

MANDATORY REFERRAL-REPORT NO. 15-23
Proposed Acquisition for Addition to Eagles Landing Neighborhood Park in West Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 057-172-57 (\pm 0.44 acres) in west Charlotte at 1204 Eagles Landing Drive. The property will be assembled with adjacent Eagles Landing Neighborhood Park property for the construction of a portion of the park.

The property is vacant and is zoned R-4 (Single Family Residential), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses to the east, south and west and the future neighborhood park to the north.

PROJECT JUSTIFICATION:

This construction of Eagles Landing Neighborhood Park is an approved FY14 project, and Park and Recreation is currently in design for the park. Construction on the park is anticipated to being in the fall of 2015. The park is anticipated to contain walking trails, a shelter and a play area. Construction of this park would provide a much needed neighborhood park for this area of the County. The subject parcel will be used for pedestrian access between the park and the neighborhood.

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 adding to the inventory of neighborhood parks in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (1990) recommends single family up to 4 dwelling units per acre (DUA), for this property and the surrounding single family neighborhood. Parks and greenways are considered compatible land uses adjacent to single family, and in this case would provide a buffer with the industrial uses just north of this neighborhood.

PROJECT IMPACT:

The acquisition of this property will provide Americans with Disabilities Act (ADA) access to the park that is otherwise unachievable due to site constraints such as topography. Additionally, having this property will allow for a wider culvert stream crossing instead of a narrow bridge stream crossing inside the park, thereby allowing the County to get maintenance vehicles into the park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects being impacted by this park construction 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:

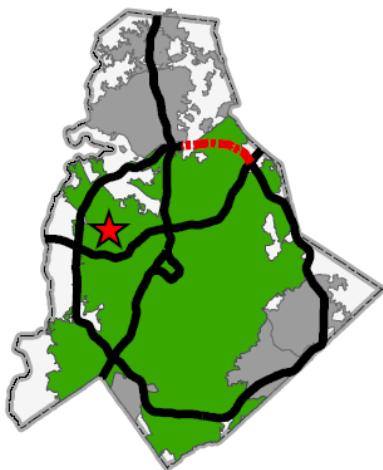
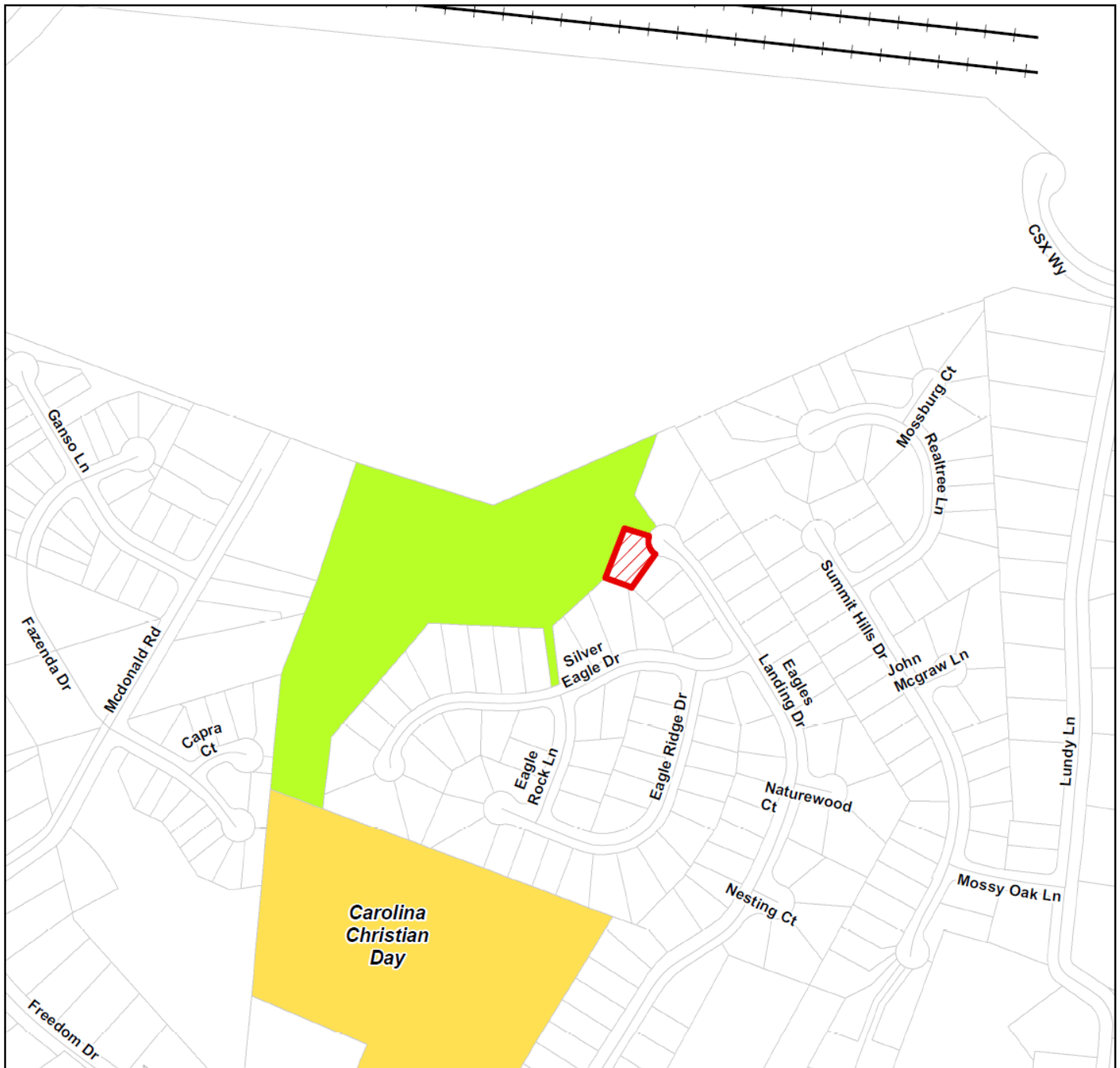
This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and no comments were provided.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition in order to accommodate the construction of a neighborhood park.

CMPC PLANNING COMMITTEE RECOMMENDATION:




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



Mandatory Referral 15-23

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

-  Mandatory Referral
-  Schools
-  County Property

