

MANDATORY REFERRAL REPORT NO. 14-28

Proposed Acceptance of Land in Matthews Adjoining Mecklenburg County Regional Sportsplex

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept a donation of a 75-foot strip of land (± 2.068 acres) that is a portion of Tax Parcel 215-081-13 (± 81.33 acres) in the Town of Matthews for right-of-way construction. After the road is constructed and accepted for maintenance, the County will donate the road and right-of-way to the Town of Matthews. The 75-foot proposed right-of-way will provide an entrance road from Brigman Road to the Mecklenburg County Regional Sportsplex (currently under construction) located in Matthews. The Sportsplex is an athletic complex for field sports and is a joint project between the Town of Matthews and Mecklenburg County. Phase I of the project, which opened in February 2014, includes five multi-purpose fields, a shelter area, and a playground in tribute to the lives lost on September 11, 2001. Phase II is currently in design and will include soccer fields, picnic areas, a stadium, parking and other amenities. The property is currently vacant and is located directly northwest of the Sportsplex. The property is zoned R-15 (Residential) under the Town of Matthews zoning ordinance. To the north of the 75-foot strip is Brigman Road and to the south is the Sportsplex.

PROJECT JUSTIFICATION:

Park and Recreation would like to acquire this strip of land for construction of road right-of-way that is necessary to enter and exit the sportsplex site.

According to Matthews town staff, this new street connection will provide construction access for the Phase 2 portion of the Sportsplex without going through an existing residential neighborhood -- the only current vehicular access point. It provides a guaranteed long-term public vehicular access for the County park, and creates a second way in and out for park visitors and the adjacent neighborhood which occasionally is prevented from exiting their neighborhood due to flash flooding or a stopped train. Non-local traffic headed to the Sportsplex will be able to arrive there without using local residential streets or navigating an at-grade, angled railroad crossing.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The project is consistent with the 2008 *Mecklenburg County Parks Master Plan* objectives which identified that the County was lacking in multi-use athletic fields and areas for large regional sports tournaments. An entrance road to this site will allow for greater access to the property and mitigate any traffic impacts that might be created by the Sportsplex.

The project is also consistent with the *Town of Matthews Parks and Recreation Master Plan* which envisions ongoing coordination of park and recreation facilities between the Town and County.

One of the primary "targeted growth sectors" identified by the *Matthews Strategic Economic Development Plan* is "arts, entertainment, and recreation". The Plan indicates the proposed private development adjacent to the County Sportsplex is an economic driver for the Town, the County, and the region.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposal is consistent with the *Town of Matthews Land Use Plan* particularly in regard to development of a Family Entertainment District that may incorporate both the public Sportsplex park site and privately-owned land for a mixed use urban neighborhood.

PROJECT IMPACT:

Acquisition of this property will increase the accessibility of the Mecklenburg County Sportsplex for users of the facility.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The acquisition is for road right-of-way to serve the Mecklenburg County Sportsplex. It does not affect any other known public or private projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for right-of-way acquisition and conveyance to the Town of Matthews. Acquisition of the right-of-way is expected to be completed by late summer 2014. It is expected that construction of the road and subsequent conveyance of the right-of-way by the County to the Town will take place approximately one year after its completion.

JOINT USE TASK FORCE REVIEW COMMENTS:

