

MANDATORY REFERRAL REPORT NO. 14-06

Proposed Acquisition of Property on Holloway Street in Charlotte for Neighborhood Park and Expansion of Greenway

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of tax parcel 089-022-06 (4715 Holloway Street), located in the Hidden Valley neighborhood in northeast Charlotte, for the expansion of Little Sugar Creek Greenway and the development of a neighborhood park for the Hidden Valley neighborhood. The total acreage of the property is \pm 0.76 acres. The property is currently occupied by a single-family structure (vacant) that will be removed, and the property is currently for sale. The zoning for the property is R-4 (Single-family Residential) according to the City of Charlotte Zoning Ordinance. The subject parcel is surrounded by residential uses.

PROJECT JUSTIFICATION:

The Hidden Valley area has a well-developed ecological garden and is the headwaters for Little Sugar Creek. However, the neighborhood doesn't have access to a greenway trail and has poor access to the existing parks in the area. Local citizens in Hidden Valley and NorthEnd Partners have organized an effort to develop an educational trail connecting Martin Luther King, Jr. Middle School to the ecological garden. This property serves as part of a link toward this purpose.

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 and the development of neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northeast District Plan* (1996) provides the adopted land use policy for this and surrounding parcels and recommends single family land uses as the underlying land use and recognizing the Little Sugar Creek Greenway. District and area plans do not indicate all appropriate locations for park and greenway expansion, but these facilities are considered compatible with residential land uses.

PROJECT IMPACT:

The location of a neighborhood park along the proposed trail will provide recreational opportunities within walking distance of many homes in Hidden Valley and serve as another destination along this section of Little Sugar Creek. Acquisition of this parcel will serve to help meet this goal.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as greenway and a neighborhood park. 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 Winter/early Spring 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

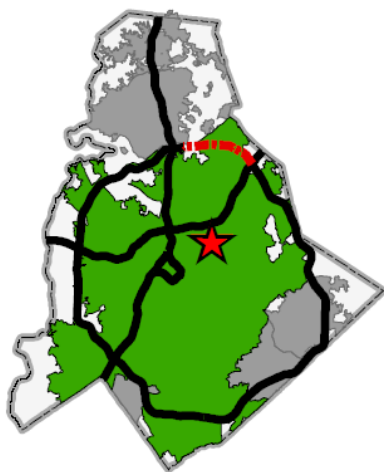
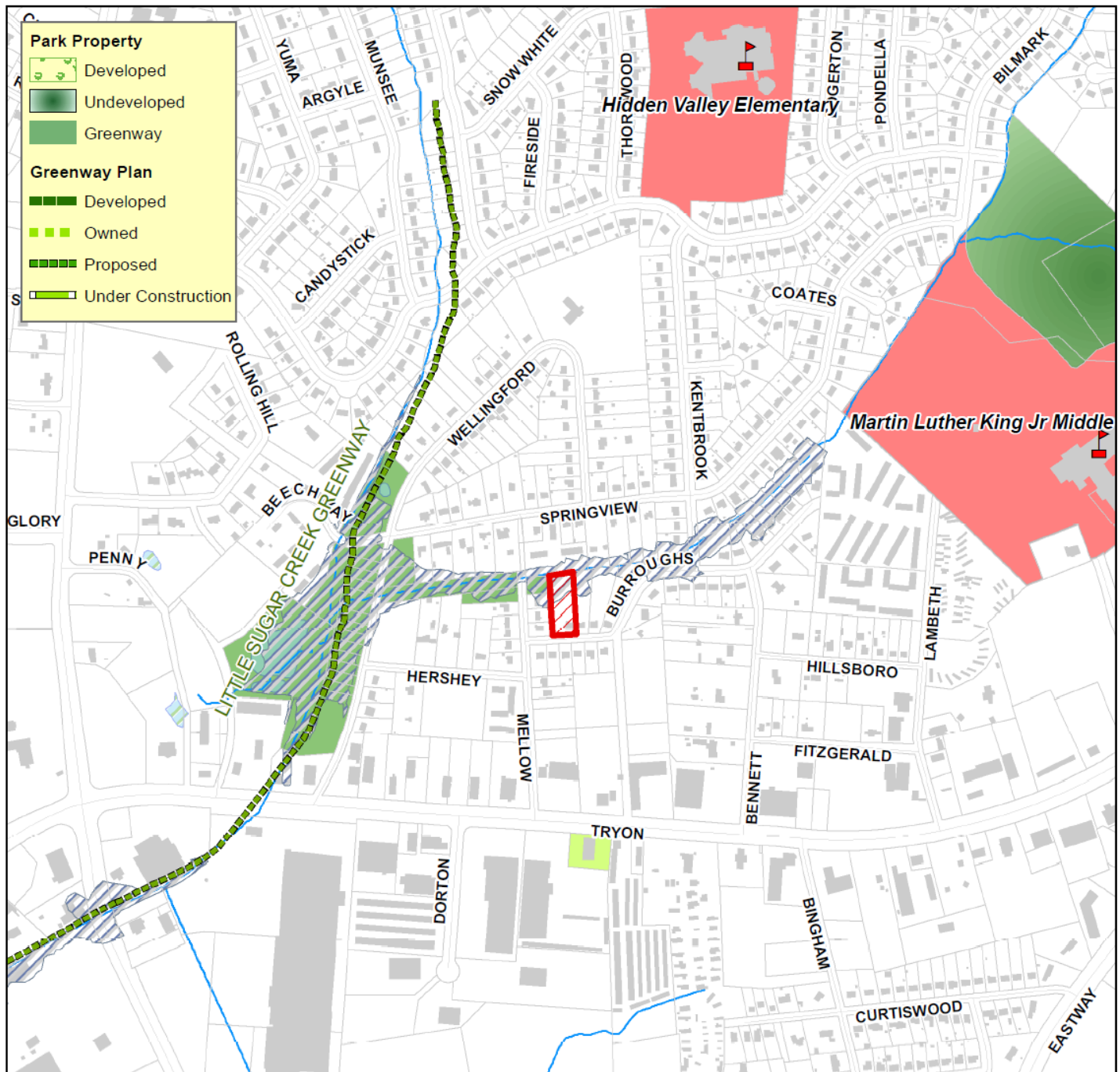
The Joint Use Task Force discussed this matter at their February 5, 2014 meeting and offered no joint use comments.

PLANNING STAFF RECOMMENDATION:

Staff supports acquisition of this parcel for expansion of the Little Sugar Creek Greenway and the development of a neighborhood park.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 18, 2014 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 14-06

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

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property

