

**MANDATORY REFERRAL REPORT NO. 16-25**  
**Proposed Expansion of McDowell Nature Preserve**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County would like to acquire tax parcel 199-452-14 located at 15416 York Road in the City of Charlotte's extraterritorial jurisdiction. The property is +/- 9.88 acres and is located adjacent to Mecklenburg County Park & Recreation's McDowell Nature Preserve. The property is improved with a single-family home and an outbuilding. The home is currently vacant and the heirs of the property owner are interested in selling the property. The property is zoned R-3 – single family residential - according to the City of Charlotte Zoning Ordinance with residential and recreation as surrounding land uses.

The intent of the proposed acquisition is to expand the Nature Preserve.

**PROJECT JUSTIFICATION:**

The subject parcel is adjacent to McDowell Nature Preserve. Acquisition of this property allows the County to preserve open space, increase wildlife habitat protection and water quality protection. It also provides additional buffer for the existing nature preserve along York Road.

According to the Natural Resources report conducted on the property, the forested acreage is high quality with mature hardwoods. Larger canopy trees have a diameter-at-breast-height between 15 to 25 inches, but several larger trees were observed during a site visit. Additionally, the Northern Dusky Salamander was observed during the site visit.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan* which seeks to expand open space and habitat protection.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Steele Creek Area Plan* (adopted 2012) has a future land use recommendation of up to 4 dwelling units per acres for this parcel and the surrounding Wedge neighborhood. The McDowell Nature Preserve is recommended for park open space, and considered a compatible use with residential uses.

**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 is no known relationship to any other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete in fiscal year 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

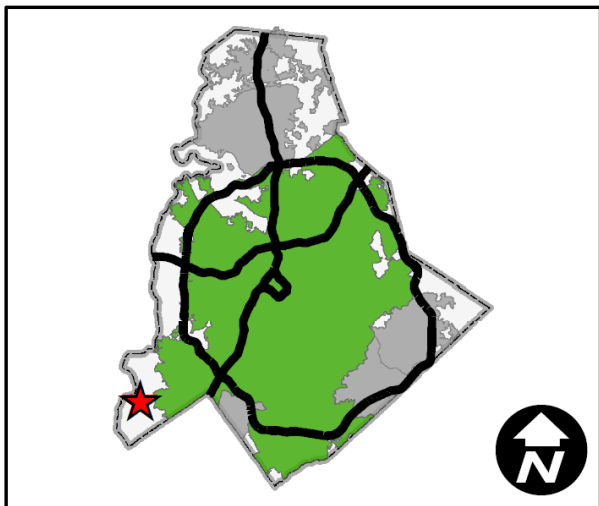
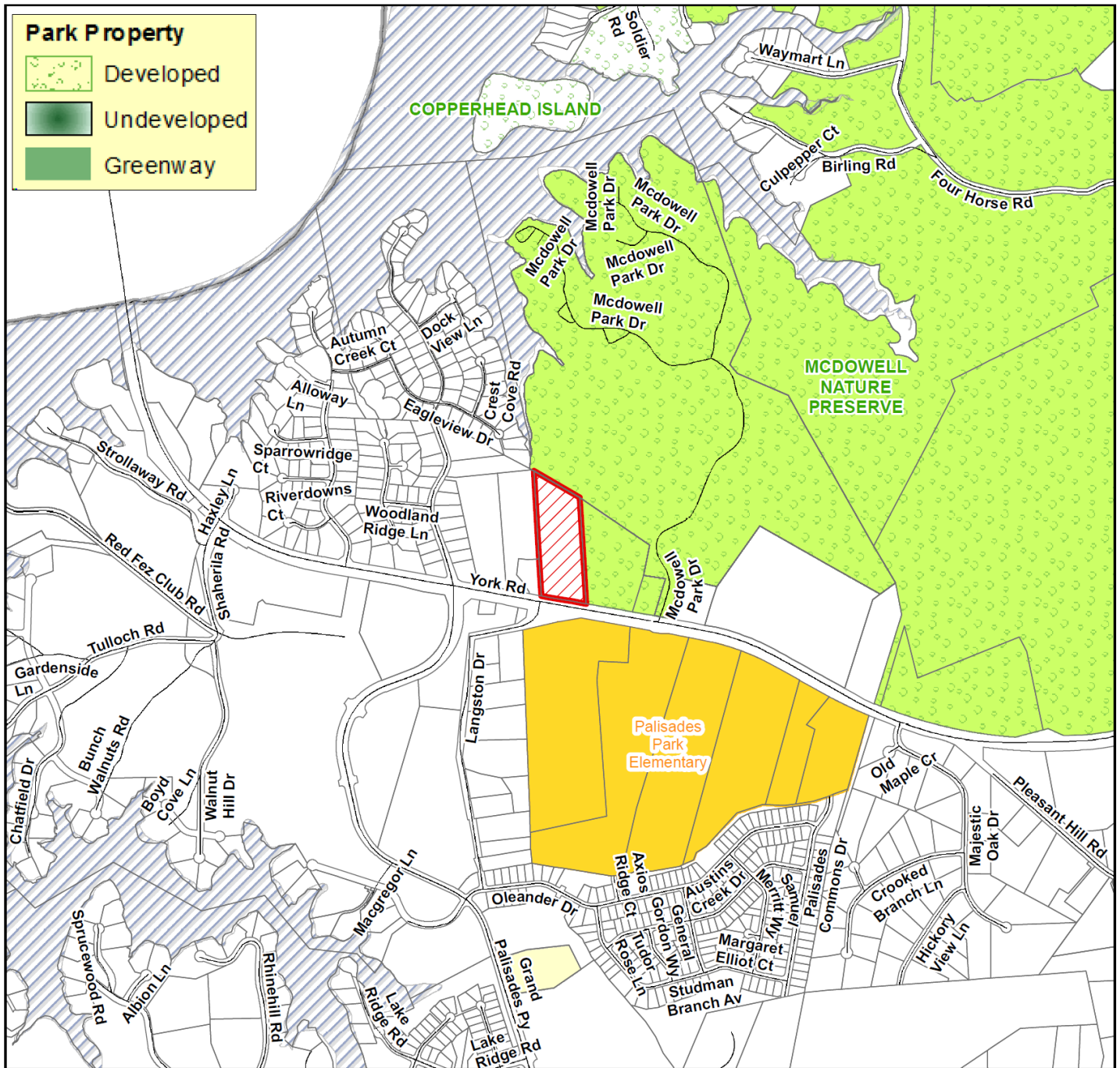
The Joint Use Task Force reviewed this matter at their June 1, 2016 meeting and provided no comments.

**PLANNING STAFF RECOMMENDATION:**

Charlotte-Mecklenburg 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.



## Mandatory Referral 16-25

Initiated by: County Park & Recreation

Submitted by: Asset & Facility Management

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