

MANDATORY REFERRAL REPORT NO. 14-49
Proposed Teddington Neighborhood Park Acquisition

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 059-161-19 (±1.2 acres) along Freedom Drive for the future development of Teddington Neighborhood Park in northwest Charlotte. The property will be assembled with existing park property, which is currently undeveloped.

The property is currently vacant and is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance. The property is surrounded by park property and single-family residences.

PROJECT JUSTIFICATION:

Park and Recreation is currently in design for Teddington Neighborhood Park. During that process, this property was identified for the construction of the park. The park is anticipated to contain walking trails, seating areas, a shelter and possibly a playground. Construction of this park would fill in a critical gap in neighborhood parks in this area of the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The *Mecklenburg County Park and Recreation 10 Year Master Plan* (2008) supports creating and expanding neighborhood parks.

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 as well as parks and open space. Much of the site lies within the FEMA 100-year floodplain, which is the area recommended for parks and open space by the adopted land use plan.

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 an expansion of existing park and open space property meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land.

PROJECT IMPACT:

There is no known impact to other public projects.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late winter 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

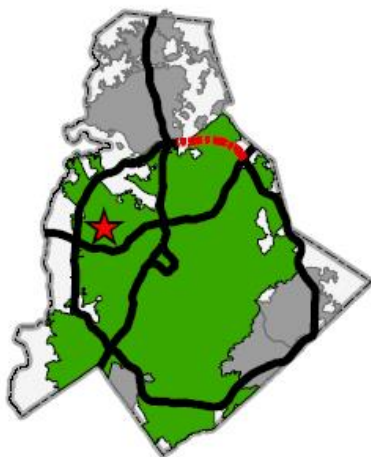
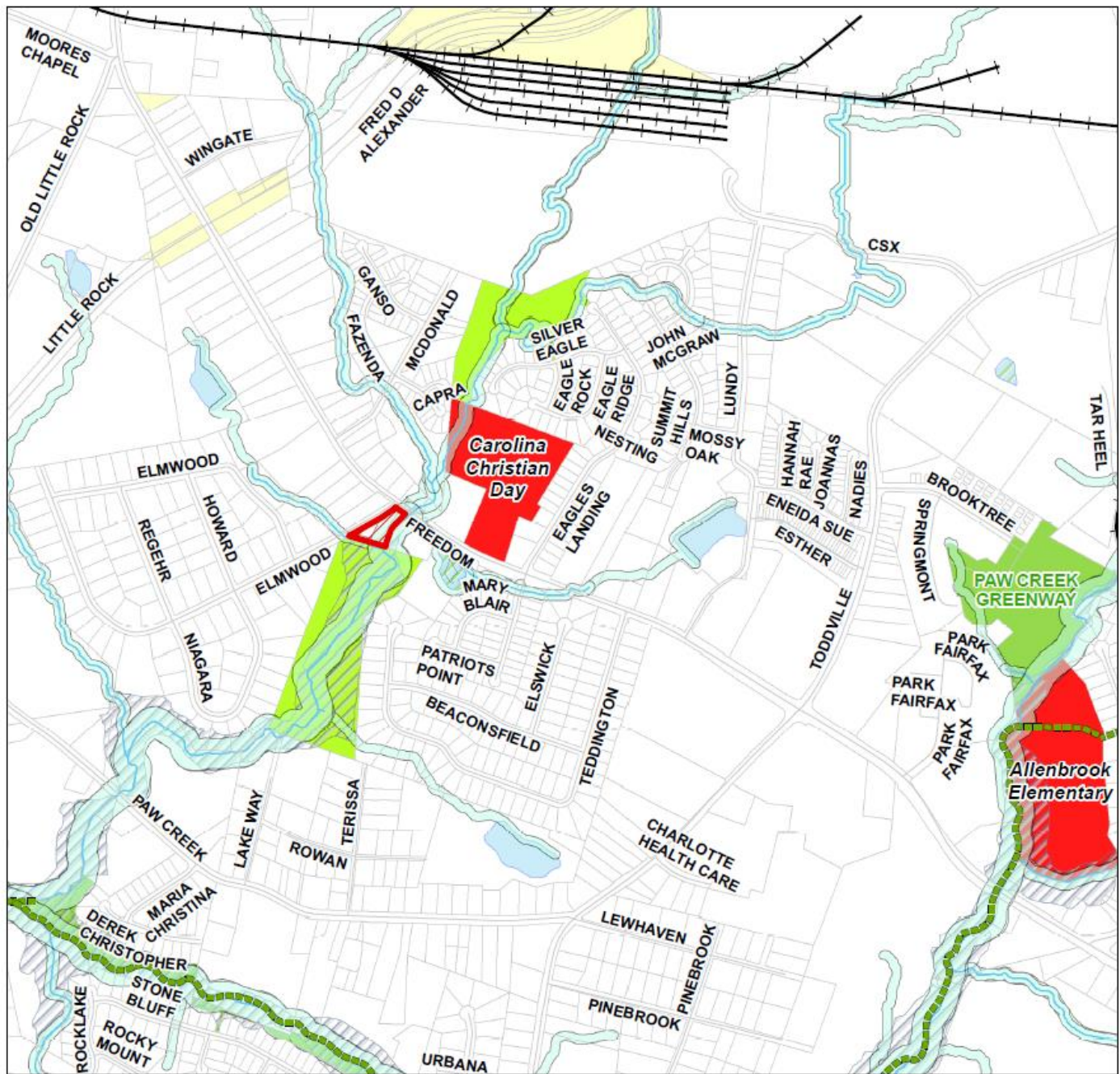
The Joint Use Task Force discussed this matter at their November 5, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property for expansion of existing park and open space property 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 park and open space.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 18, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-49

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

-  Mandatory Referral
 SWIM Buffer
 County Property
 Schools
 FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department