

**MANDATORY REFERRAL-REPORT NO. 15-46**  
**Proposed Acquisition of Land in South Charlotte for McAlpine Creek Greenway Expansion**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire a portion of tax parcel 211-011-15 (± 2.98 acres) in south Charlotte along McAlpine Creek. The property will eventually be assembled with other properties along the creek for the construction of McAlpine Creek Greenway trail from Sardis Road to Providence Road.

The property is vacant common open space and is zoned R-15 PUD (Single Family Residential Planned Unit Development), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses.

**PROJECT JUSTIFICATION:**

McAlpine Creek Greenway is a northeast to southwest running greenway corridor in the southern portion of the County. At build out, this greenway trail will connect McAlpine Creek Regional Park to South Carolina, linking to Four Mile Creek Greenway, McMullen Creek Greenway, Little Sugar Creek Greenway and various residential and commercial developments along the way. Linking to Little Sugar Creek Greenway is a priority for the City's Cross Charlotte Trail project. McAlpine Creek Greenway is also part of the planned Carolina Thread Trail system.

Park and Recreation would like to acquire this property for the future construction of McAlpine Creek Greenway trail. This section of trail is an FY17 Capital Improvement Project. McAlpine Creek is an identified greenway corridor in the *Mecklenburg County Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *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 *South District Plan* (1993) recommends the subject property for Park and Open Space use based on its floodplain designation. The proposal is therefore consistent with the *South District Plan*.

**PROJECT IMPACT:**

The construction of McAlpine Creek Greenway trail will allow pedestrians and cyclists to reach major destinations such as parks, other greenways, shopping destinations and restaurants. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for many County residents.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

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

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by Spring 2016.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

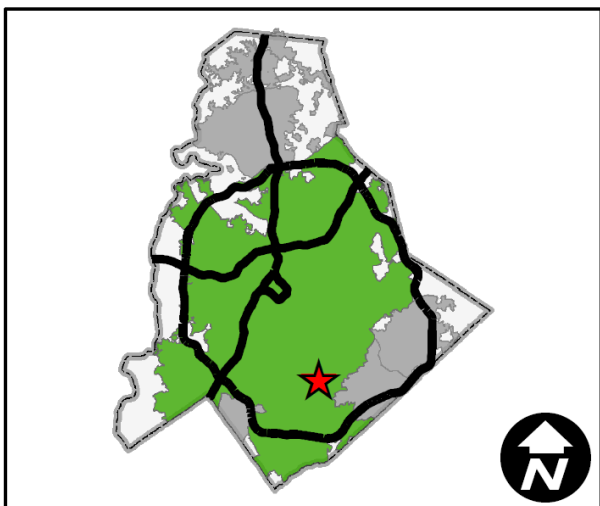
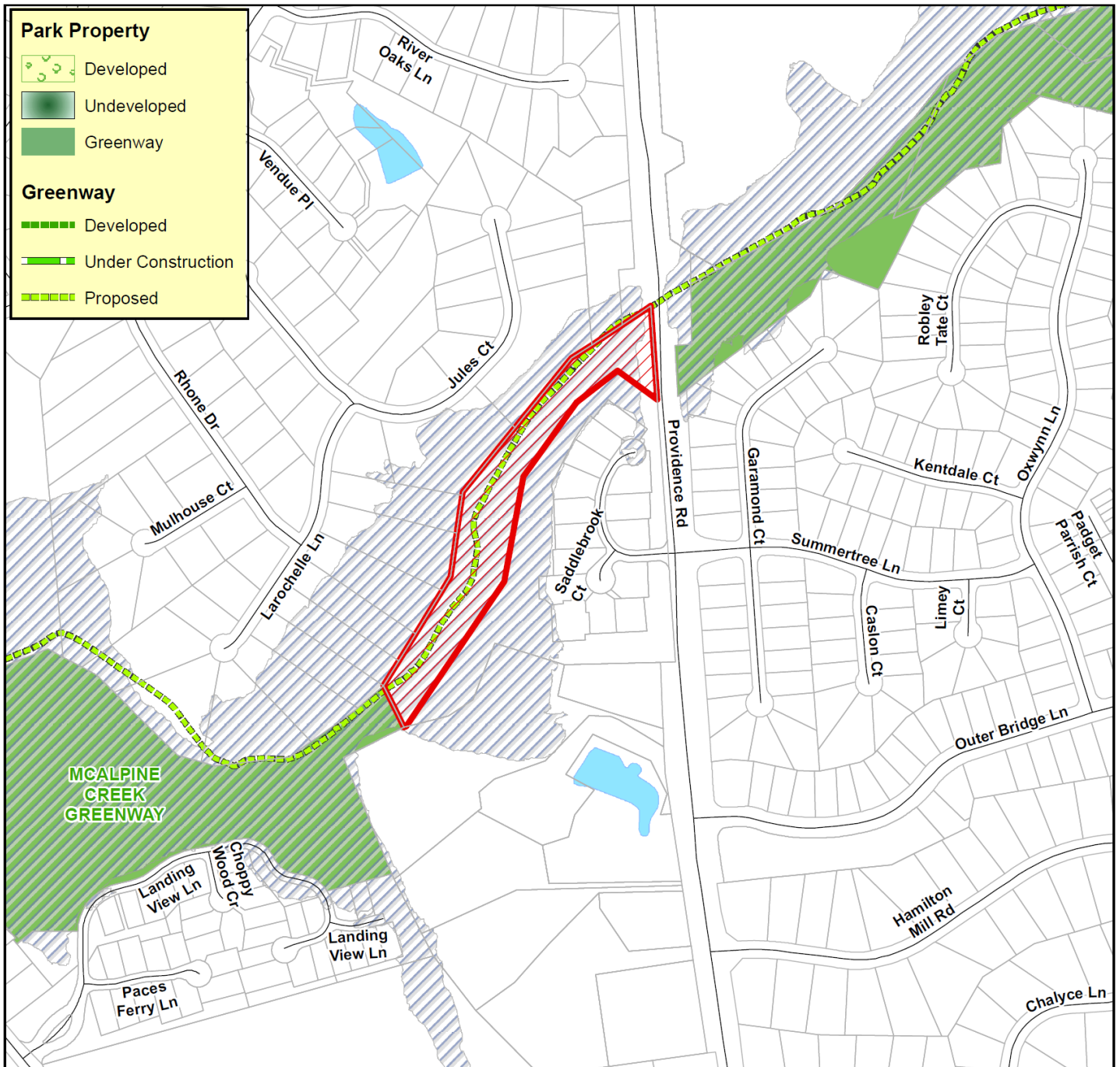
The Joint Use Task Force discussed this matter at their October 7, 2015 meeting. No comments were offered on this proposal.

**PLANNING STAFF RECOMMENDATION:**

The proposed greenway will serve a critical need linking County properties. As such, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 20, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 15-46

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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