

MANDATORY REFERRAL REPORT NO. 15-58

Proposed Acquisition of Land on Seymour Drive Adjacent to Southwest Park in Southwest Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to accept the donation of Tax Parcel 115-032-01 in southwest Charlotte for land assemblage adjacent to Southwest Park, which is currently undeveloped except for the Southview Recreation Center. The park currently contains approximately 85 acres.

The property is located one mile east of the Charlotte-Douglas Airport, south of Seymour Drive and west of the Southern Railway Line. The property is approximately .57 acres and is zoned R-8 Single Family Residential according to the City of Charlotte Zoning Ordinance. The subject parcel is vacant and is located in an area of single family homes as well as institutional uses.

PROJECT JUSTIFICATION:

Southwest park is a community sized park that will have two championship sized baseball fields, a restroom facility, open air shelter, infrastructure improvements, and various pedestrian connections to the surrounding neighborhood. Acquisition of this parcel will allow the park to have additional buffer and road frontage at Seymour Drive as well as allow the possibility for Park & Recreation to build greenway or walking trails to connect to the park property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this parcel is consistent with the County's *Park & Recreation Master Plan* where large community parks were ranked in the top third of the Facility/Amenity Needs Assessment. Community parks are ideally 20-100 acres in size and draw from a more local geographic area in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for this parcel is single family up 8 DUA as per the *Central District Plan* (adopted 1993). Greenways and parks are considered compatible uses adjacent to residential, and would be considered consistent with the adopted land use plan.

PROJECT IMPACT:

Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for Southwest Park and allow Park & Recreation to serve more County residents by filling in gaps in its Facility/Amenity Needs Assessment.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This park project is not connected to any other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Construction of the park is expected to begin in early 2016 and be complete by spring on 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

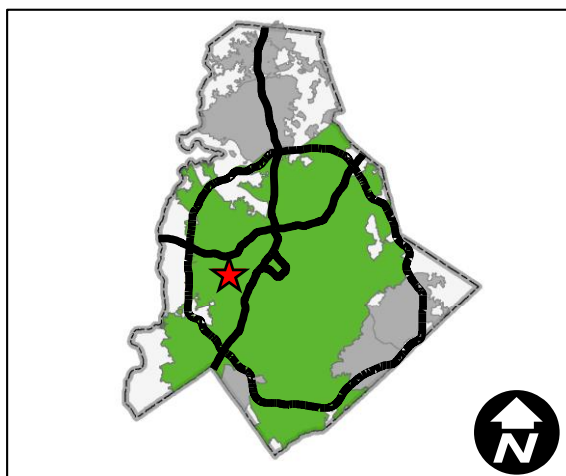
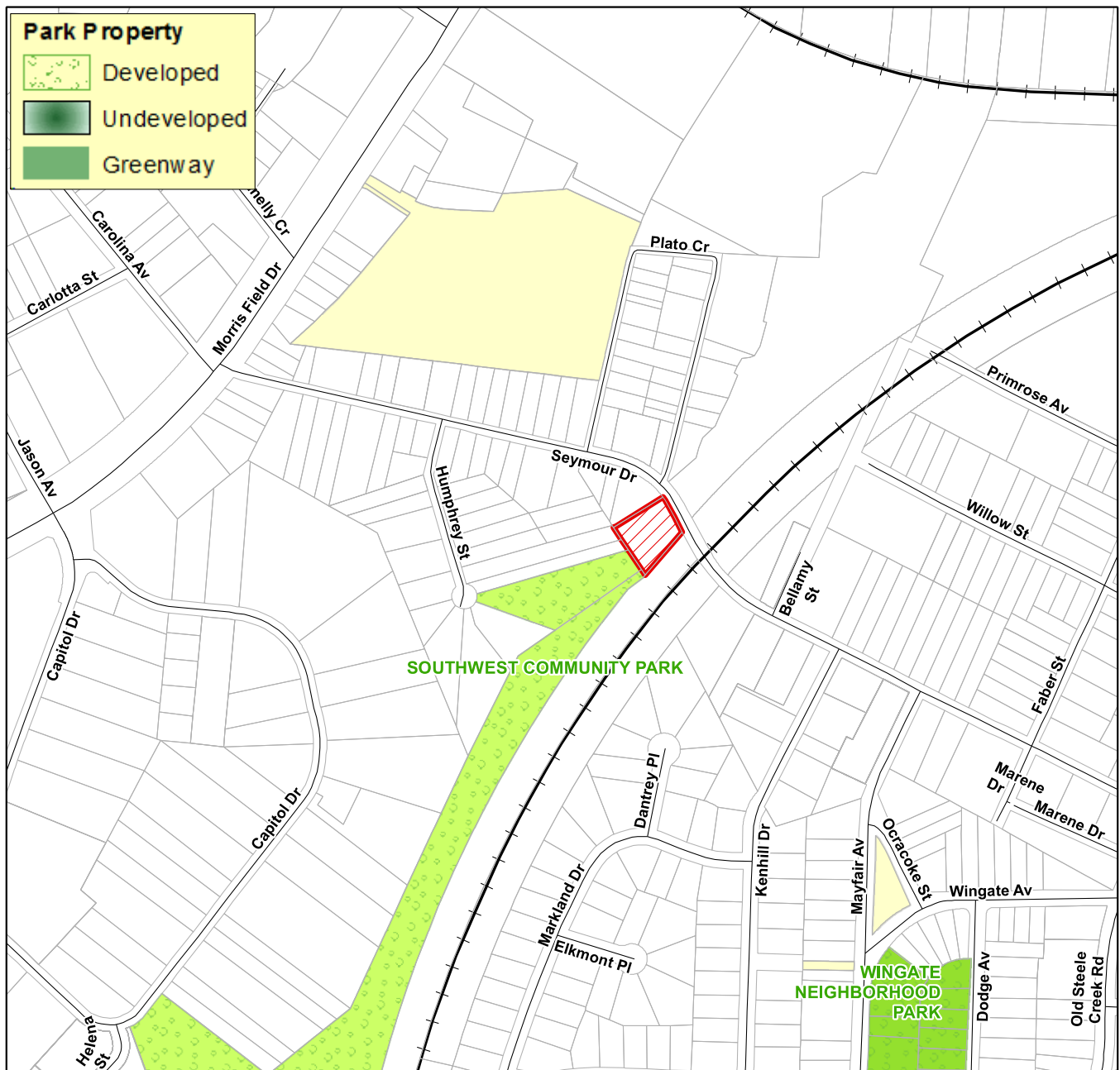
This matter was discussed at the December 2 Joint Use Task Force meeting and offered no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of accepting this land donation.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 15-58

Initiated by: Park & Recreation

Submitted by: Asset and Facility Management

- Mandatory Referral
- City Property
- County Property

