

MANDATORY REFERRAL REPORT NO. 16-40
Proposed Lake Drive Property Acquisitions for Nature Preserve Expansion

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire Tax Parcels 031-471-10, 031-472-07, and 031-472-09 located on Lake Drive near the Catawba River in Charlotte's ETJ to provide park and nature preserve amenities to this area of the County. The three properties cumulatively are 2.437 acres, and are located within the FEMA floodplain. The properties are zoned R-5 (Residential) under the City's Zoning Ordinance and the surrounding land uses are single-family residential. The properties are currently improved with homes that are occupied but the acquisitions are voluntary, so no involuntary relocations would occur.

PROJECT JUSTIFICATION:

These properties along Lake Drive will add to the County's recent acquisition of tax parcels 031-471-09 and 031-163-03 (+/- 84 acres) located in the immediate vicinity along Lake Drive and Riverside Drive. The overarching goal of these acquisitions is to provide County residents with a unique opportunity for a neighborhood park/nature preserve along this stretch of the Catawba River. The County would like to provide river access for canoeing and kayaking, walking and hiking trails, nature observation and other passive recreational opportunities in this area.

Tax parcels 031-472-07 and 031-472-09 provide direct river front access to the Catawba River while tax parcel 031-471-10 will fill in ownership gaps adjacent to a recent, large land acquisition. While the specific site plans for the properties have not been developed, they will likely be similar to Reedy Creek Park/Nature Preserve with a park component and a nature preserve component.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels is consistent with *the Park and Recreation Master Plan* to serve more County residents by filling in gaps identified in the Facility/Amenity Needs Assessment.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this site is for single family residential up to 4 dwelling units per acre, as per the *Northwest District Plan* (adopted 1990). Park and open space uses are considered compatible to residential uses and are reviewed on a case by case basis. The proposed park and opens space use would be considered compatible with the low density residential and undeveloped land in the immediate area, coupled with the fact that the properties are located within the 100-year floodplain.

PROJECT IMPACT:

Acquisition of these properties will add to recently acquired County-owned property on Riverside Drive and Lake Drive as well as contribute to the water quality of the Catawba River watershed.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition has no known relationship to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these properties is anticipated to be completed in fiscal year 2017 or 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

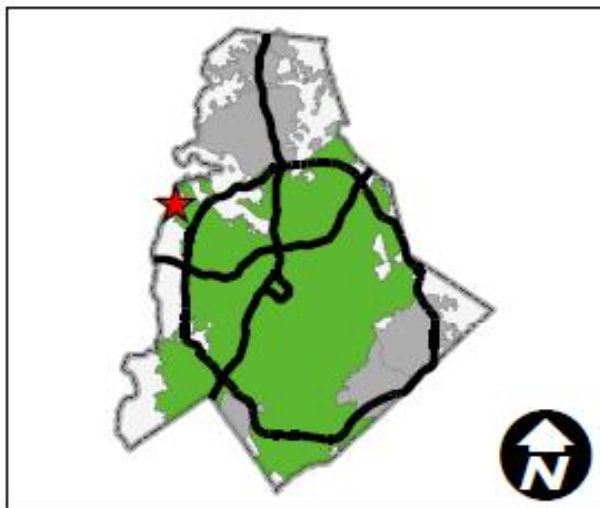
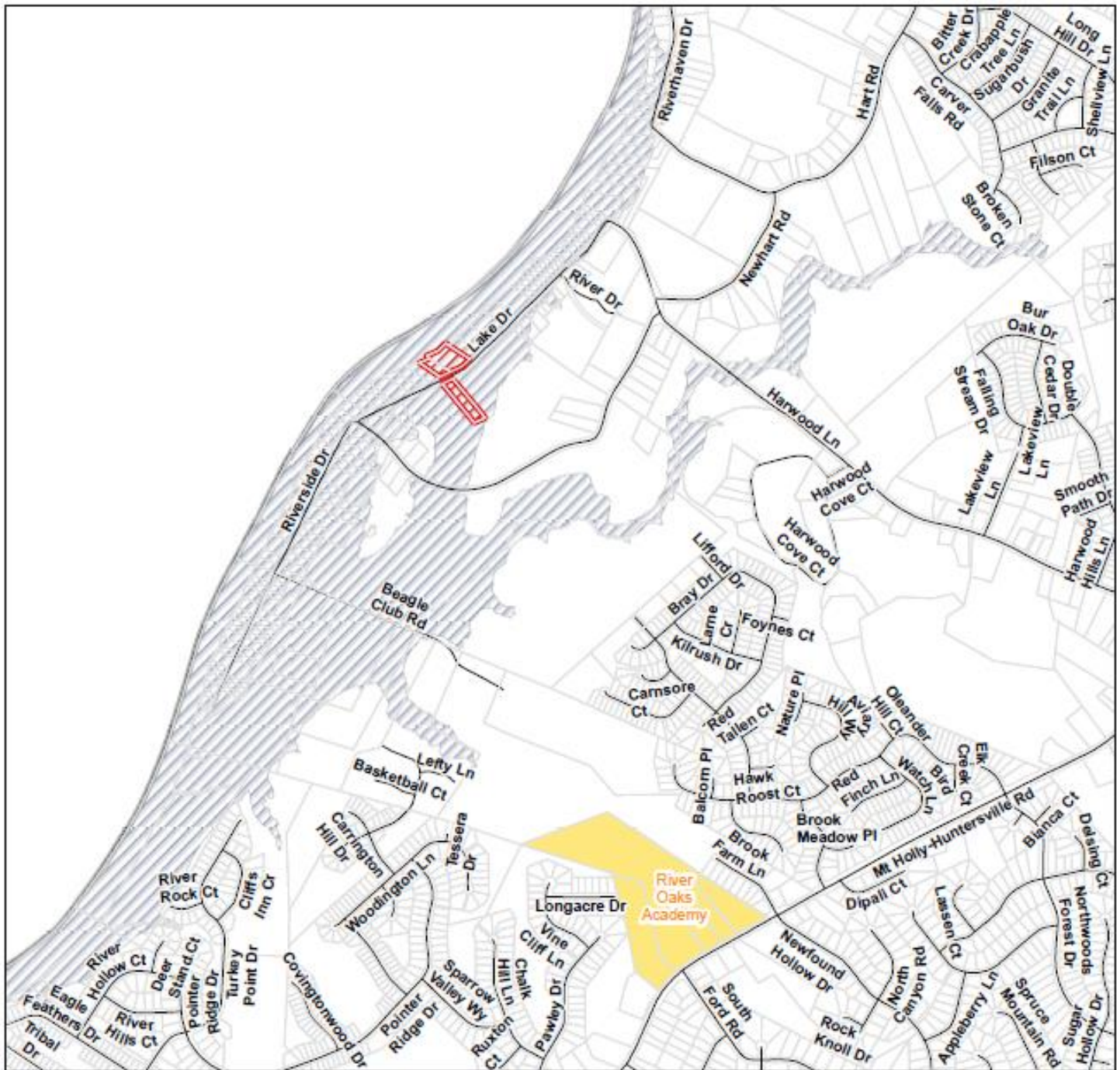
The Joint Use Task Force discussed this matter at their September 7, 2016 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff considers the proposed use to be compatible with the surrounding land uses and therefore recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 20, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 16-40

Initiated by: County Asset & Facility Management

Submitted by: County Park & Recreation



Mandatory Referral



Schools



FEMA 100 Year Floodplain

