parcel lies within the 100-year floodplain.

No improvements are planned to the subject property at this time.

PROJECT JUSTIFICATION:

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives which identified the need for additional parkland in this area through its green printing process. Acquisition of this property will help fulfill the need for expanded open space, recreational and greenway trails and amenities in this area of the County which would serve several neighborhoods in the immediate vicinity. The subject property would also provide expanded visibility for the park along Little Rock Road.

According to the *2008 Mecklenburg County Parks Master Plan*, a regional park should consist of a minimum of 100 acres, and that the community should have five acres of regional parks per 1,000 people served. Robert L. Smith Regional park currently consists of 205.794 acres. At the current acreage the park can serve a little more than 41,000 people at the 5/1,000 ratio.

A future greenway trail is planned along Paw Creek, which runs along the entire northern boundary of the Robert L. Smith Regional Park and along the southern boundary of the subject property. The addition of this acreage would provide the County with expanded greenway opportunities as well.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (adopted in 1990) recommends greenway for approximately three-fourths of the subject parcel and single family residential up to 4 dwelling units per acre for the remaining portion. The proposed use would be consistent with the adopted land use plan.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the recreational and open space capacity for Robert L. Smith Park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space/park land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by Spring 2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

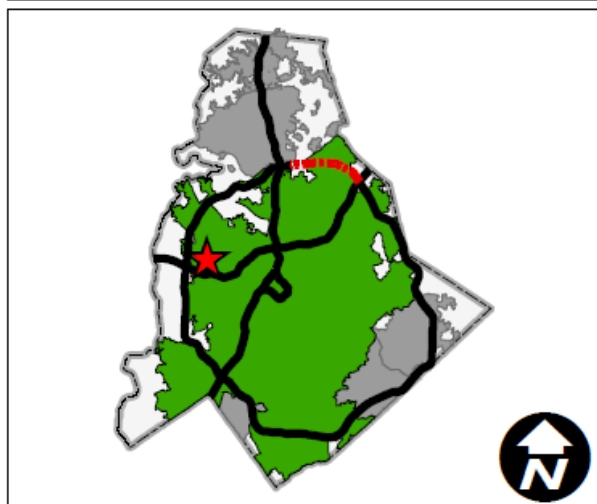
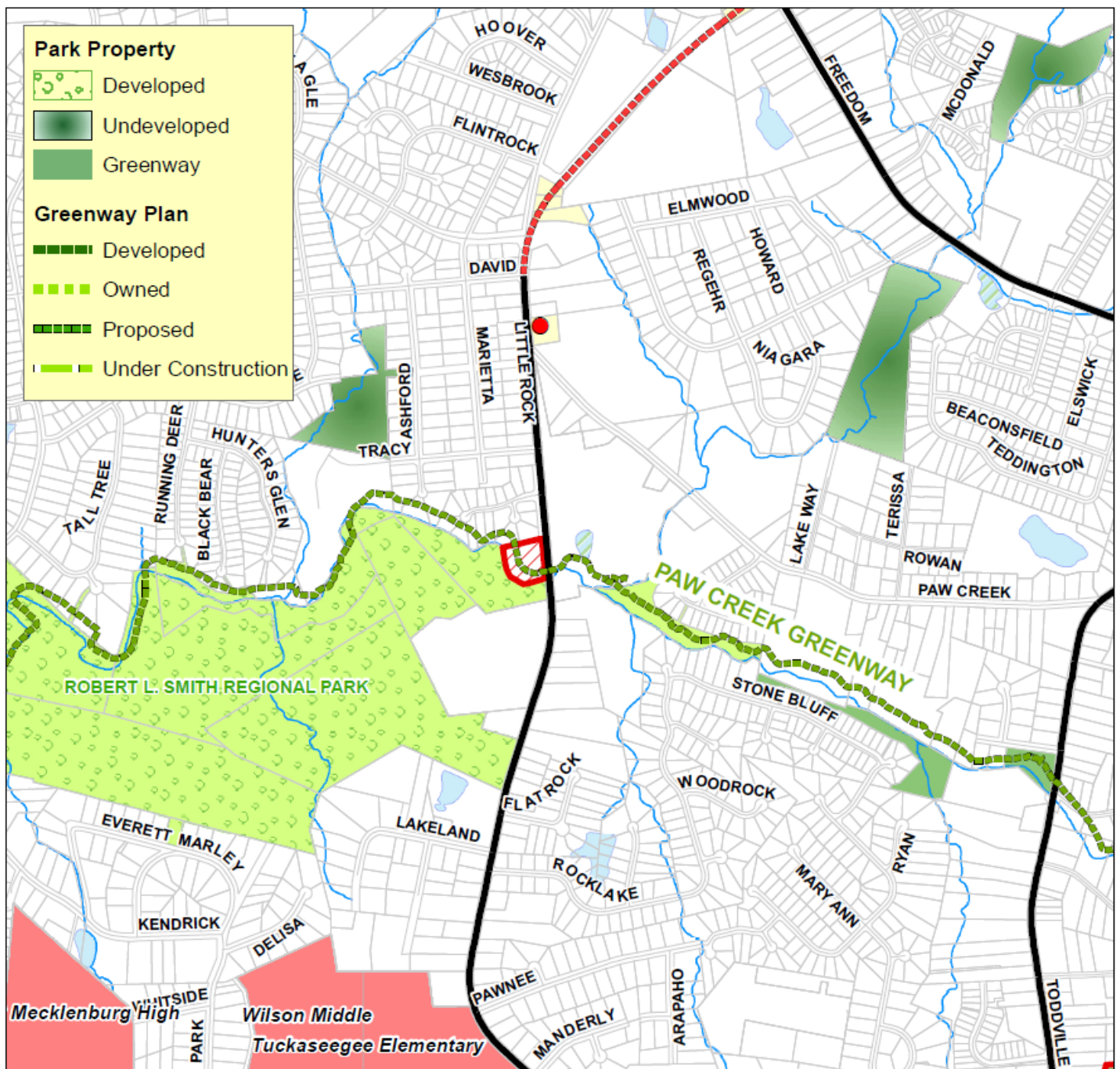
The Joint Use Task Force discussed the matter at their March 6, 2013 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction due to the proposed land use being consistent with the *2008 Mecklenburg County Parks Master Plan* and the subject parcel being mostly located in the 100-year floodplain.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 19, 2013 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 13-02

Initiated by: Park & Recreation Dept

Submitted by: County Real Estate

- Mandatory Referral
- City Property
- County Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Fire Station

