

MANDATORY REFERRAL REPORT NO. 15-55

Proposed Acquisition of Land on W. Sugar Creek Road to Accommodate Mallard Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 027-141-03 (± 3.9 acres) located at 5830 West Sugar Creek Road in northeast Charlotte along Mallard Creek. The property will be assembled with the other greenway property in the area and eventually become an extension of Mallard Creek Greenway trail. Based on the outcome of feasibility studies by the Park and Recreation Department at a later date, the property could also house associated greenway amenities.

The property is currently vacant and is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance and is partially located in the FEMA floodplain. The property is surrounded by multi-family uses to the north and east and single-family residences to the south.

PROJECT JUSTIFICATION:

Park and Recreation would like to acquire this property for construction of future portions of Mallard Creek Greenway. Mallard Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

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 adopted land use for this parcel is multi-family as per the *Notheast District Plan* (adopted 1996). Greenways and parks are considered compatible uses adjacent to residential, and would be considered consistent with the adopted land use plan.

PROJECT IMPACT:

This greenway will provide an opportunity for the County to create continuous unbroken greenway connections. Mallard Creek is the County's longest east-west greenway and the trail eventually connects with Clarke's Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known other projects.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

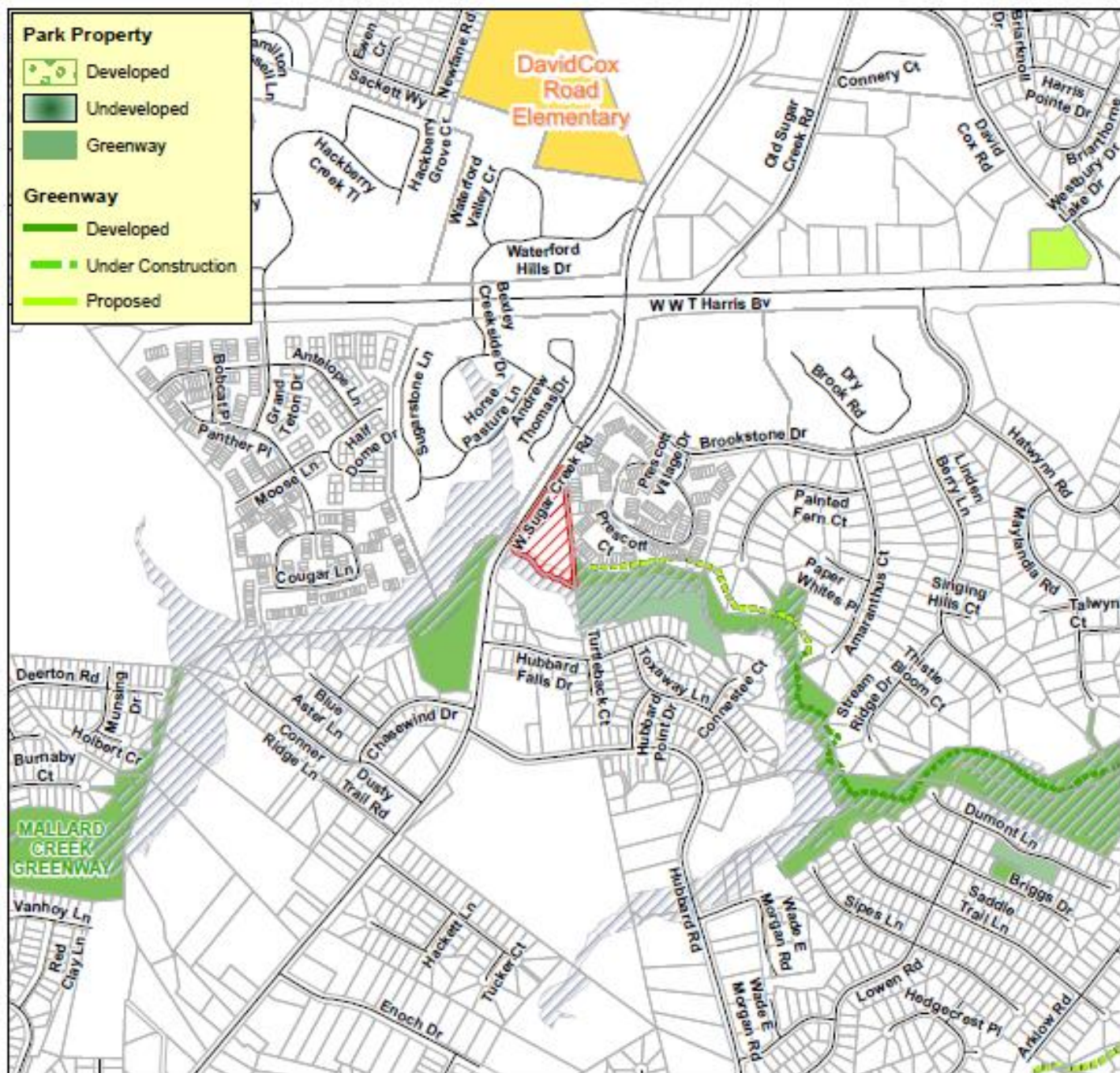
The Joint Use Task Force discussed this matter at their November 4, 2015 meeting and offered no comments.

PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of the proposed acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 17, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-55

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department