

MANDATORY REFERRAL REPORT NO. 14-19

Proposed Acceptance of Donation of Property on Carmel Road for Addition to Carmel Road Park

PROJECT PROPOSAL AND LOCATION:

This transaction is the proposed donation of an 48-foot wide stretch of property along the western boundary of Tax Parcel #209-021-02 from the Church at Charlotte to the County to be added to the western boundary of the County's property at Carmel Road Neighborhood Park (#209-021-01). Currently, the property is vacant with light tree cover. As part of the donation, the owner (church) has agreed to construct a parking lot for the mutual benefit of the County and the church. A written joint use agreement would be executed between the County and the church. The property is zoned R3 (Single Family Residential) under the City of Charlotte's Zoning Ordinance.

PROJECT JUSTIFICATION:

The donation of the property will allow for additional parking for the park. Currently, parking at the park is limited and this agreement will increase parking and accommodate greater numbers of visitors to the park when the parking need isn't as great at the church. The arrangement is of benefit to the current owner as well by expanding its parking and use of its property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Park and Recreation Master Plan* in which citizens of the County expressed a desire for increased park and recreation facilities and opportunities. Donation of the property is consistent with the County's goal of increasing opportunities for citizens to make use of existing facilities as well as participation in joint use opportunities.

In this case, there is an existing required 48-foot buffer from the park on the church property, but the Charlotte City Zoning Ordinance permits elimination of the buffer requirement if the land is dedicated for incorporation into the park. Since the park and church both need additional parking, it is proposed to expand the existing church parking lot into the buffer, and to dedicate the land to the park with appropriate joint use agreements between park and church, thereby eliminating the need for the buffer and complying with the zoning provision.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (adopted in 1993) recognizes the Church at Charlotte property as an institutional use and the Carmel Road Neighborhood Park as open space, reflecting the status quo at the time of adoption. While the plan does not recommend specific locations for new and expanded parks, it does reference the need for park expansion generally. As such, the plan supports the acquisition.

PROJECT IMPACT:

Acquisition of the property will increase the County's usability of its park and allow more citizens to visit the park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

Donation of the property is expected to be completed by fall 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

