

MANDATORY REFERRAL-REPORT NO. 15-34

Proposed Acquisition of Land in Hidden Valley Neighborhood of Charlotte for Little Sugar Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire a portion of tax parcel 089-022-10 (\pm 0.27 acres to be determined more definitively by a survey) in the Hidden Valley neighborhood of north Charlotte. The property will eventually be assembled with other properties along the creek for construction of a neighborhood trail along Little Sugar Creek. East of this property is an ecological garden in the community that the neighborhood would like to see connected to Martin Luther King, Jr. Middle School. The County is supportive of the neighborhood's goal.

The portion of the parcel proposed for acquisition is currently vacant and is zoned R-4 - Single Family Residential, according to the City of Charlotte's Zoning Ordinance. The vicinity is generally single family residential in nature.

PROJECT JUSTIFICATION:

Little Sugar Creek Greenway is the major north/south greenway corridor in the County. At build out, this greenway trail will connect South Carolina, Pineville, Uptown Charlotte and eventually Toby Creek Greenway in the University City area. It will also provide a connection to various neighborhood, community and regional parks as well as residential communities. Little Sugar Creek Greenway is also on the Carolina Thread Trail and Cross Charlotte Trail routes. While the exact route of Little Sugar Creek Greenway/Cross Charlotte Trail hasn't been finalized in this area, acquisition of the property is consistent with the County's greenway and open space goals. Additionally, it is possible to provide the neighborhood trail in addition to the formal Cross Charlotte Trail route, if the Cross Charlotte Trail is not along the creek in this area.

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 expanding the County's greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *Northeast District Plan* (adopted 1996), which recommends the location of a greenway on the vacant parcel. The use of the property as open space and a future greenway is consistent with the adopted plan.

PROJECT IMPACT:

The construction of greenway and multi-use trails allows pedestrians and cyclists to reach major destinations such as healthcare facilities, parks, other greenways, shopping destinations, restaurants and educational institutions. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for residents of this and other neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Charlotte Water does have a sewer project in this area that the County is aware of. The County will enter into discussions with Charlotte Water about the acquisition of sewer easements on County owned property in this neighborhood.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by the end of fall 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

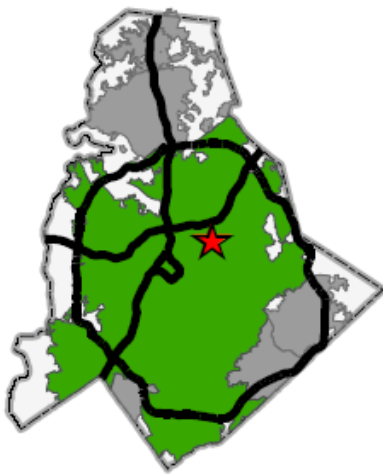
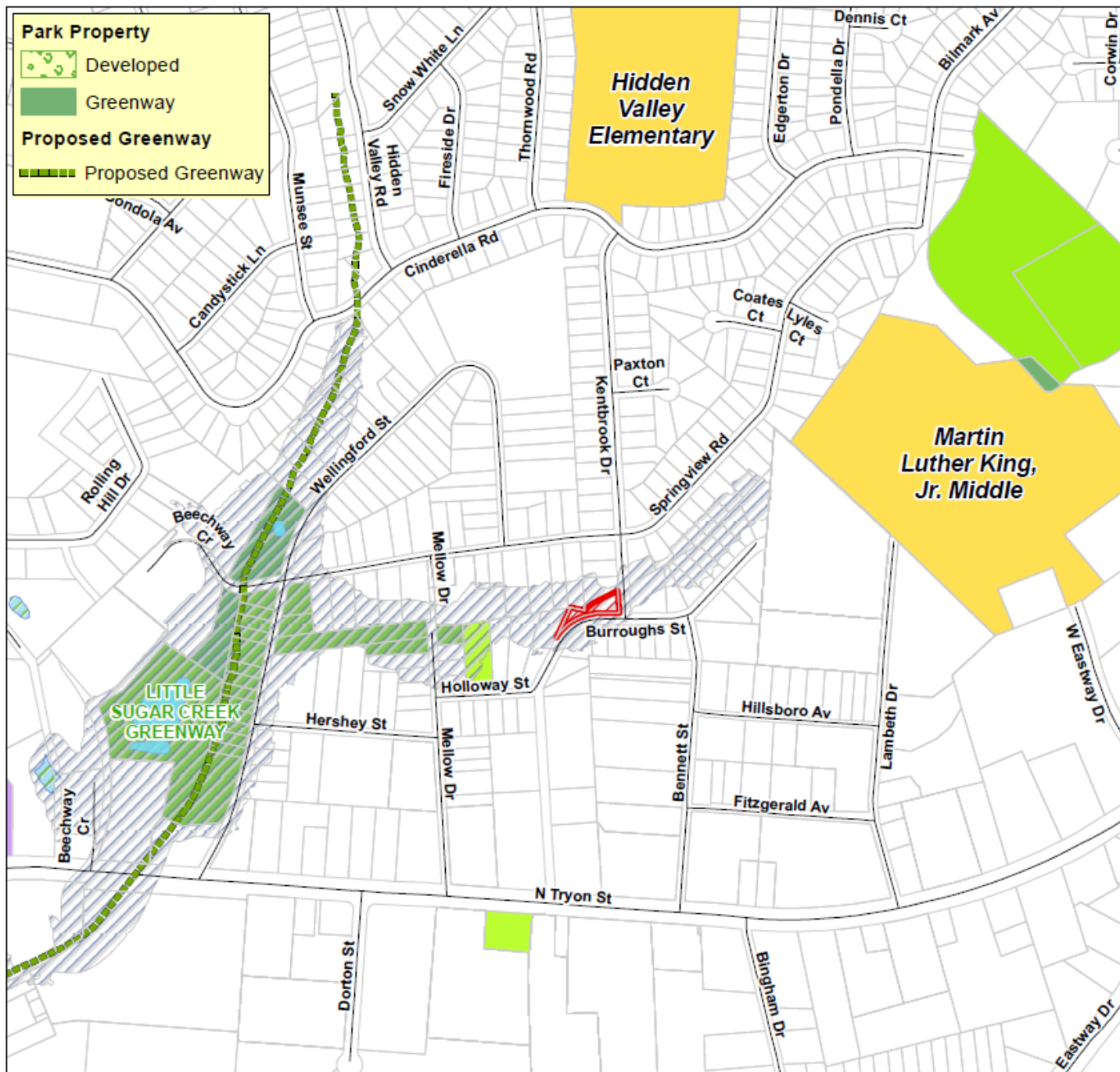
The Joint Use Task Force reviewed this matter at their September 2, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as open space and a future greenway is consistent with adopted land use policies. Staff recommends approval of the land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 15, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-34

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department