

MANDATORY REFERRAL-REPORT NO. 15-42
Proposed Disposition of a Portion of Westmoreland Regional Park in Cornelius

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to dispose of a portion of tax parcel 005-071-21 (± 3,802 square feet) in Cornelius on Robbins Pond Road. The property will be assembled with the adjacent tax parcel 005-071-21 to construct storm drainage infrastructure for The Preserve at Robbins Park, a single-family residential neighborhood.

The property is vacant and is zoned NR (Neighborhood Residential), according to the Town of Cornelius Zoning Ordinance. The property is surrounded by residential uses to the north and Westmoreland Regional Park to the south, east and west.

Following the storm drainage infrastructure installation (which will be underground), the subject parcel will remain undeveloped and will continue to serve as open space for the surrounding community.

PROJECT JUSTIFICATION:

Westmoreland Regional Park in Cornelius is approximately 51 acres and is surrounded by current and future single family residences. One of those single family residential developments, The Preserve at Robbins Park, needs a small portion of property from the County to properly install their storm drainage infrastructure to include a rain garden. Due to the location and size of the area on which the development wishes to construct this infrastructure, Park and Recreation has determined that they have no use for this portion of the property. Park and Recreation is agreeable to selling the property to the adjacent owner.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This disposition does not reduce the usable acreage for Westmoreland Regional Park thereby maintaining consistency with the *Park and Recreation Master Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The recommended land use for the property (that is reportedly to remain open space) is consistent with the land use recommendation contained in the Town of Cornelius 2014 Land Use Plan.

PROJECT IMPACT:

Conveying this property to the adjoining property owner will allow for the required storm drainage system to be installed that will protect the water quality of the Mountain Island Lake Watershed.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

This project is for land disposition only and is expected to be completed by Fall 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

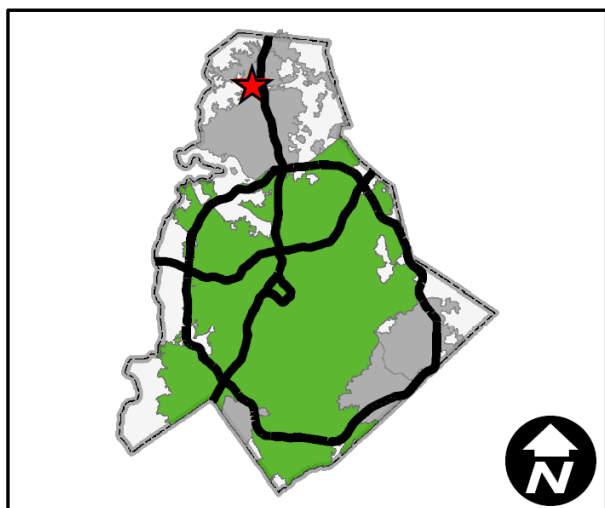
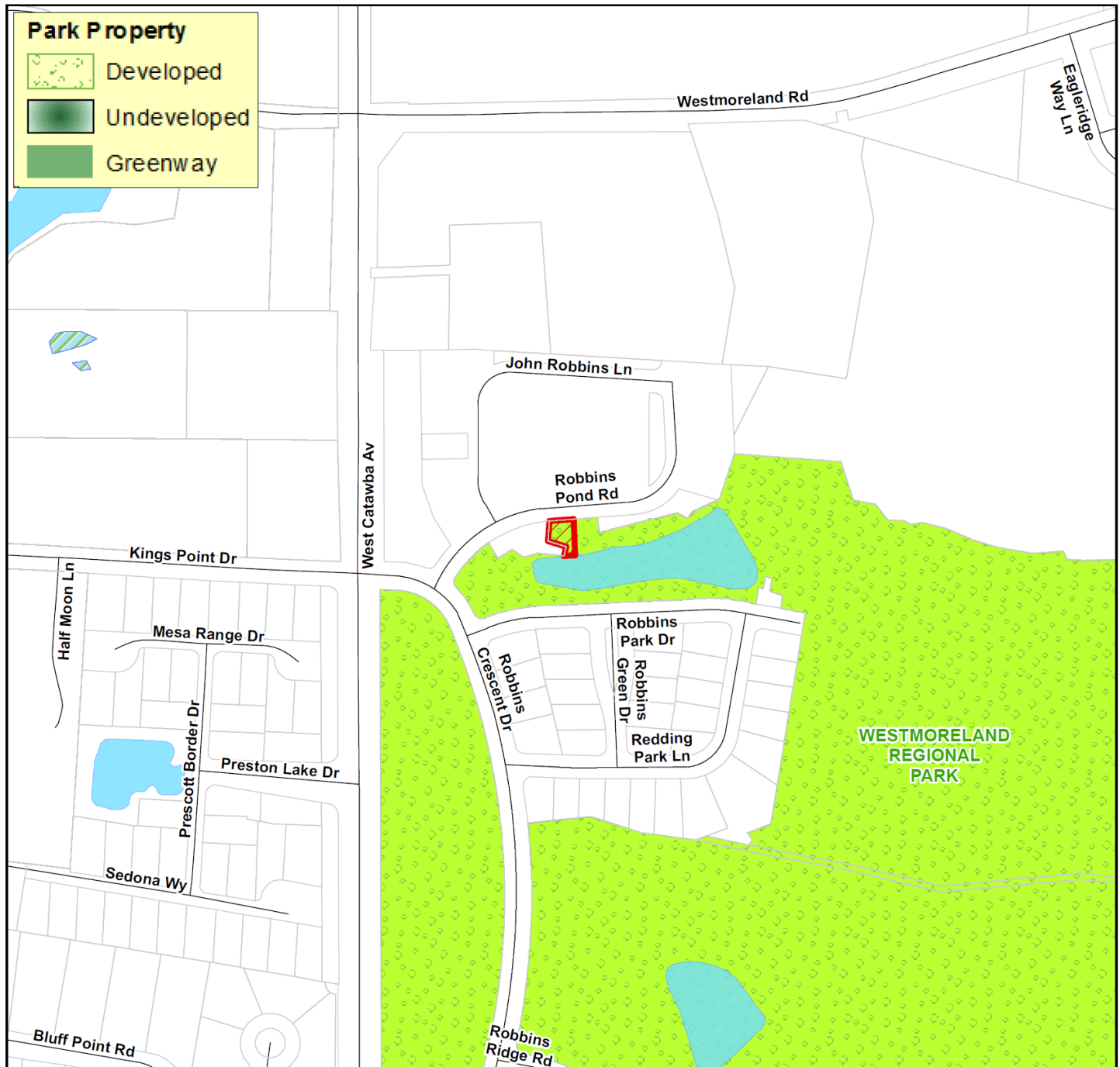
The Joint Use Task Force reviewed this matter at their September 2, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

This property is located within the Town of Cornelius planning jurisdiction. In consultation with the Cornelius Planning Director, staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 15-42

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- Ponds
- Wetland

