

MANDATORY REFERRAL REPORT NO. 14-30

Proposed Acquisition of Land on Plott Road to Allow for Reedy Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of Tax Parcel 108-041-01 (±14.75 acres) located on 7410 Plott Road in the City of Charlotte for the expansion of Reedy Creek Greenway. The property is improved with a single family dwelling and one outbuilding. It is zoned R-3 (Single Family Residential) according to the City of Charlotte's Zoning Ordinance. The property is surrounded by a church directly north and single family homes to the west and northwest of the property. East and south of the property are larger, undeveloped parcels of land. This parcel is located approximately one mile from the Plott Road entrance of Reedy Creek Nature Preserve and Park and is adjacent to another previously acquired parcel for Reedy Creek Greenway.

PROJECT JUSTIFICATION:

Acquisition of this property would help fulfill Mecklenburg County Park and Recreation goals of increasing greenways throughout the County. The purchase of this property will add to the assemblage of parcels along Reedy Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the 2008 *Mecklenburg County Parks Master Plan* objectives of increasing water quality and minimizing hazards by reducing development in the floodplain, increasing greenway trails and open space, and providing greater recreational opportunities for County residents. In a citizen survey administered by Park and Recreation in Spring, 2014, citizens within the County ranked providing more greenway trails and connections as their top overall recreation need.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed transaction is consistent with the *Rocky River Area Plan* (2006) which recommends residential up to 4 dwelling units to the acre and greenway/park/open space for the subject parcels. The intent of the greenway/park/open space recommendation is to support the long term plans for a greenway along Reedy Creek.

PROJECT IMPACT:

The project will allow Park & Recreation to meet its goals of increasing the amount of open space and add additional amenities available to County residents for greenway and open space. Acquisition of this property will allow the County to continue to assemble parcels for the future construction of Reedy Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as greenway. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only. The transaction is expected to be complete in fiscal year 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

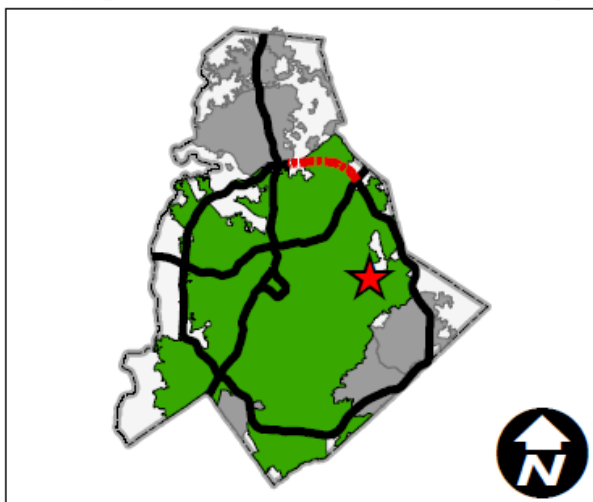
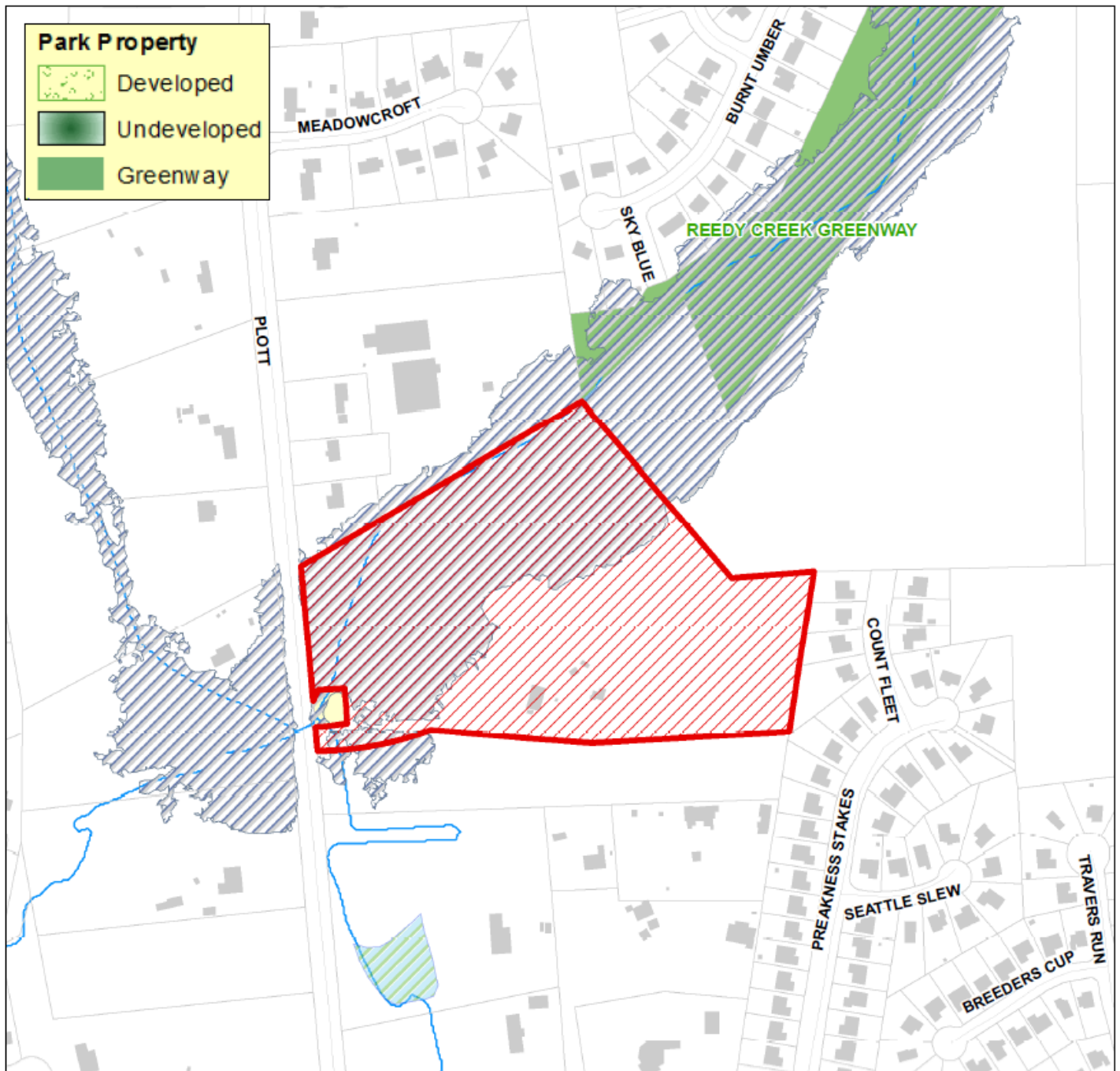
The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and there were no formal comments or requests shared.

PLANNING STAFF RECOMMENDATION:

The proposed transaction is consistent with adopted City and County policy as described in the *Rock River Area Plan* and the 2008 *Mecklenburg County Parks Master Plan*. Therefore, 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 14-30

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

- Mandatory Referral
- FEMA 100 Year Floodplain

