

MANDATORY REFERRAL REPORT NO. 15-08
Proposed Acquisition of Property for Expansion of Reid Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire two parcels in the Reid Park neighborhood in West Charlotte. The properties are zoned R-5 Single Family Residential according to the City of Charlotte Zoning Ordinance. The immediate surrounding land uses are currently residential; however, much of the land in the surrounding area will be converted for future Reid Neighborhood Park and Irwin Creek Greenway.

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|--------------|------------------------|----------------|
| ▪ 145-172-11 | 3337 Amay James Avenue | +/- .147 acres |
| ▪ 145-172-09 | Amay James Avenue | +/- .136 acres |

3337 Amay James Avenue is improved with an owner-occupied dwelling. Mecklenburg County staff has had conversations with the resident on site. The resident is interested in possible acquisition so Mecklenburg County is moving ahead with the appraisal process. This would be a voluntary acquisition. The second parcel, 145-172-09, is vacant land.

PROJECT JUSTIFICATION:

The properties are located at the edge of future Reid Neighborhood Park. Mecklenburg County Park & Recreation has already met with the neighborhood and has held planning sessions for the future park. The County has acquired several properties over the last year to make this park a reality for residents. The new park will provide additional recreational amenities for residents of this neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

These acquisitions are consistent with the County's 2008 *Parks Master Plan* to provide more neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *Central District Plan* (1993) identifies low-density residential uses as appropriate land uses for the area in question. The plan also encourages the expanding parks and the greenway network where feasible. The proposed use is therefore considered consistent with the *Central District Plan*.

PROJECT IMPACT:

Acquisition of these parcels will give additional access to Reid Neighborhood Park and as well as add additional acreage to the park. Construction of the park can be expected to start in fiscal year 2015 or 2016.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcels being acquired are located near the old Amay James Rec Center, which is currently being leased to Charlotte Mecklenburg Schools (CMS) and is being used by CMS for recreation and office space. The parcels are also located near the future Irwin Creek Greenway. Further north of the project lies the Lester Avenue entrance to CMS's Reid Park Academy (kindergarten through grade 8).

The lease with CMS on the Recreation Center runs through June 30, 2016. The County has not identified a long-term use for this building.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these properties is expected to be completed by the end of fiscal year 2015 or early in fiscal year 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

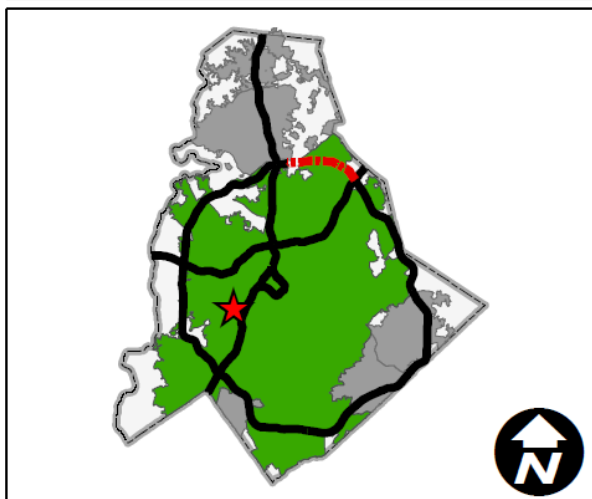
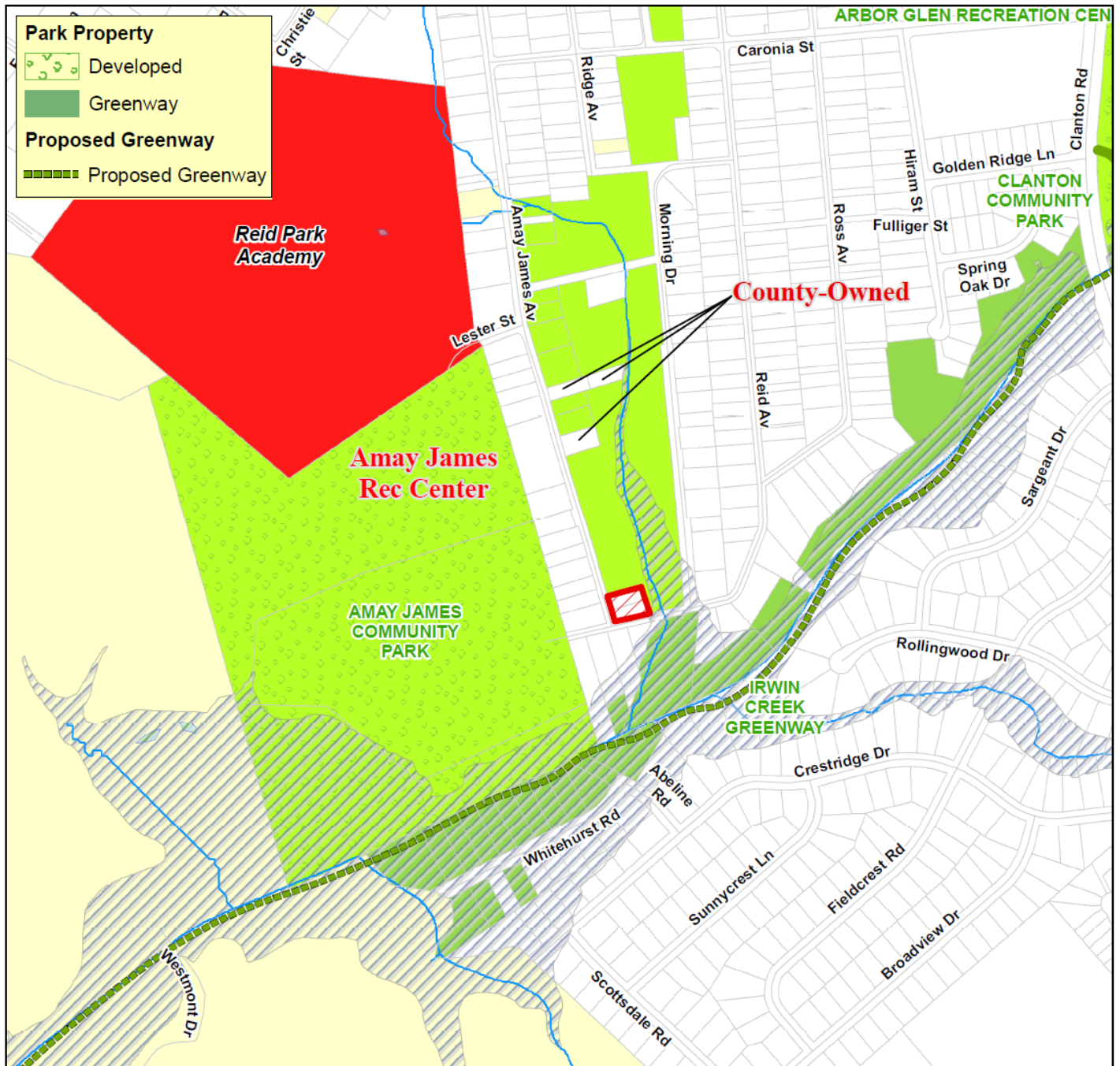
The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 17, 2015 meeting, the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-08

Initiated by: Park & Recreation

Submitted by: BSSA-Asset and Facility Management

- Mandatory Referral
- County Property
- Schools
- City Property
- FEMA 100 Year Floodplain