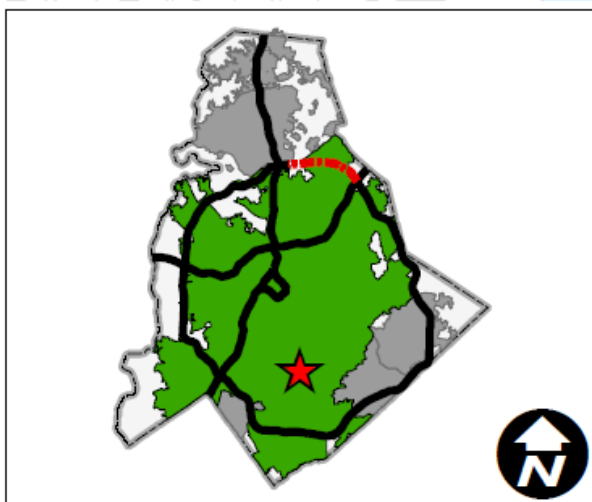
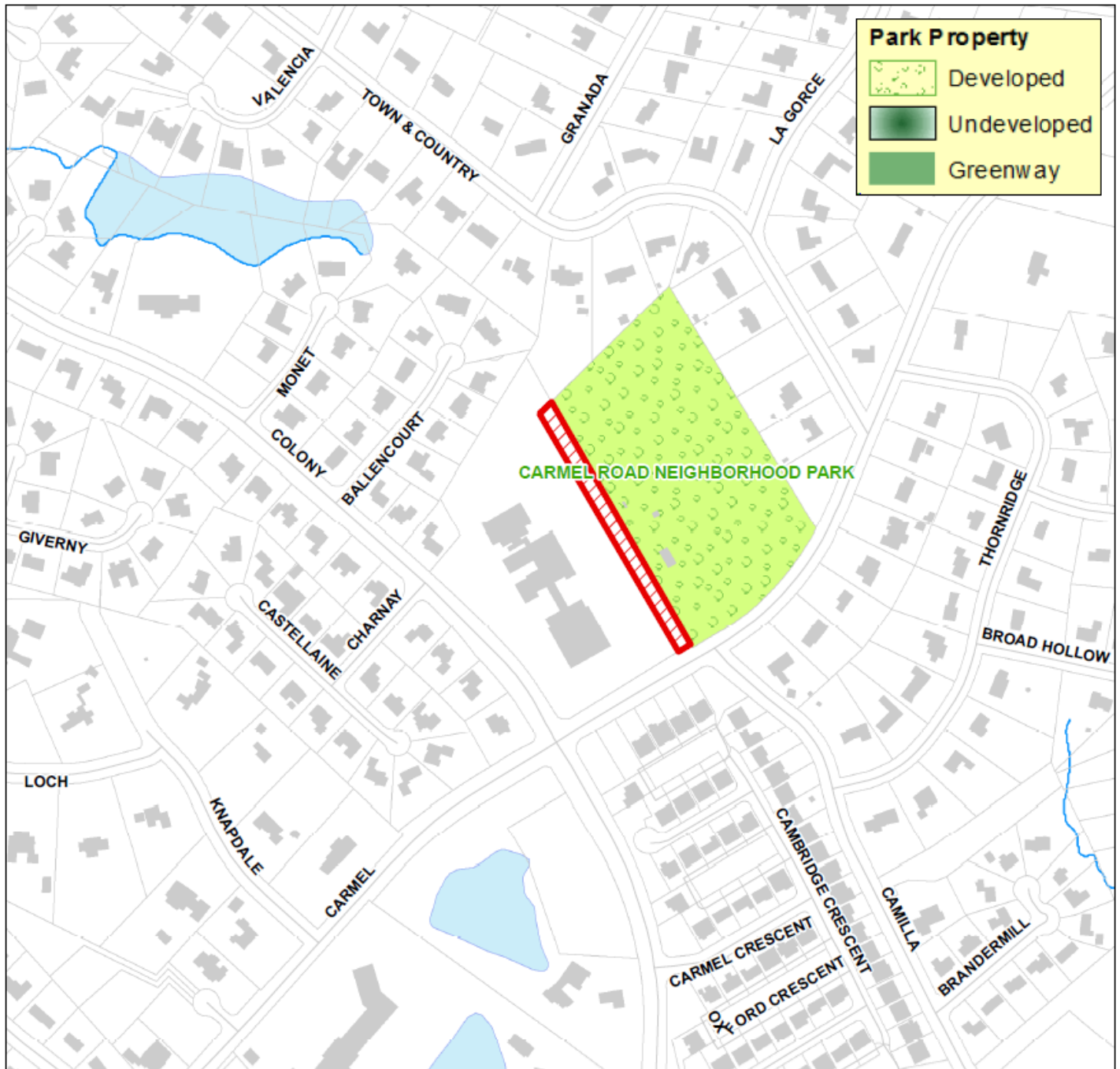
The Joint Use Task Force discussed this matter at their May 7, 2014 meeting and did not have comments on this item.

PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *South District Plan's* recommendation for extension of parks and open space. It is consistent with the *Zoning Ordinance's* regulations concerning elimination of required buffers. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 20, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.

