

MANDATORY REFERRAL REPORT NO. 13-10

Proposed Acquisition of Property off Beam Road for Sugar Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±9.81 acres located at 3140 Beam Road (Tax Parcel 143-221-02) in Charlotte for the expansion of Sugar Creek Greenway. The property is currently occupied by a single-family structure that will be removed and zoned R-3 (Single-family Residential) according to the City of Charlotte Zoning Ordinance.

The subject parcel is surrounded by non-residential uses. The CMPD Police and Fire Training Academy is to the south and southwest. There is vacant property to the west, and Renaissance Park borders the property to the east and north. The eastern portion of the subject parcel is located in the floodplain.

PROJECT JUSTIFICATION:

This parcel is needed for Sugar Creek Greenway and, with access available off Beam Road, a potential maintenance facility once the greenway is constructed. Sugar Creek Greenway is on the 2008 *Mecklenburg County Greenway Master Plan* and a 2008 bond project. Potential partnership includes the developer City Park, which will be developed on the site of the former Tyvola Road Coliseum. The three-mile loop around City Park would be connected to this corridor, which will extend to South Tryon Street.

More specifically, the 2008 bond project for Sugar Creek Greenway is a six-mile project that begins as a three-mile loop around the City Park property. Discussions are on-going, but current plans are for the City Park developer to construct and dedicate the section of greenway on their property, a distance of slightly under one mile. The County would be responsible for acquisition and construction of the remainder of the six miles of greenway trail. The subject property is located closer to South Tryon Street at the southern end of the six mile run.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) recommends office land uses for this parcel, and the surrounding parcels on the west, up to Beam Road. The properties immediately to the east and north of this parcel are recommended for Greenway use.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and builds upon the existing Renaissance Park and future Sugar Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as greenway. 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:

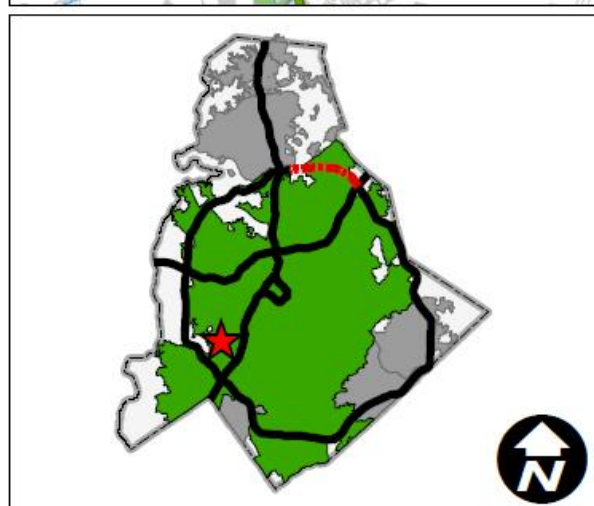
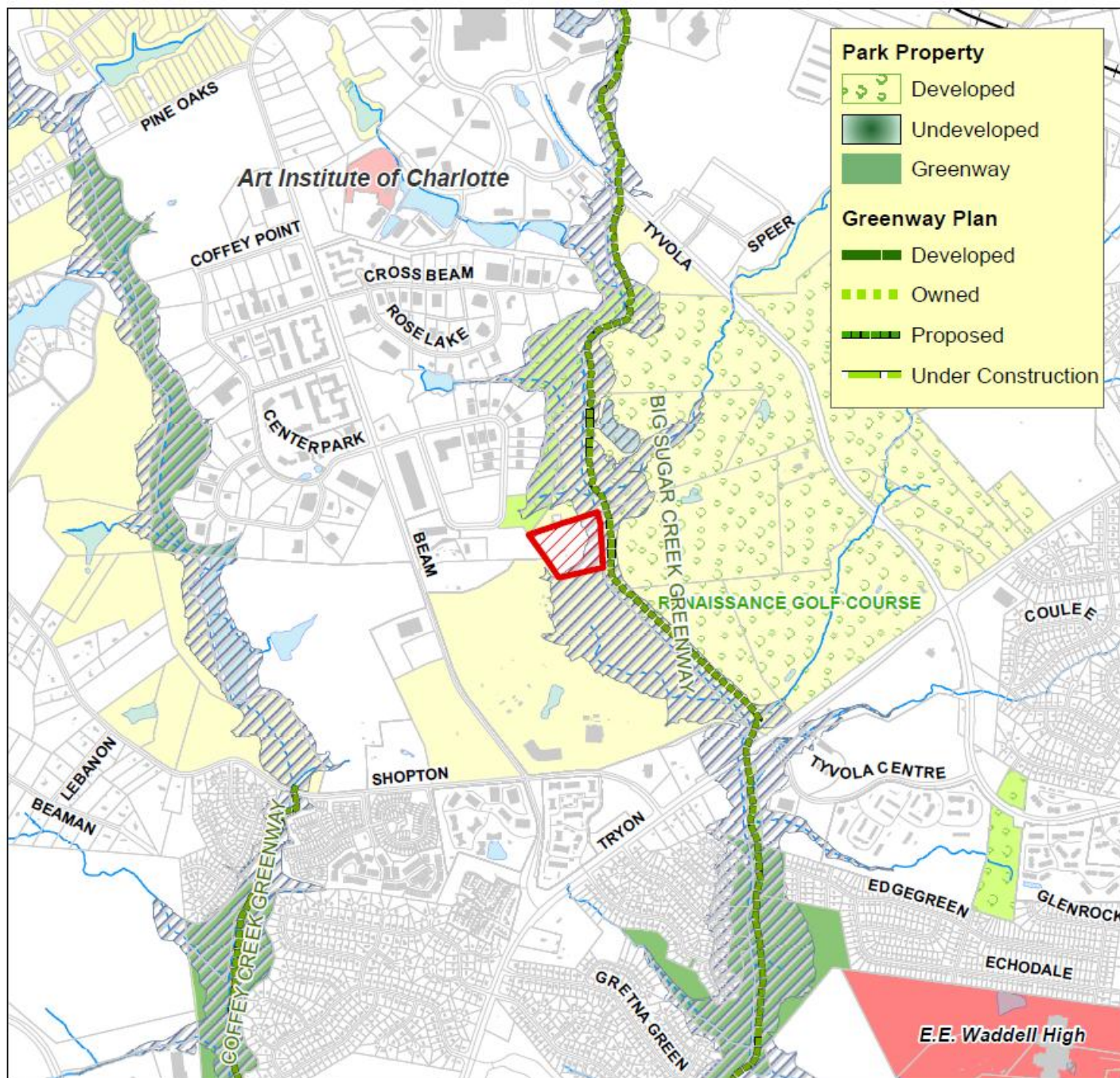
The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition for the expansion of the Sugar Creek Greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 13-10

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- City Property
- County Property

Produced by the Charlotte-Mecklenburg Planning Department





Hildreth Property Sugar Creek Greenway

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