

MANDATORY REFERRAL REPORT NO. 16-04
Proposed County Acceptance of Donated Property on Bilmark Avenue
for Hidden Valley Neighborhood Park Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 089-103-04 located at 726 Bilmark Avenue in the City of Charlotte. The vacant property is \pm 1.51 acres and is located next to Hidden Valley Neighborhood Park. The property is zoned R-4 according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are recreational and residential.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to Hidden Valley Neighborhood Park. Acceptance of this donation would allow for expansion of the park and an increase in the buffer for this park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for Hidden Valley Neighborhood Park. This acquisition is also consistent with the County's *Park & Recreation Master Plan* to serve more County residents by filling in gaps in its Facility/Amenity Needs Assessment.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Blue Line Extension Transit Station Area Plans (adopted 2013) recommends single family uses up to 5 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:

Acceptance of this donation would allow for potential expansion of this park and increase park buffer.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Northeast Corridor Infrastructure Program (NECI) identified a future street connection with an extension of between Austin Dr. to Bilmark Ave. in addition to a perpendicular street connection along the east edge of the park to N. Tryon St. This project is not currently funded but it should be noted that a street could bisect the park property in the future.

Also, there is a Charlotte Water Sewer Main that generally follows Upper Little Sugar Creek. It is currently on the opposite side of the creek from the subject parcel. Charlotte Water has discussed replacing/relocating it to the other side (subject property side) of the creek. This is not a currently funded project.

Additionally, the Cross Charlotte Trail is considering locating the multi-use trail within this vicinity but it is not expected to directly impact the subject site. The Cross Charlotte Trail is a 26 mile trail proposed to connect the City of Pineville through Center City and on to the UNC Charlotte campus and Cabarrus County line. This segment is currently in the Planning and Design phase and construction will be dependent on voter bond approval.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the fourth quarter of 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

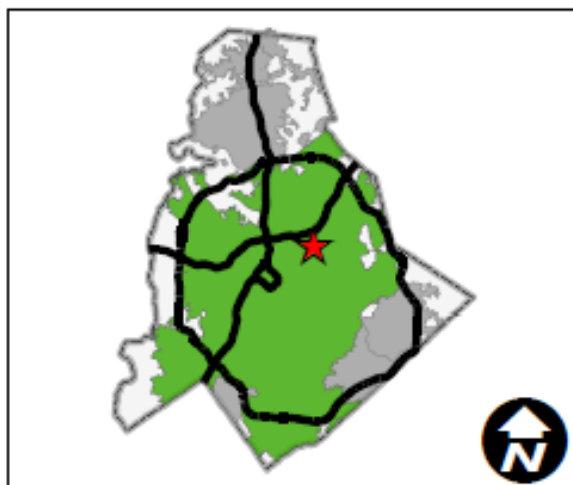
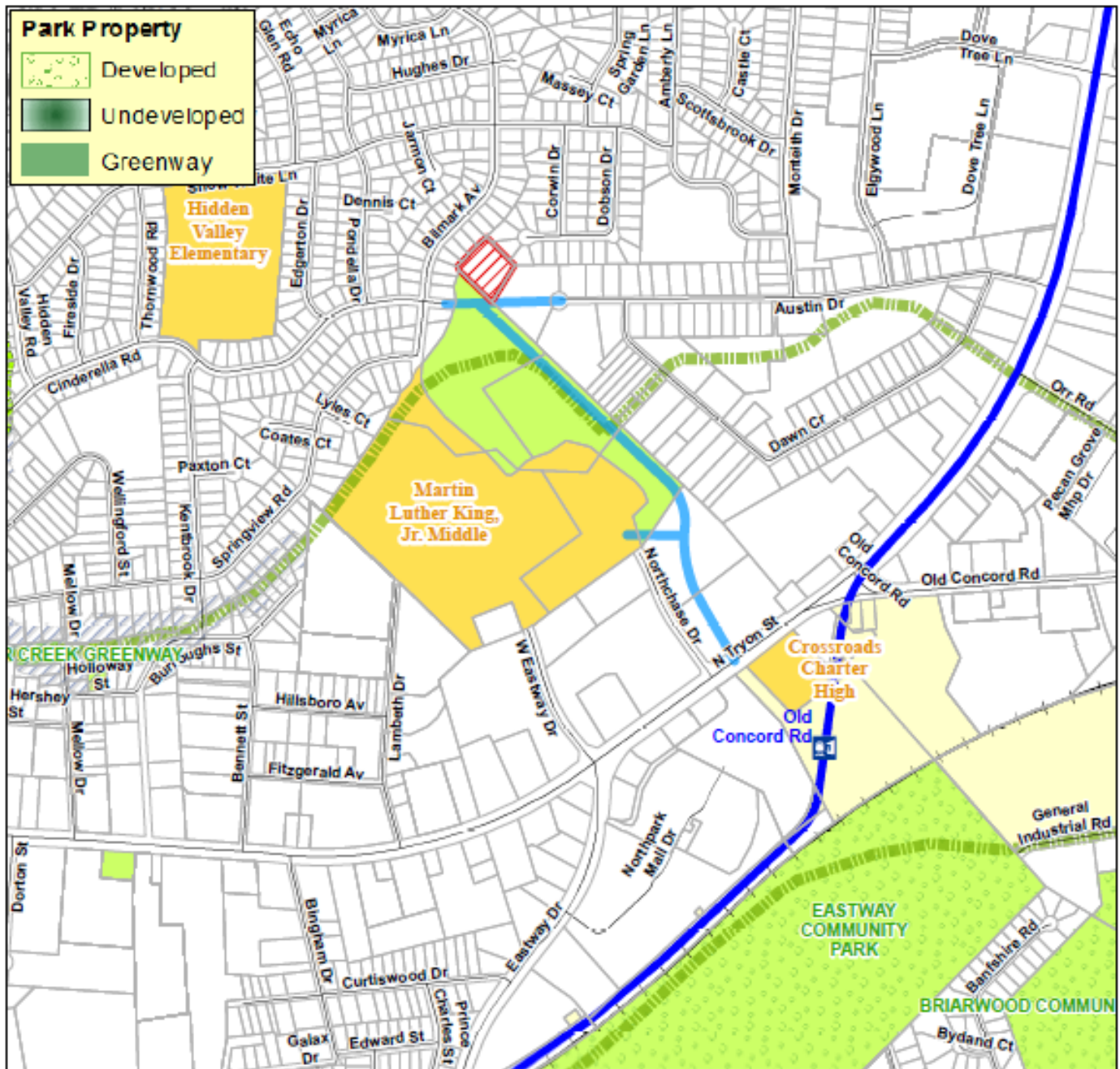
The Joint Use Task Force discussed this matter at their February 3, 2016. Mention was made of the above-referenced street connection, storm water and Cross Charlotte Trail projects.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as a park and open space is compatible with adopted land use policies. Staff recommends approval of the land acquisition, conditioned upon Mecklenburg County Park and Recreation staff working with Charlotte Engineering and Property Management, Charlotte Department of Transportation, and Charlotte Storm Water to ensure land that may be required for future capital projects is sufficiently allocated.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 16-04

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- Austin Dr Extension
- FEMA 100 Year Floodplain
- Blue Line Extension
- Schools
- County Property
- City Property
- Cross Charlotte Trail



Produced by the Charlotte-Mecklenburg Planning Department

