

MANDATORY REFERRAL REPORT NO. 13-11

Proposed Acquisition of Property off Northcross Center Court in Huntersville
for Expansion of Caldwell Station Creek Greenway

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±2.31 acres located off Northcross Center Court (Tax Parcel 005-042-98) in Huntersville for the expansion of the Caldwell Station Creek Greenway. The property is vacant and zoned CB-CD (Corporate Business District - Conditional) according to the Town of Huntersville Zoning Ordinance.

The subject parcel is located in a business park; however, there are some single-family residences in the immediate vicinity. The northwest corner of the subject parcel is located in the floodplain.

PROJECT JUSTIFICATION:

This property will serve as a parking trailhead for Caldwell Station Creek Greenway, a greenway corridor identified on the 2008 *Mecklenburg County Greenway Master Plan*. The purchase will enable Park and Recreation to partner with the Town of Cornelius, currently designing the greenway. The Town of Cornelius has received a \$2.15 million NC Department of Transportation Bicycle and Pedestrian grant to fund the construction of the two-mile greenway that will – once construction is complete - be transferred to the County for maintenance and operation. The grant could – if funding is still available following completion of the two-mile greenway construction – help fund construction of parking on the subject parcel. This particular site is essential to accommodate greenway user access for those who do not live on the greenway and provide a safe access point for County staff and mowing contractors who will be maintaining this greenway long-term. Cornelius is not able to purchase the parcel because it is in a different jurisdiction (Town of Huntersville).

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. Additionally, parking lots serving greenways are permitted in the existing zoning district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed use of this parcel to serve as a trailhead/parking lot to serve the Caldwell Station Creek Greenway in Cornelius is consistent with the Town of Huntersville's *2030 Community Plan* (the Town's long range land use policy document), specifically Policy T-6: pedestrian Connections which supports "the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses".

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future commercial development and improves the access to the future Caldwell Station Creek Greenway.

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 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 no joint use comments were offered.

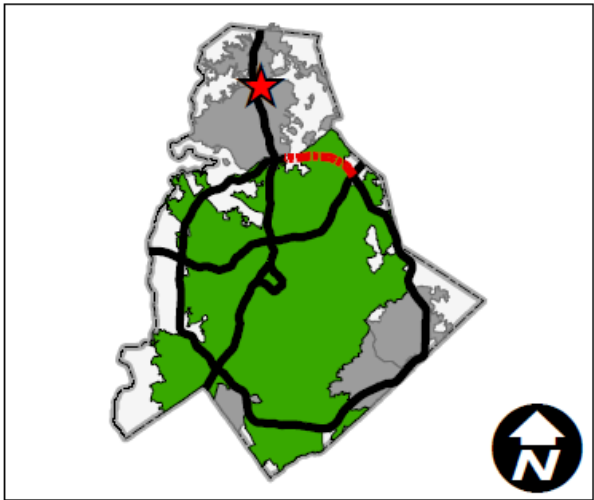
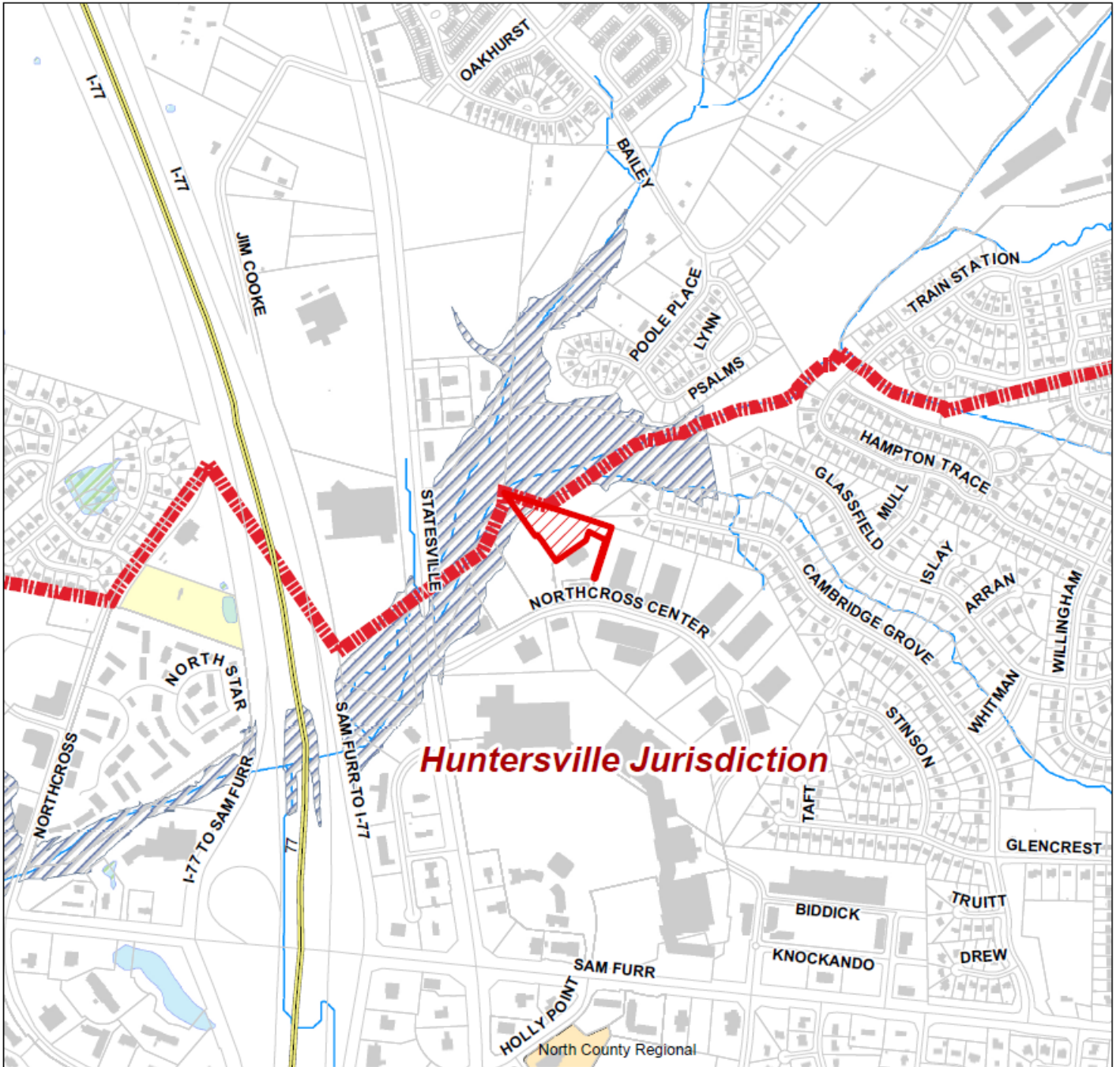
PLANNING STAFF RECOMMENDATION:

Town of Huntersville staff reports the town is supportive of the proposed acquisition of the property to serve the intended use, subject to compliance with conditions of the conditional district approval and with commercial site plan requirements (a meeting is scheduled between Huntersville and Park & Recreation staffs on May 14 to discuss these requirements).

Planning staff therefore recommends approval of the proposed transaction, subject to the conditions imposed by the Town of Huntersville.

CMPC PLANNING COMMITTEE RECOMMENDATION:




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



Mandatory Referral 13-11

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  City Property





North Cross Property Caldwell Station Greenway Trailhead

0324-ATM 04.10.2013