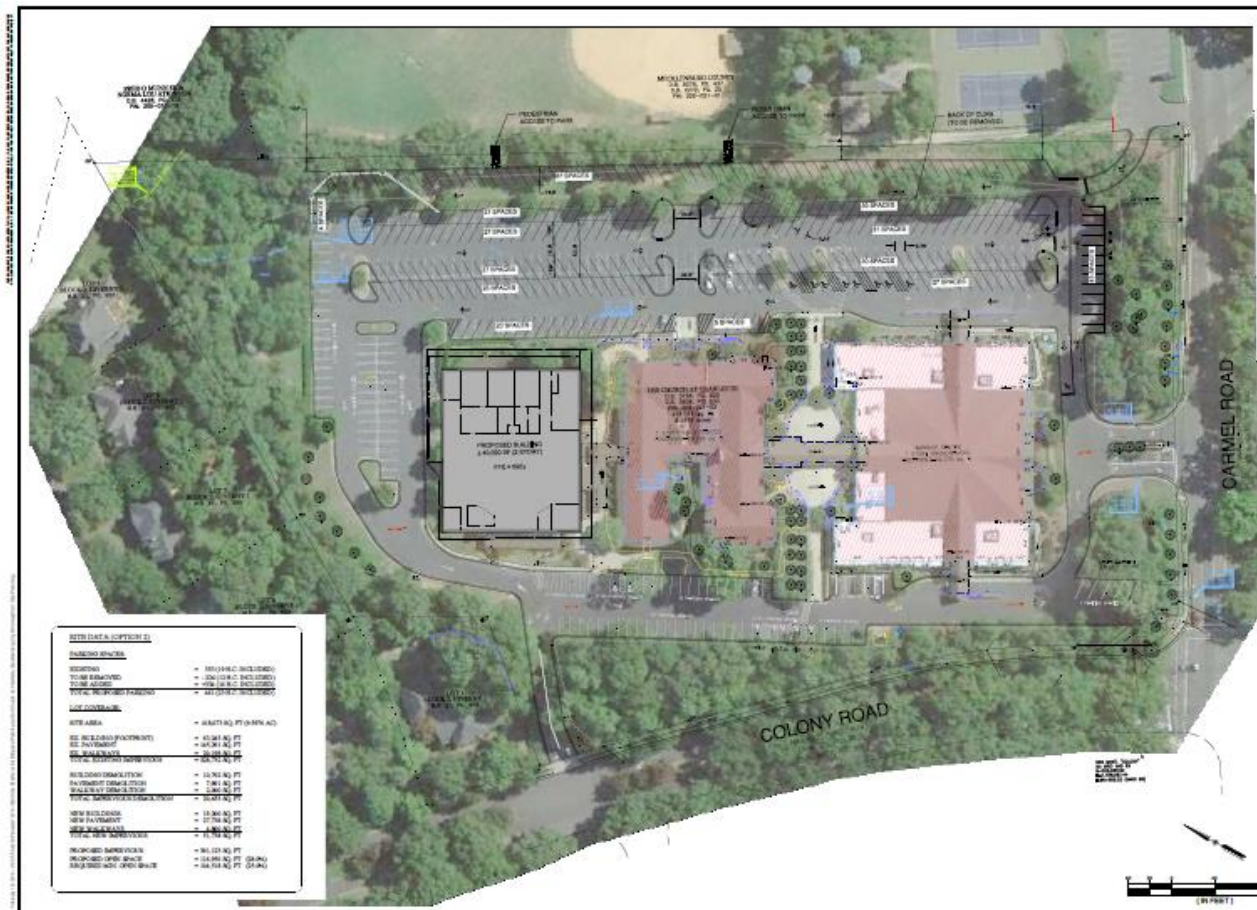


Mandatory Referral 14-19

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

- Mandatory Referral
- County Property





SITE DATA (OPTION 1)

EXISTING	= 100,000 SQ. FT.
TO BE REMOVED	= 100,000 SQ. FT.
TO BE ADDED	= 100,000 SQ. FT.
NET CHANGE	= 0 SQ. FT.
NET AREA	= 100,000 SQ. FT. (2.28 AC)
NET BUILDING FOOTPRINT	= 40,000 SQ. FT.
NET PAVEMENT	= 20,000 SQ. FT.
NET LANDSCAPE	= 40,000 SQ. FT.
NET BUILDING FOOTPRINT	= 40,000 SQ. FT.
NET PAVEMENT	= 20,000 SQ. FT.
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NET PAVEMENT	= 20,000 SQ. FT.
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NET PAVEMENT	= 20,000 SQ. FT.
NET LANDSCAPE	= 40,000 SQ. FT.

ALLIANCE

CONCEPTUAL SITE PLAN FOR 60-SPACE 2-WAY PARKING

SITE EVALUATION AND ENGINEERING SERVICES FOR CHURCH AT CHARLOTTE

PREPARED BY: [Firm Name]

DATE: [Date]

PROJECT NO. 000-00

SHEET 1 OF 2