

MANDATORY REFERRAL-REPORT NO. 16-03
Proposed Acquisition for Addition to Wilmore Centennial Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 123-062-09 (\pm 0.124 acres) in Charlotte at 1712 Hawkins Street in the Wilmore neighborhood. The property will eventually be assembled with other properties in this area, called Wilmore Centennial Park at South End, for the development of a neighborhood park.

The property is a single-family structure being used to operate a business and is zoned B-1 (Neighborhood Business), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses to the east, a mixed use building to the south and Wilmore Centennial Park at South End to the west and north. There are also multi-family projects in various stages of development in the immediate vicinity.

PROJECT JUSTIFICATION:

The *Mecklenburg County Park and Recreation Master Plan* states, "Neighborhood Parks ideally shall be a minimum of 2-20 acres in size and shall serve the immediately adjacent, local neighborhood." The current park site is approximately \pm 1.224 acres. Acquisition of this property would increase the County's holdings in this location to \pm 1.348 acres, getting this park closer to the recommended minimum for a park of this kind. Once developed the park may include amenities such as a picnic shelter, benches, multi-purpose fields, $\frac{1}{2}$ basketball and volleyball courts and walking trails. The exact amenities will be determined through Park and Recreation's master planning of the site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for increasing the number of neighborhood parks in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel in question is subject to *South End Transit Station Area Plan (2005)* which recommends mixed transit supportive development. The proposed use is compatible with transit supportive development. Furthermore, the plan encourages development of public spaces which can be used for recreation and community events. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

With the increase of people living in this area, the need for open space also increases. The development of Wilmore Centennial Park at South End will provide that open space with a neighborhood park for the growing nearby community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by the end of calendar year 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

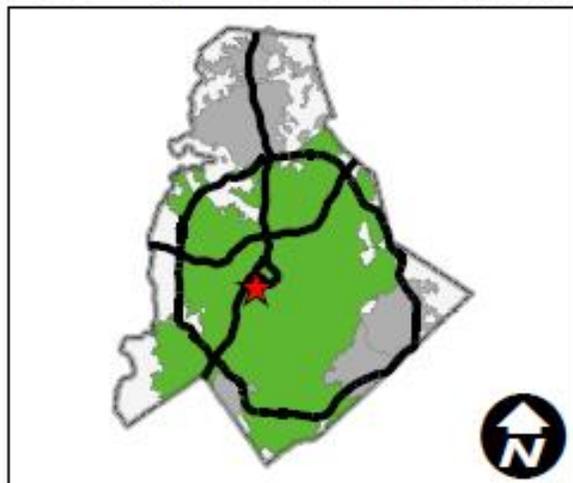
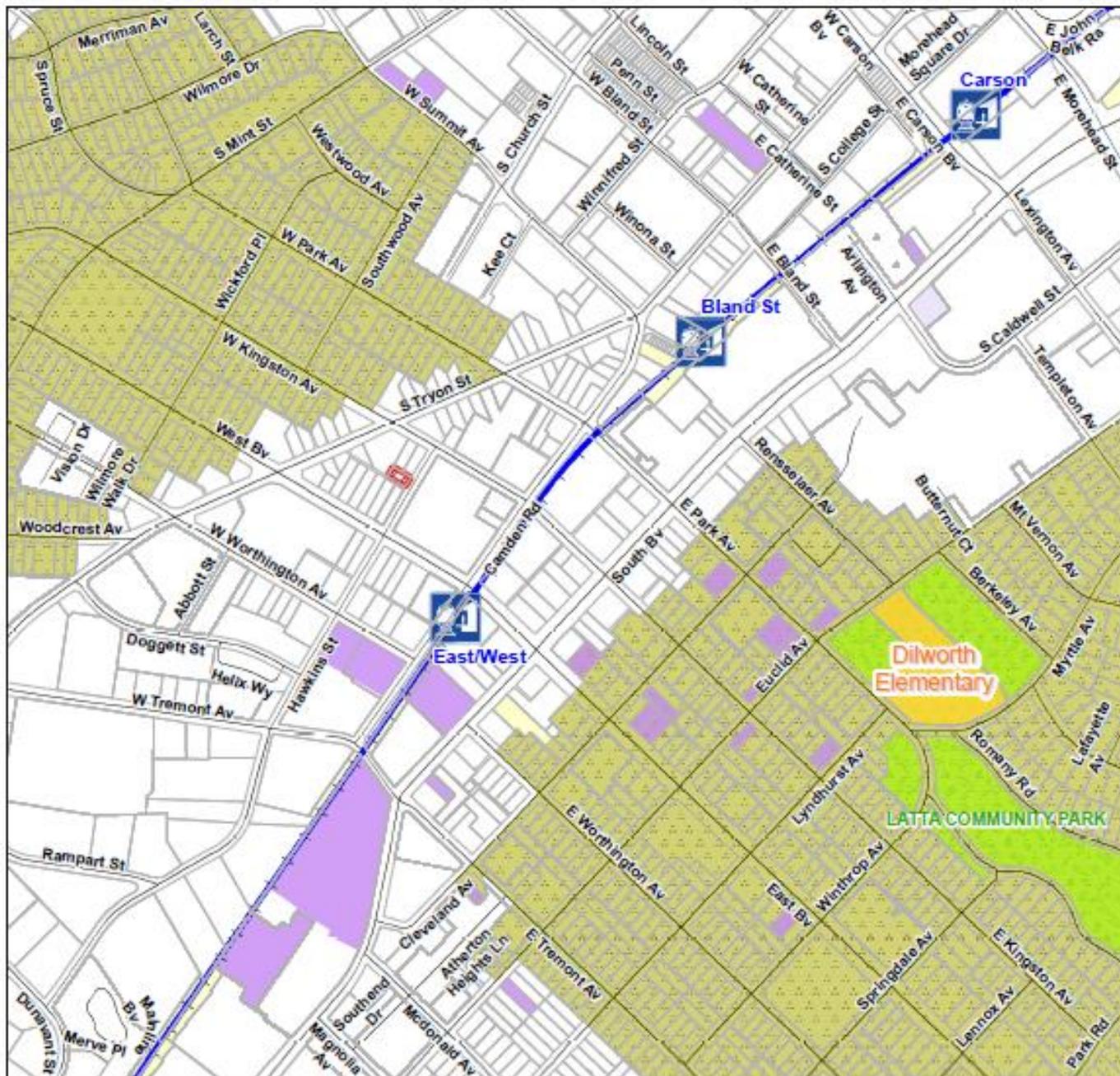
The Joint Use Task Force discussed this matter at their February 3, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed land use is consistent with the *South End Transit Station Area Plan (2005)*. Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 16, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 16-03

Initiated by: County Park and Recreation

Submitted by: Asset & Facility Management

-  Mandatory Referral
-  City Property
-  County Property
-  Historic Districts
-  Local Historic Landmark
-  LYNX Blue Line

Produced by the Charlotte-Mecklenburg Planning Department



