

MANDATORY REFERRAL-REPORT NO. 15-41
Proposed Acquisition for Addition to Wilmore Centennial Park at South End

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 123-062-10 (± 0.172 acres) in Charlotte at 201 West Kingston Avenue in the Wilmore neighborhood. The property will eventually be assembled with other properties in this area, called Wilmore Centennial Park at South End, for the development of a neighborhood park.

The property is a single-family residence and is zoned B-1 (Neighborhood Business), according to the City of Charlotte Zoning Ordinance. The house is currently occupied by a tenant who has been notified of the sale and is preparing to re-locate prior to closing.

The property is surrounded by residential uses to the east, a business to the south, Wilmore Centennial Park at South End 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 *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 is approximately ± 1.052 acres. Acquisition of this property would increase the County's holdings in this location to ± 1.224 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 *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 is subject to *South End Transit Station Area Plan* (adopted 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 at South End 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 fall 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

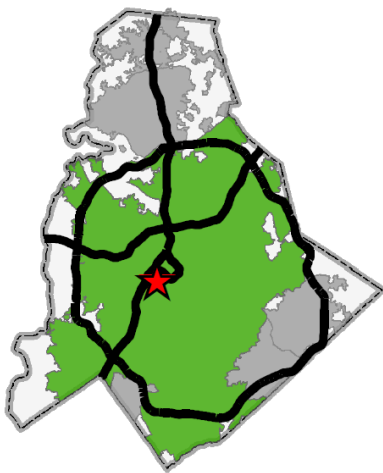
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed transaction is consistent with the *South End Transit Station Area Plan (2005)*; therefore, staff recommends approval.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 15-41

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management



Mandatory Referral



City Property



County Property



Local Historic Landmark



Historic Districts



LYNX Blue Line



LYNX Blue Line Transit Stations



Produced by the Charlotte-Mecklenburg Planning Department