

MANDATORY REFERRAL REPORT NO. 14-27

Proposed Acceptance of Land from Town of Huntersville for a Future Huntersville Recreation Center

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept donation of Tax Parcel 017-204-02 from the Town of Huntersville. The parcel is within close proximity to several County owned land holdings that are leased to the Town for recreation purposes, including the Huntersville Family Fitness Center and the Huntersville Athletic Park. Compost Central North is immediately south of the property. Once the property is conveyed to the County, the lease between the County and the Town will be amended to include this parcel (as well as County owned parcel 017-421-11) which is to become the site of an indoor recreation center that will be built and managed by the Town. Transferring the property into County ownership ensures the proposed new recreation building is on property owned by the County. The subject property is a wooded vacant lot, zoned HC (Highway Commercial) under the Town of Huntersville's zoning ordinance. Parks are a permitted use within this zoning designation.

PROJECT JUSTIFICATION:

This acquisition is intended to assist the Town of Huntersville in locating a site for a new indoor recreation center. The Town as well as the County's Park Master Planning process revealed a need for additional indoor recreation centers in the northern Mecklenburg area of the County. The addition of this recreation center takes steps toward fulfilling the need for more recreational opportunities for northern Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which identified the need for additional recreation center to serve the northern portion of the County. The Town's Master Plan also supports the addition of recreation centers (as well as other parkland) in the Town.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property proposed for transfer is located within an area designated as "higher intensity" by the Town of Huntersville *2030 Community Plan*. The proposed community recreation center proposed to be located on this property is consistent with this land use designation.

PROJECT IMPACT:

Acquisition of this property enables the Town to secure land to build a new recreation center for residents in the northern portion of the County.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project has no known impact on any public or private projects.

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:

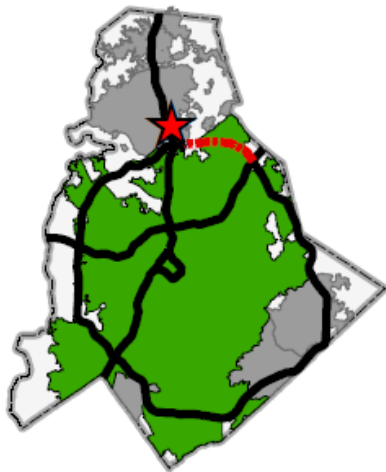
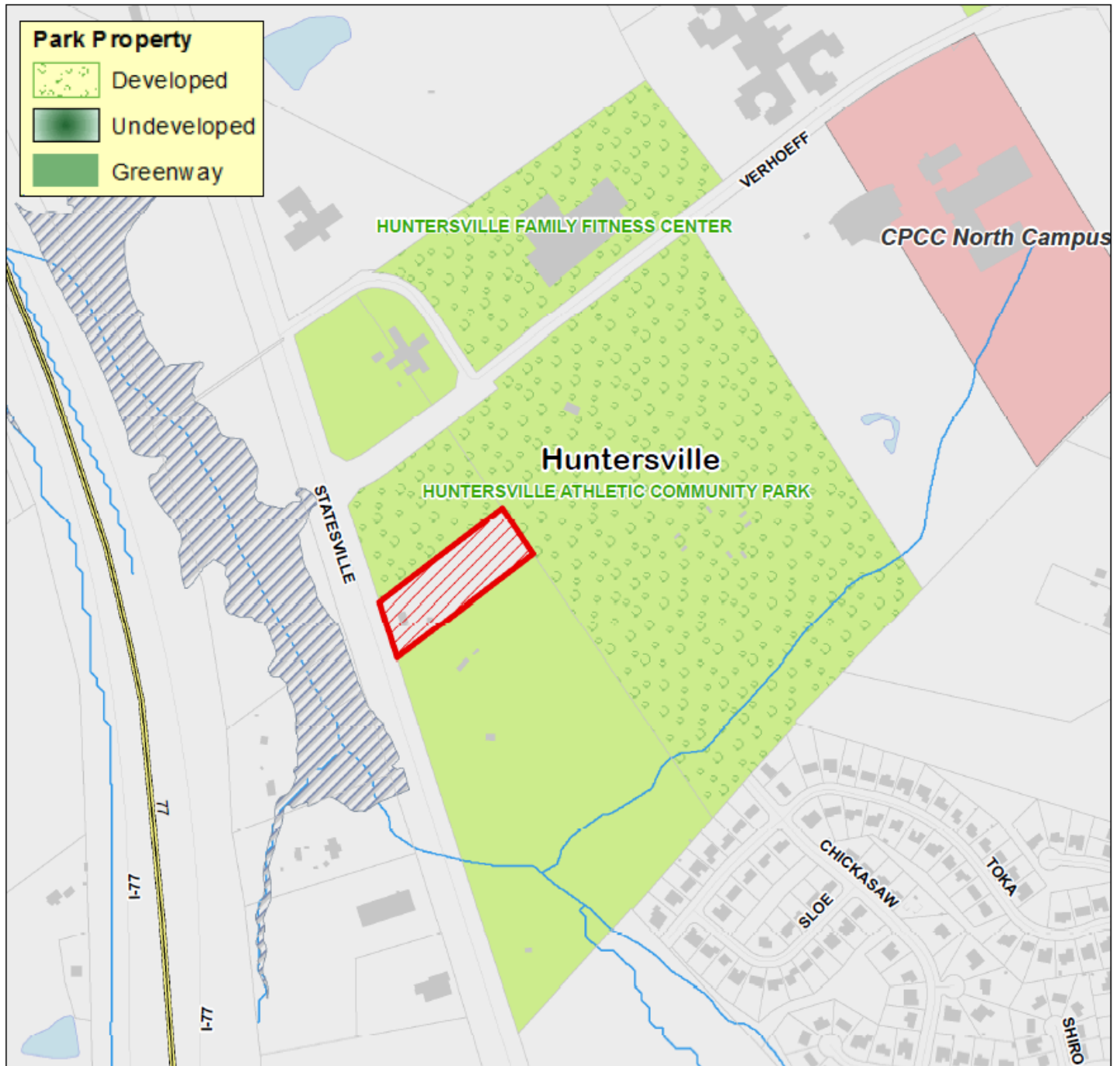
The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as the subject property is located within the Town of Huntersville's planning jurisdiction, and since Town staff favors the transaction for the intended use, Planning staff recommends approval.





CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-27

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

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



Produced by the Charlotte-Mecklenburg Planning Department