

MANDATORY REFERRAL-REPORT NO. 16-24
Proposed Clark's Creek Nature Preserve Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcel 027-161-04 (approximately 2.81 acres) to expand Clark's Creek Nature Preserve. The property fronts onto Hucks Road in the northeast portion of the City of Charlotte. The property contains a single-family dwelling and outbuildings once used as part of farming operation. Under the City of Charlotte's zoning ordinance the properties are zoned R-4, single family residential.

The parcel is located in a largely rural area with single family homes to the east and a school to the south.

PROJECT JUSTIFICATION:

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of this property takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the County's *Park and Recreation Master Plan*. In that plan, citizens within the County identified greenways as their top recreation desire. The Master Plan also identified a need to the protection and preservation of sensitive natural animal and plant habitats. Acquisition of this property accomplishes that goal.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property is recommended as part of the *Prosperity Hucks Area Plan* (adopted 2015) for residential land uses up to four dwelling units per acre. Park and open space uses are generally considered compatible uses with residential neighborhoods.

PROJECT IMPACT:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

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 fall 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 21, 2016 meeting the Planning Committee concurred with staff recommendation to approve by a 7-0 vote.

