

MANDATORY REFERRAL REPORT NO. 16-26
Proposed Acceptance of Donated Property on Plumleaf Drive

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 051-202-84 located on Plumleaf Drive in the Old Stone Crossing subdivision in the City of Charlotte. The vacant property is ± .182 acres and is located adjacent to future Back Creek Regional Park. The property is zoned MX-1 (mixed use) according to the City of Charlotte Zoning Ordinance and the surrounding land use is residential to the north and east, and undeveloped parkland to the south and west.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to future Back Creek Regional Park. Acceptance of this donation would allow for a potential pedestrian entrance to the park from this location at the end of a cul-de-sac as well as increase the buffer for this park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the *County's Park & Recreation Master Plan* to serve more County residents by filling in gaps identified in the Facility/Amenity Needs Assessment. Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for future Back Creek Regional Park while increasing accessibility to the park facility.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Rocky River Area Plan* (2006) recommends single family residential uses up to four units per acre for PID 051-202-84. Specific locations for future parks are not always identified in area plans and but are generally considered to be compatible with surrounding uses (particularly residential areas). While the use of the property for park expansion and to provide pedestrian access to the facility is not specifically consistent with the *Rocky River Area Plan* land use recommendation, it is compatible with the surrounding area.

PROJECT IMPACT:

Acceptance of this donation would allow for a potential pedestrian entrance to this area of the park as well as increase park buffer.

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 by the second quarter of fiscal year 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

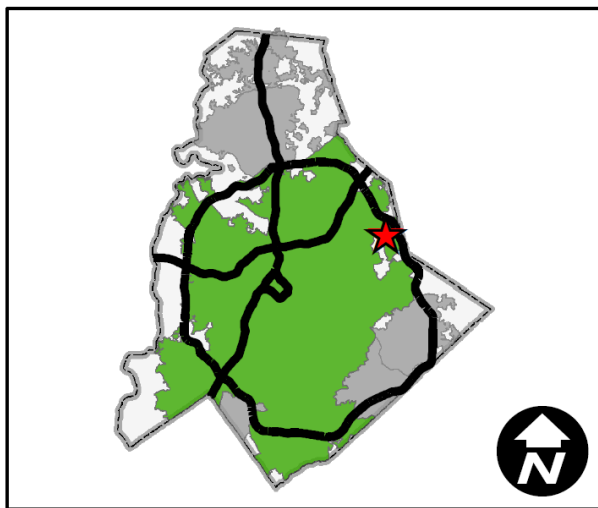
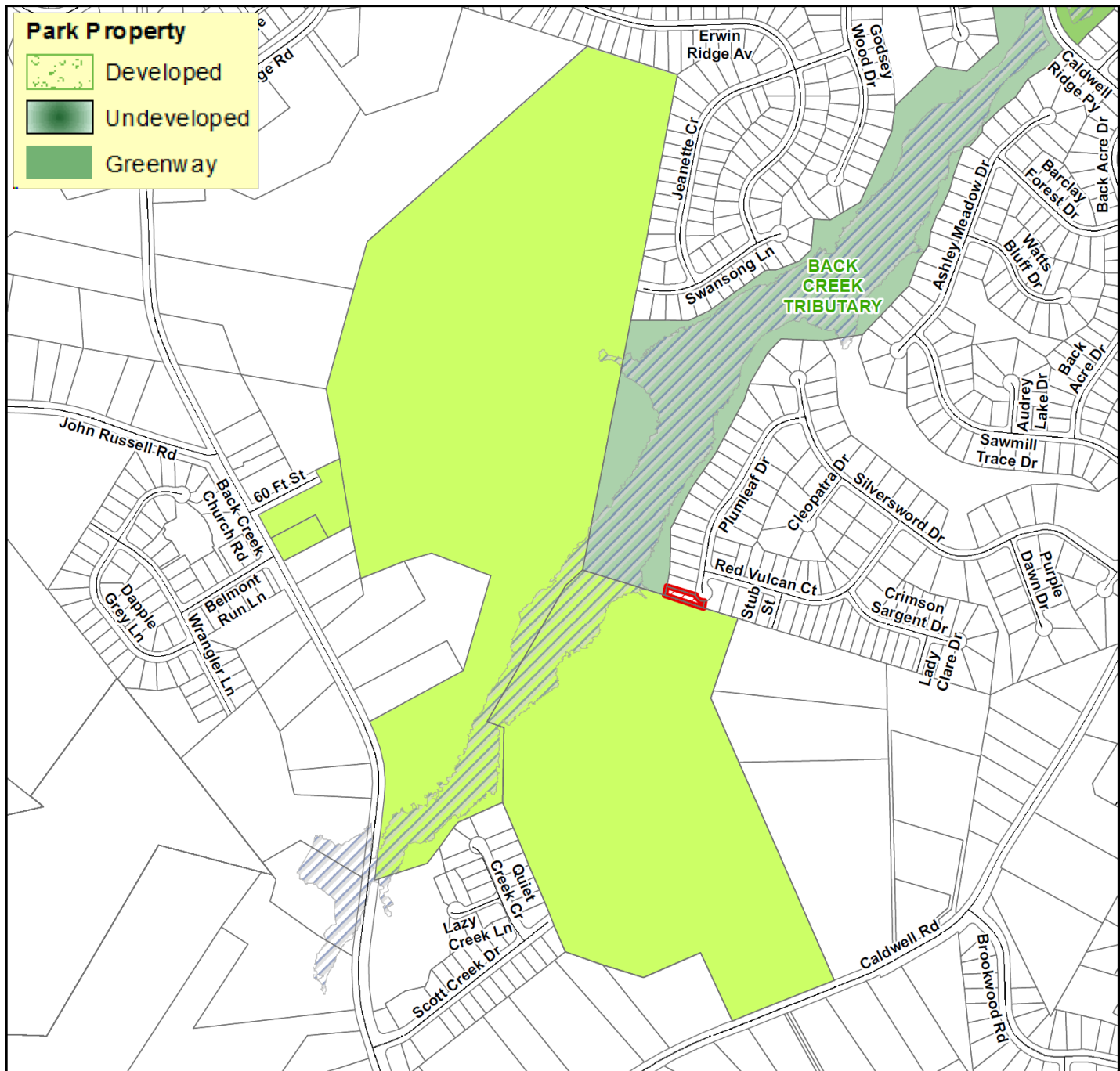
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the property.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 16-26

Initiated by: County Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain

