

MANDATORY REFERRAL REPORT NO. 13-09

Proposed Acquisition of Property on York Road for McDowell Nature Preserve Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±6.442 acres located on York Road (Tax Parcel 199-311-04) in Mecklenburg County for the expansion of McDowell Nature Preserve. The property is vacant and zoned R-3 (Single-family Residential) according to the City of Charlotte Zoning Ordinance.

There are some single-family residents in the vicinity. The property is bordered by Pleasant Hill Presbyterian Church to the west and a CMS elementary school (under construction) to the south across York Road. McDowell Nature Preserve is immediately adjacent to the property to the north and east. The subject parcel is not located in the floodplain.

PROJECT JUSTIFICATION:

This property provides for additional buffer to the existing McDowell Nature Preserve and has several important natural features. There is a high-quality north-facing slope with large hardwood trees and an ephemeral spring wildflower under layer leading down to a small headwater stream. This property will provide for water quality protection for a portion of the Porter Branch stream system and the habitat found here is important breeding/nesting habitat for some of our imperiled woodland bird species.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel in question is subject to *The Steele Creek Area Plan (2012)* which recommends single family residential up to 4 dwelling units per acre. The proposed use is compatible with residential uses. Furthermore, the plan encourages the protection of environmental features which are important to the livability and sustainability of the area. The proposed use is considered to 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 area protected by the McDowell Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

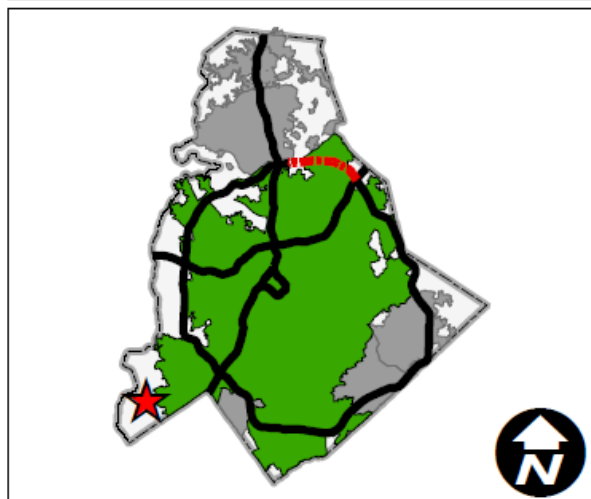
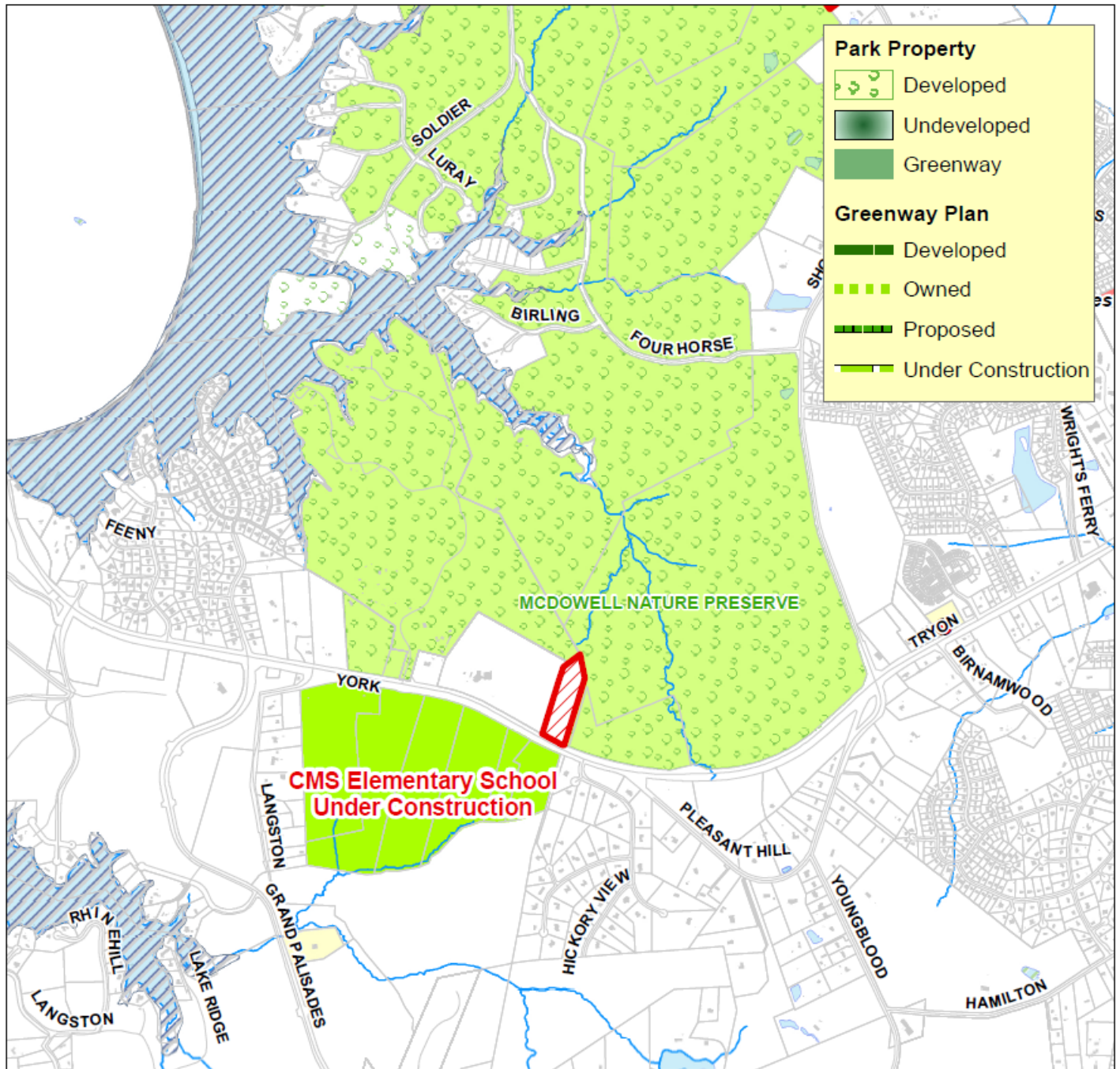
The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with *The Steele Creek Area Plan (2012)*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 13-09

Initiated by: Park & Recreation Department

Submitted by: County Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



County Property



Produced by the Charlotte-Mecklenburg Planning Department



McAllister Property McDowell Nature Preserve Expansion

BSEA-AFM 06.10.2023

