

**MANDATORY REFERRAL REPORT NO. 13-08**

Proposed Acquisition of Property on Frew Road in Charlotte for Expansion of Derita Neighborhood Park

**PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of ±5.5 acres (Tax Parcel 085-061-26) and ±3.03 acres (Tax Parcel 085-061-27) located on Frew Road in Charlotte for the expansion of Derita Neighborhood Park. The properties are vacant and zoned multi-family residential (R-22 MF and R-17 MF respectively) according to the City of Charlotte Zoning Ordinance.

There are a few single-family residences to the south of the subject parcels. The area to the east houses an apartment complex, and there are some industrial properties to the west. Derita Park is immediately adjacent to the properties to the north. The western portion of the properties is located in the floodplain.

**PROJECT JUSTIFICATION:**

These two parcels are adjacent to Derita Neighborhood Park and would allow more amenities to be developed in collaboration with the neighborhood. In general, this neighborhood is underserved. The property also backs up to the Derita Branch of Little Sugar Creek Greenway, a corridor that has been identified on the 2008 *Mecklenburg County Greenway Master Plan*. This property would serve as a trailhead opportunity for this greenway and allow residents of the neighborhood to reach future Little Sugar Creek Greenway.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

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

A future street is identified in the City's Comprehensive Transportation Plan that will connect 36<sup>th</sup> Street at North Tryon Street with Atando Avenue near North Graham Street. The preliminary alignment currently shown for this street passes to the west of Parcel 085-061-26, however this alignment has not been finalized.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property lies within the *Central District Plan* (adopted 1993) which recommends multi-family residential as the land use for both parcels. Open space is generally considered to be an appropriate use in areas prescribed for future residential use.

**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 Derita Neighborhood 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 late Spring 2013.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

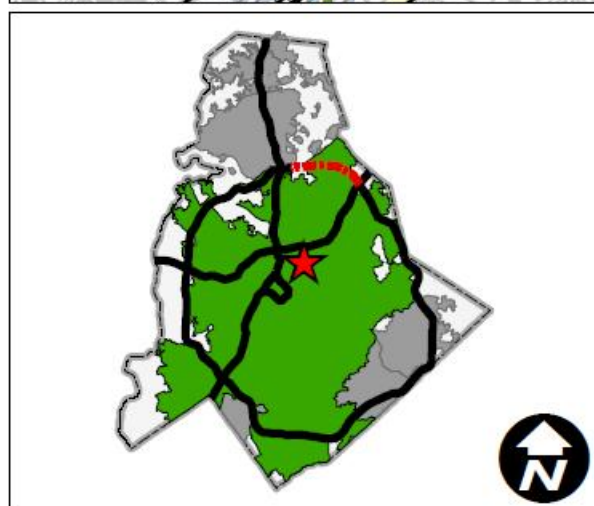
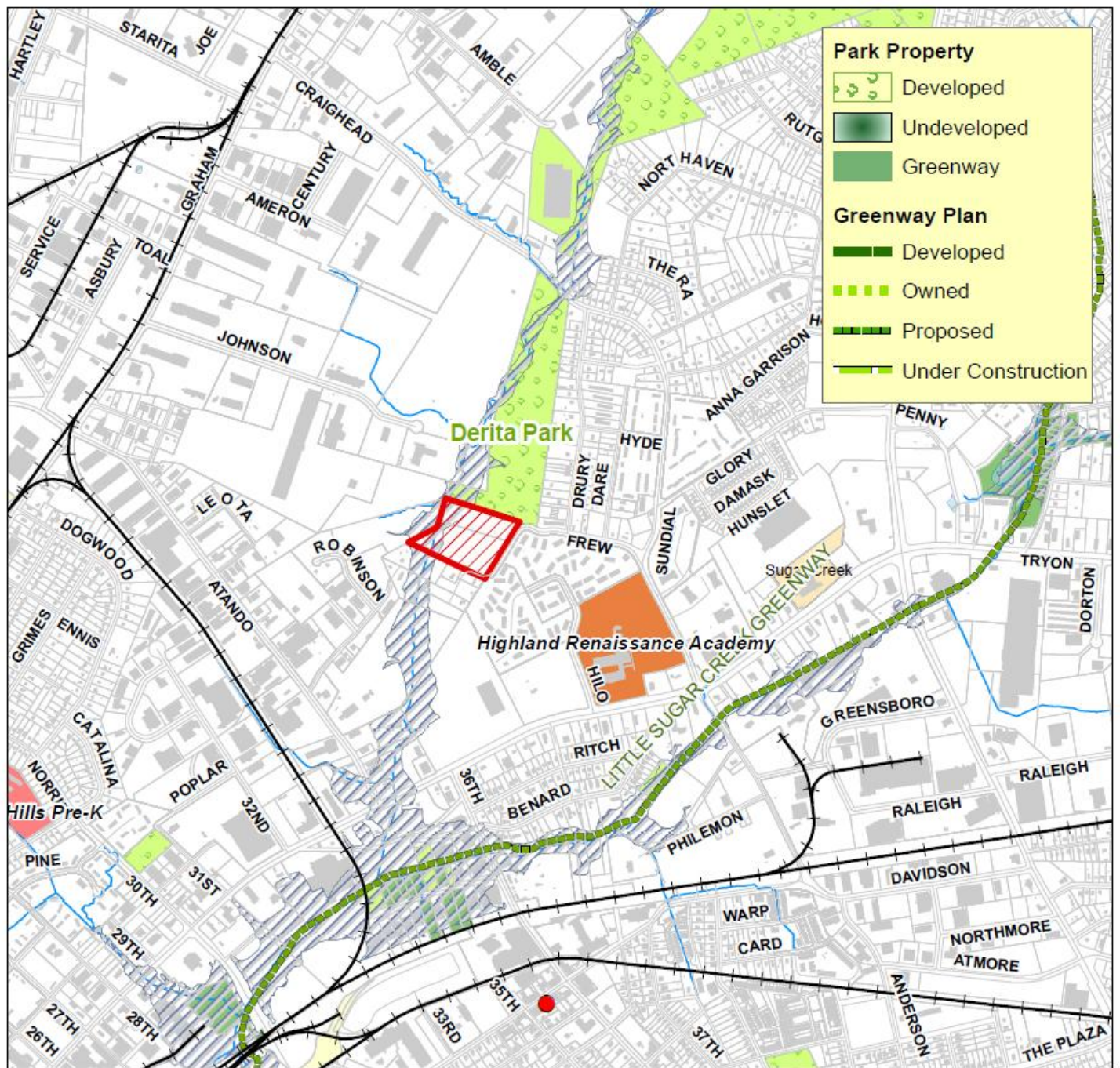
The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

It is recommended that this acquisition for the intended use be approved, subject to the acquisition and the park expansion site design being coordinated with Metropolitan Planning Organization (MUMPO) as future street alignment is finalized so that the future street alignment will not conflict with Parcel 085-061-26.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their May 21, 2013 meeting the Planning Committee recommended approval by a 6-0 vote.



# Mandatory Referral 13-08

Initiated by: Park & Recreation Department

Submitted by: County Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



County Property







# Humane Society Properties Derita Park Expansion

855A-APM 04.22.2013

