

MANDATORY REFERRAL REPORT NO. 14-02
Proposed Land Acquisition for Sugar Creek Greenway

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±23.31 acres located off West Arrowood Road (Tax Parcel 167-172-03) in the City of Charlotte for Sugar Creek Greenway. The property is vacant and zoned R-4 and B-D according to the City of Charlotte's Zoning Ordinance.

There are single-family residences to the north of the property and various office and commercial uses to the east, south and west.

PROJECT JUSTIFICATION:

The property is located almost entirely in the FEMA floodplain. At this time, Park and Recreation is unsure of the exact location of the main greenway trail for Sugar Creek Greenway. This land will provide for essential design flexibility as they will be able to place the greenway on either side of the creek since the County will own both sides. The property will also provide an opportunity for people on both sides of the creek to have access to future 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 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 and low-density residential uses as appropriate land uses 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:

Acquisition of this property allows for flexibility in the future design and construction of Sugar Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property would be used to extend the greenway to connect to Renaissance Regional Park.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by early 2014. There is no current funding available to construct this segment of greenway; however the section adjacent to the north, Billy Graham Parkway to South Tryon Street, is a 2008 greenway bond project.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 8th meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

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

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their January 21, 2014 meeting, the Planning Committee recommended approval by a 5-0 vote.

