

MANDATORY REFERRAL-REPORT NO. 15-22
Proposed Acquisition as Addition to Wilmore Centennial Park in Southend of Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 123-062-11 (\pm 0.172 acres) in Charlotte at 205 West Kingston Avenue in the Wilmore neighborhood of Charlotte. The property will eventually be assembled with other properties in this area for the development of a neighborhood park to be called Wilmore Centennial Park. The County vision is for the park to eventually occupy this entire block.

The property is a single-family residence and is zoned B-1 (Neighborhood Business), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses to the east, a business to the south, County-owned property previously acquired for Wilmore Centennial Park to the west and a vacant tract to the north. There are also multi-family projects in various stages of development in the immediate vicinity.

PROJECT JUSTIFICATION:

The *2008 Park and Recreation Master Plan* states, "Neighborhood Parks ideally shall be a minimum of 2-20 acres in size and shall serve the immediately adjacent, local neighborhood." The current park site, acquired in 2012, is approximately \pm 0.88 acres. Acquisition of this property would increase the County's holdings in this location to \pm 1.052 acres, getting this park closer to the recommended minimum for a park of this kind. Once developed the park may include amenities such as a picnic shelter, benches, multi-purpose fields, $\frac{1}{2}$ basketball and volleyball courts and walking trails.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for increasing the number of neighborhood parks in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel in question is subject to *South End Transit Station Area Plan (2005)* which recommends mixed transit supportive development. The proposed use is compatible with transit supportive development. Furthermore, the Plan encourages development of public spaces which can be used for recreation and community events. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

With the increase of people living in this area, the need for open space also increases. The development of Wilmore Centennial Park will provide that open space with a neighborhood park for the growing nearby community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects being impacted by this park project.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

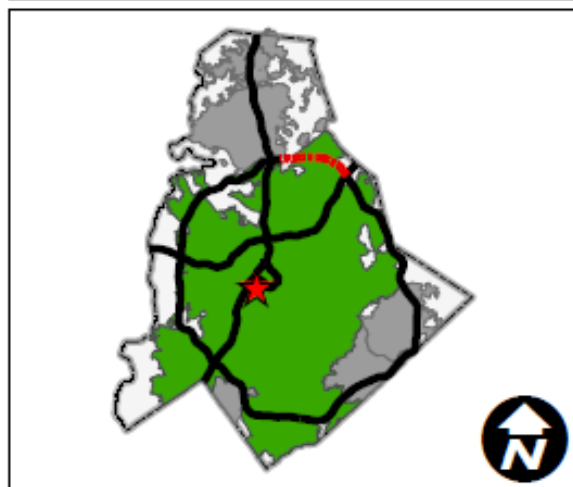
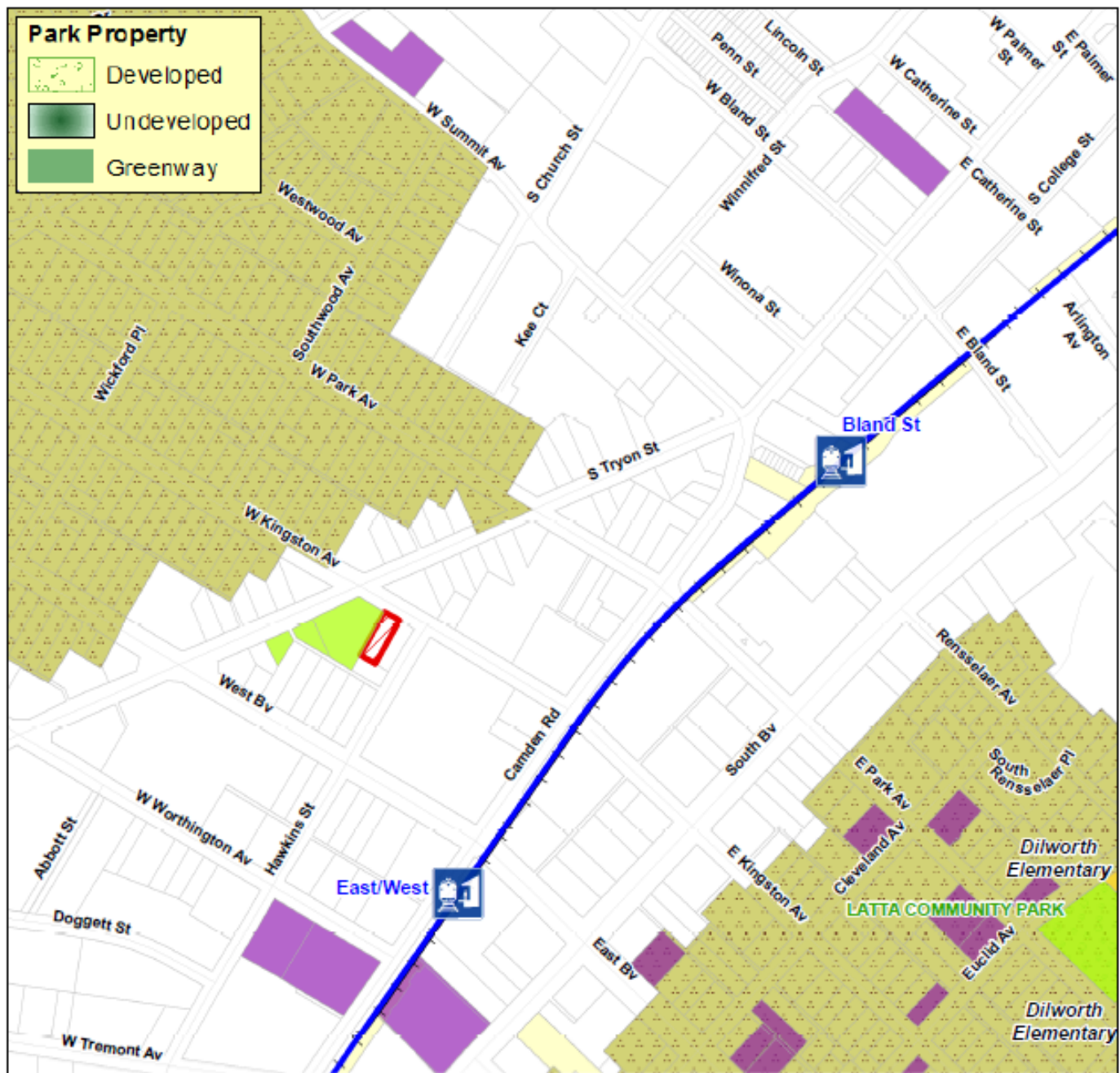
This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 16, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-22

Initiated by: Park & Recreation

Submitted by: County-Asset & Facility Management

- Mandatory Referral
- City Property
- County Property
- Local Historic Landmark
- Historic Districts
- LYNX Blue Line



Produced by the Charlotte-Mecklenburg Planning Department

