

MANDATORY REFERRAL REPORT NO. 15-15
Proposed Acquisition of Land on Bryant Farms Road for Addition to Flat Branch Nature Preserve

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire one vacant parcel (229-162-79) in South Charlotte. The property is located on Bryant Farms Road west of Ardrey Kell Road. The property is approximately 1.113 acres and is zoned MX-1 according to the City of Charlotte Zoning Ordinance. The property is designated as Common Open Space as part of the Stone Creek Ranch Homeowner's Association.

The surrounding land uses are residential and recreational. There are subdivisions north of this parcel and a park and a nature preserve south of this parcel. The subject will be separated from the adjoining residential property to the north by a future right of way for the extension of Bryant Farms Road. The right of way was committed to as an element of the residential rezoning, case 2004-014. At present, the subject is still in the ownership of the homeowner association.

PROJECT JUSTIFICATION:

The property is located at the edge Flat Branch Nature Preserve and will be used to enhance access to the Nature Preserve.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's 2008 *Parks Master Plan* where residents expressed a desire for additional habitat preservation and natural resources preservation.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Providence Road/I-485 Area Plan Update* (2000) shows this property, the nature preserve, and the adjoining neighborhood as single family residential. Open Space is considered to be suitable as an element of single family residential use. Because of its narrow width, it is not really usable except as open space. It is therefore considered to be consistent with the *Plan* land use recommendation.

PROJECT IMPACT:

Acquisition of this parcel will add acreage to Flat Branch Nature Preserve. It also will provide future street frontage to the Nature Preserve, provide control over that frontage, and relieve the homeowner association of maintenance of what otherwise will become a disconnected element of their property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel being acquired is adjacent to the Flat Branch Nature Preserve and across from Flat Branch Community Park. The County is not aware of any additional projects in this area, other than the future extension of Bryant Farms Road.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be completed by the end of fiscal year 2015 or beginning of fiscal year 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

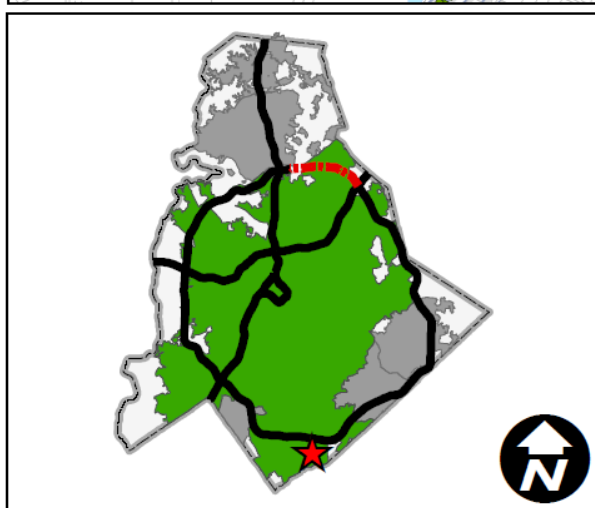
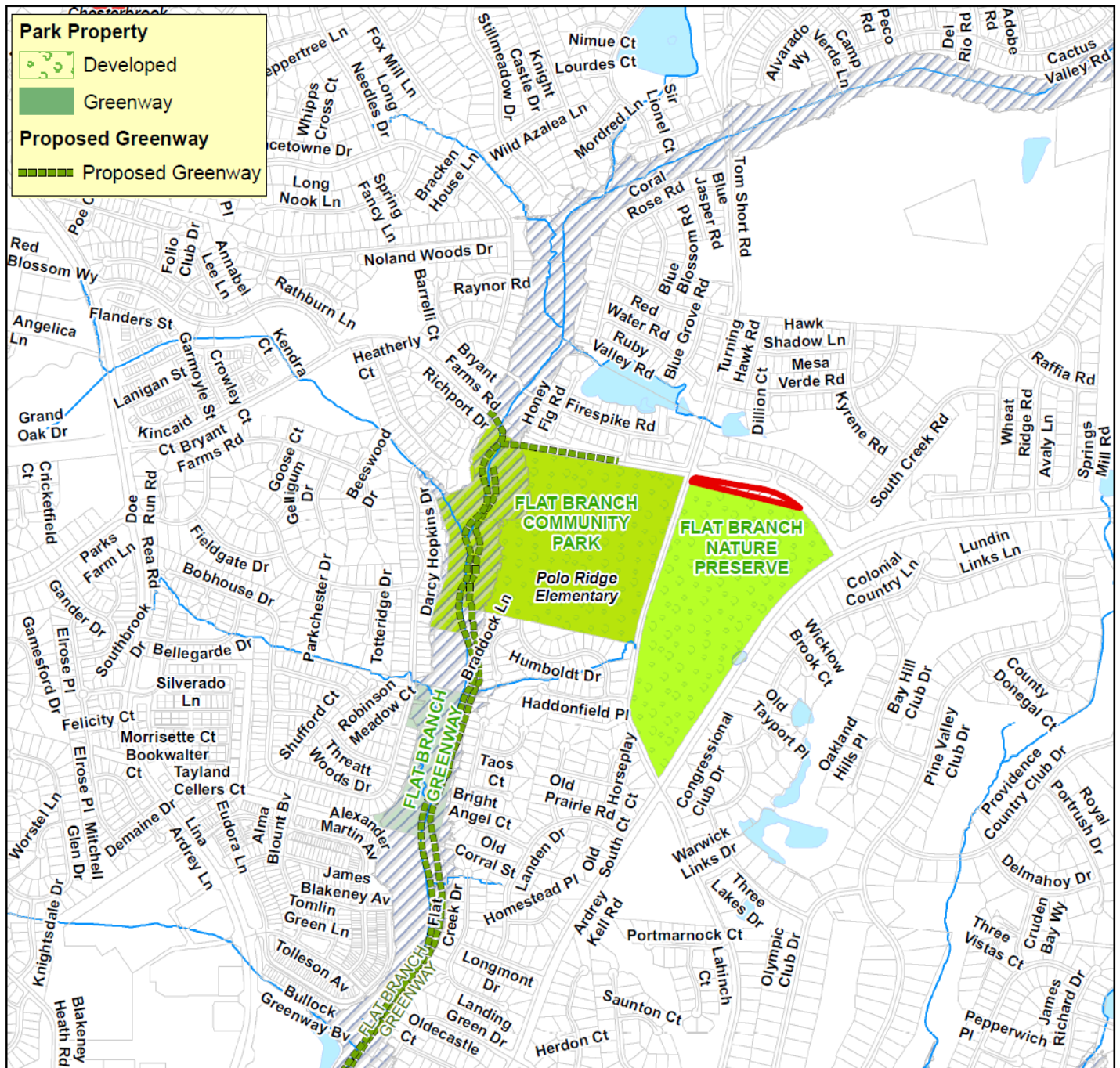
The Joint Use Task Force discussed this matter at their April 1, 2015 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *Providence Road/I-485 Area Plan Update*. It will provide a small increase in area for the Nature Preserve, and provide access and control over future street frontage. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 21, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



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Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

