

MANDATORY REFERRAL REPORT NO. 14-18

Proposed Acquisition by Mecklenburg County of Property on Miranda Road in Charlotte ETJ

PROJECT PROPOSAL AND LOCATION:

This transaction is the proposed acquisition of ±55.93 acres (Tax Parcel 037-081-02) located off Miranda Road in the City of Charlotte's ETJ for the assembly of nature preserve and greenway property. The property contains a residential home and several accessory structures. It is zoned R3 (Single Family Residential) under the City's Zoning Ordinance. The property is located in the northwest portion of the County between I-77 and 485. The surrounding neighborhood is generally residential in character with scattered businesses along major roads. Much of the area consists of large vacant parcels.

PROJECT JUSTIFICATION:

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Park and Recreation has determined that the property contains a mix of young and mature forests. Open fields and young forest in the northern portion of the property provide cover, foraging and nesting habitat for a diversity of wildlife species. Several ponds on the property provide habitat for wildlife as well as important breeding habitat for many amphibian species. McIntyre Creek runs along the southern portion of the property and is home to high quality mature hardwood forest that also provides habitat for wildlife and protects water quality in the McIntyre Creek watershed. Approximately 5.6 acres of the property is in the floodplain, and McIntyre Creek is one of the County's adopted greenway corridors. If acquired, the County will designate at least a portion of the property as nature preserve and develop a future greenway trail along the creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Park and Recreation Master Plan* which encourages the expansion of nature preserves and protection of habitat for wildlife and plant life. McIntyre Creek is on the County's adopted Greenway Master Plan. Citizens within the County have ranked the expansion and increased connectivity of the greenway system as its highest ranked park and recreation desire.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *Northwest District Plan* (adopted 1990), which recommends the location of single-family land uses. Adopted land use policy plans do not identify all areas that are appropriate for planned or future greenways. Typically, greenways are compatible with the surrounding single-family land uses. The use of the property for a nature preserve and greenway meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future development and expands the area protected by County nature preserves.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve and greenway 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 fall 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

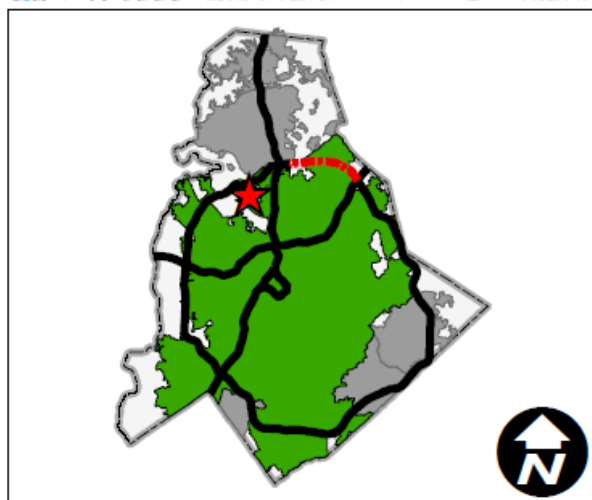
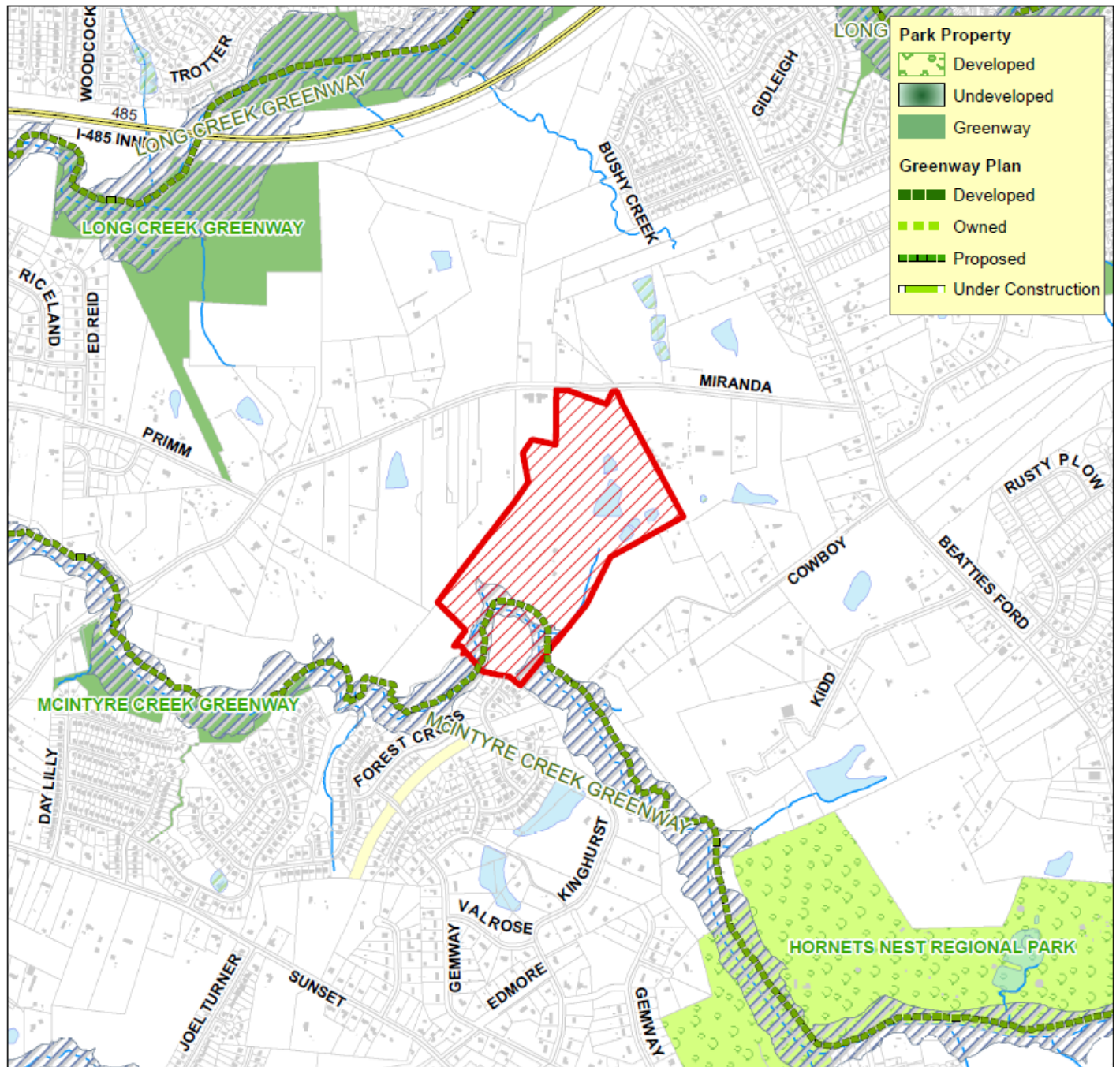
The Joint Use Task Force discussed this matter at their May 7, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as a nature preserve and greenway meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land. Staff recommends approval of the land acquisition to be used for a nature preserve and greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 20, 2014 meeting the Planning Committee recommended approval by a 4-1 vote.



Mandatory Referral 14-18

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

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



Produced by the Charlotte-Mecklenburg Planning Department