

MANDATORY REFERRAL REPORT NO. 15-44

Proposed Acquisition of Land for Addition to Future Linda Lake Neighborhood Park in East Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire tax parcel 107-181-10 in the Grove Park Neighborhood in east Charlotte to provide enhanced access for a future Linda Lake Neighborhood Park. The property is located east of WT Harris Blvd in a well-established residential neighborhood. The parcel contains a vacant single family home. The property is approximately .91 acres and is zoned R-3 Single Family Residential according to the City of Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

Linda Lake Neighborhood Park is currently in the early stages of design and public meetings will be held in the fall of 2015. The park will provide additional recreational amenities to residents of this neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this parcel is consistent with the County's 2008 *Park & Recreation Master Plan* to provide more neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *East District Plan* (adopted 1990) recommends single family land uses up to 4 dwelling units per acre. Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and consistent with adopted policy.

PROJECT IMPACT:

Currently, there is no easy access to the park for the Grove Park Neighborhood residents. Acquisition of this parcel will give additional access to the park as well as add additional acreage to the park. Construction of the park can be expected to begin in the spring or summer of 2016.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The park project itself is not connected to any other known public or private projects; however, the subject parcel contains a portion of the Linda Lake Dam outfall structure within its boundary. The County and the City Storm Water Services staff are currently in discussions regarding a storm drainage easement for the City to maintain the outfall structure located in the southwest corner of the property.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the end of FY16.

JOINT USE TASK FORCE REVIEW COMMENTS:

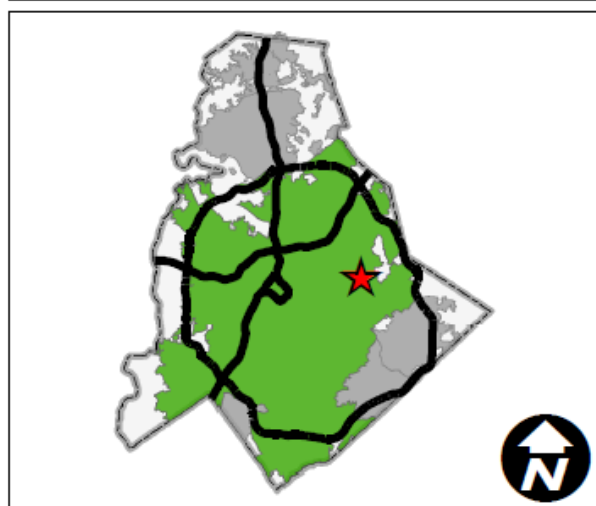
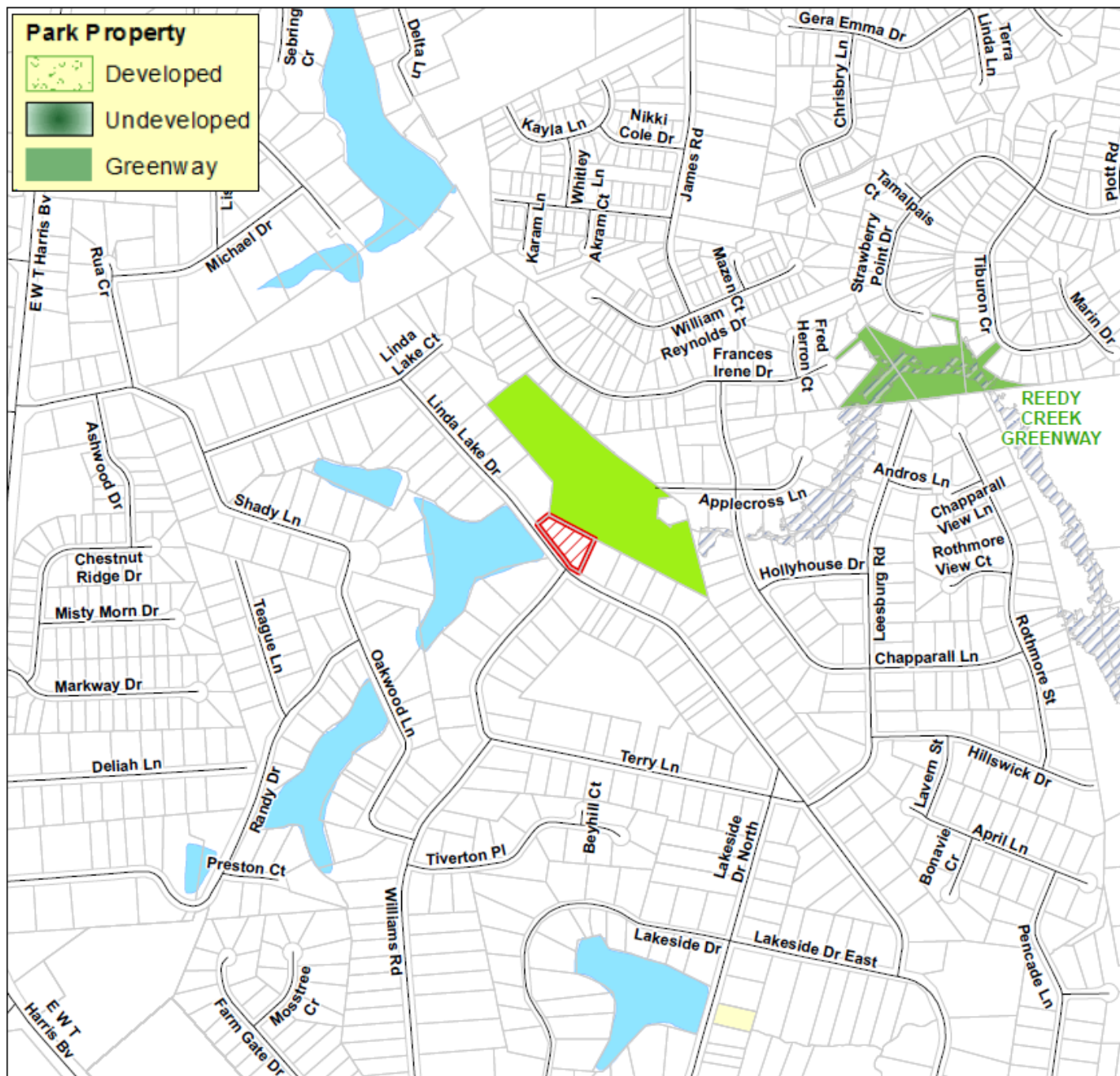
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as open space and a future neighborhood park 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 15-44

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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