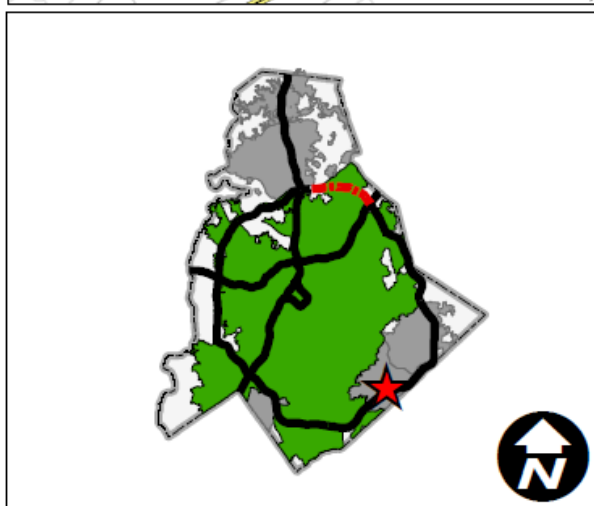
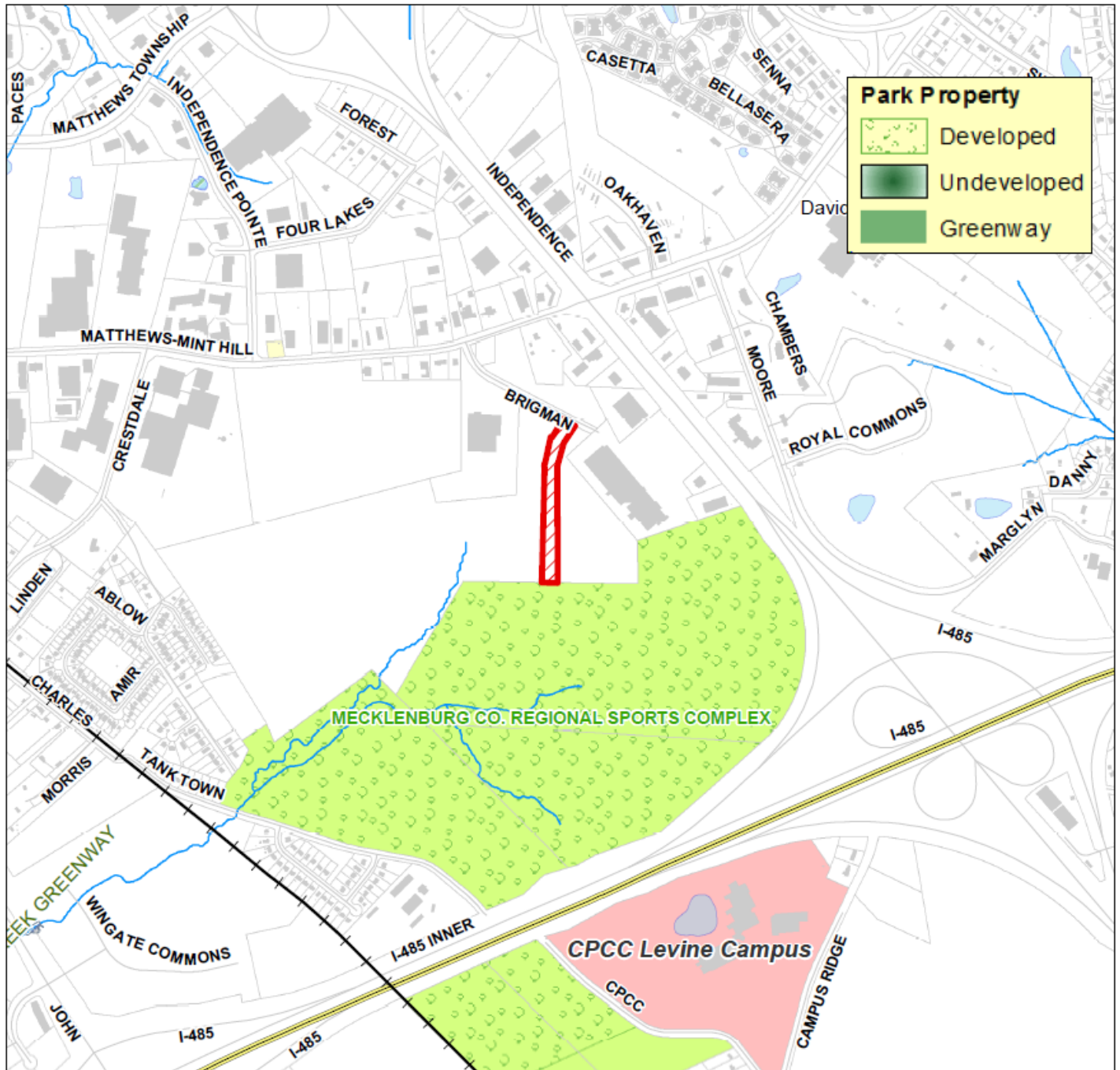
The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Matthews town planning staff report that they are in support of the proposed transaction for the intended use. Planning staff therefore recommends approval.

CMPC PLANNING COMMITTEE RECOMMENDATION:




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



Mandatory Referral 14-28

Initiated by: Park and Recreation

Submitted by: County Real Estate

-  Mandatory Referral
-  County Property
-  Colleges

