

**MANDATORY REFERRAL REPORT NO. 13-27**

Proposed Acquisition of Property on Arrowpoint Boulevard by Mecklenburg County Park and Recreation

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to accept the donation of the eastern segment of tax parcel 203-021-15 located on Arrowpoint Boulevard in Arrowpoint Business Park in south Charlotte. The property is 5.1053 acres of vacant land on the north bank of Sugar Creek. The portion of the property closest to West Arrowood Road is zoned B-D(CD) (Distributive Business – Conditional) – Petition 1984-28(c) and the back portion of the property is zoned I-1 (Light Industrial) according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are entirely commercial.

**PROJECT JUSTIFICATION:**

The subject parcel is almost entirely located in a FEMA-designated floodplain.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This donation is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion of the greenway system. It is also consistent with the 2008 *Mecklenburg County Greenway Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) identifies office as an appropriate land use for the area in question. The plan also encourages the expansion of the county's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

**PROJECT IMPACT:**

Acceptance of this property allows for the extension of Sugar Creek Greenway in a southerly direction under West Arrowood Road.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The parcel proposed for donation is across West Arrowood Road from County-owned property designated for the future construction of Sugar Creek Greenway, which will connect to Renaissance Regional Park.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by the early 2014. There is no current funding available to construct this segment of greenway.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

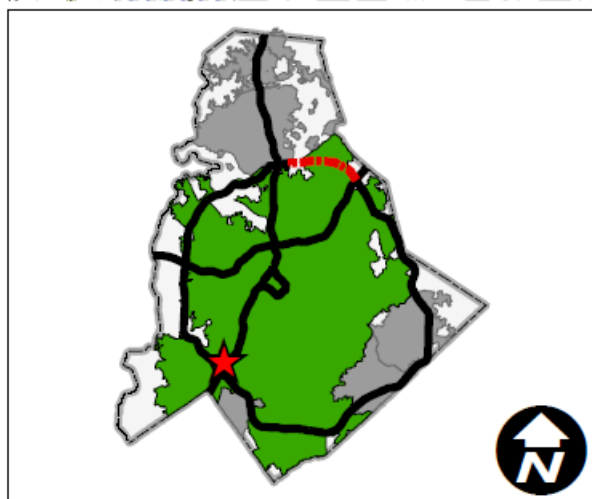
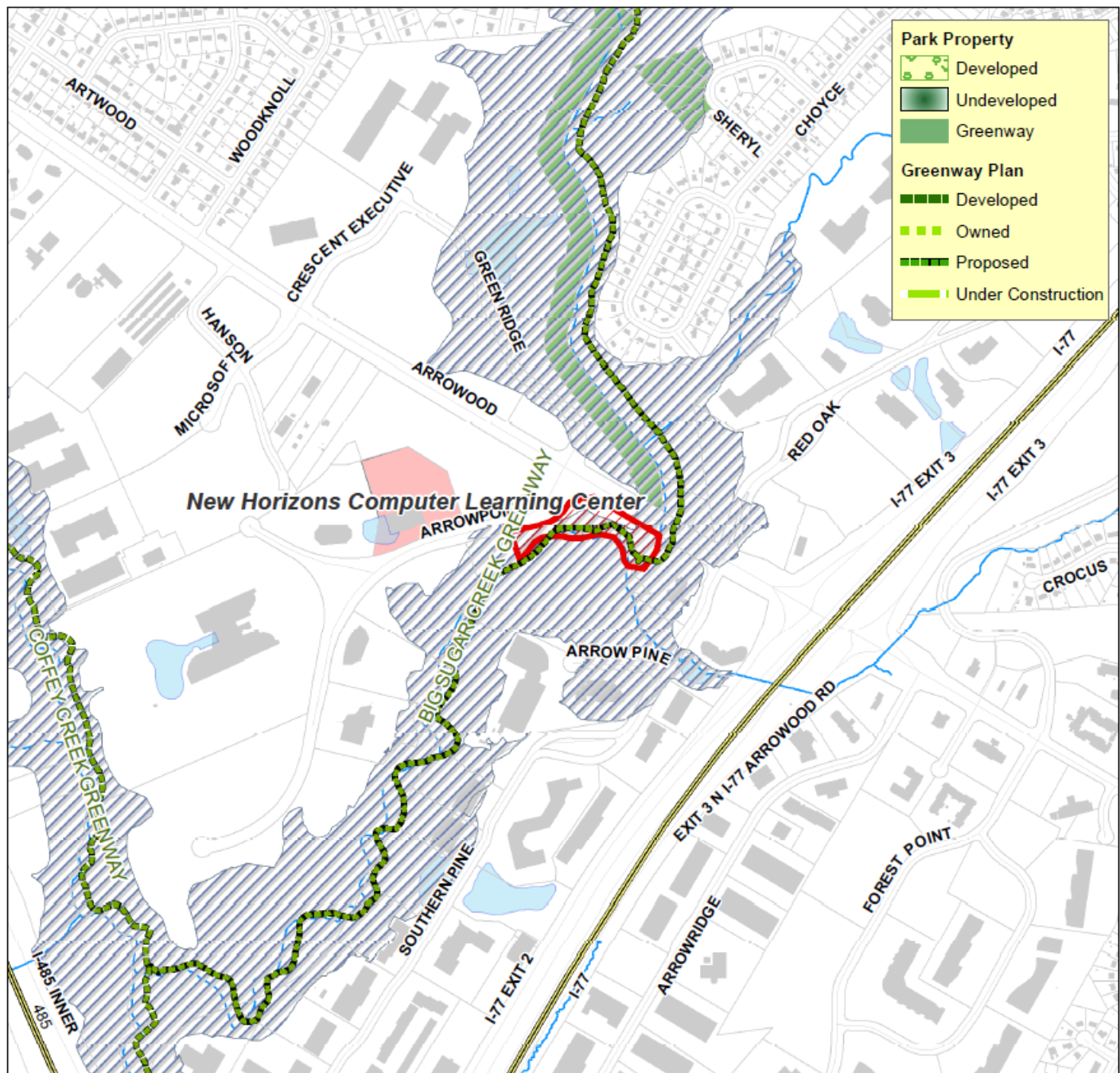
The Joint Use Task Force discussed this matter at their December 4 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Southwest District Plan* (1991).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their December 17, 2013 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 13-27

Initiated by: Park & Recreation  
Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property

