

Initiated by: Jim Garges, Mecklenburg County Park and Recreation
Submitted by: Jacqueline McNeil, County Asset and Facility Management
Planning staff resource: Alberto Gonzalez

MANDATORY REFERRAL REPORT NO. 17-05
PROPOSED COUNTY ACCEPTANCE OF DONATION TO ADD TO ROBERT L. SMITH PARK

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept donation of Tax Parcel 055-254-07 (+/- 0.514 acres) located off Starnes Road in the City of Charlotte and at the rear of Robert L. Smith Park for inclusion into the park. Except for a shed that will be demolished after closing, the property is vacant. The property is largely wooded and zoned R-3 (single family residential) according to the City of Charlotte's Zoning Ordinance. It is surrounded by the County's park on all three sides and inclusion of the property into the park squares off the County's property in this area.

PROJECT JUSTIFICATION:

Acquiring the property will allow for expansion of the park and eliminate an irregular property line which makes management of the existing parkland more efficient for staff.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acceptance of this property is consistent with the County's adopted Park and Recreation Master Plan which seeks to increase recreation opportunities and available open space for residents of Mecklenburg County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this parcel as per the *Northwest District Plan* (1990) is for single family up to 3 DUA. Park and open space are generally considered compatible land uses in single family neighborhoods.

PROJECT IMPACT:

Acceptance of this property increases the size of the park and allows Park and Recreation to better manage the existing park by eliminating the irregular shape of the boundary line in this area of the property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Acquisition of this property has no known impact on any other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be completed by spring 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 1, 2017 meeting and no joint use comments were offered.

The following agencies were represented at the February 1, 2017 JUTF meeting: County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, City Department of Transportation, Charlotte Mecklenburg Schools, City Stormwater, Charlotte Mecklenburg Library, County Manager's Office, Town of Matthews, Central Piedmont Community College, County Health, City Neighborhood & Business Services.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed land transaction and has the following findings:

Conclusions:

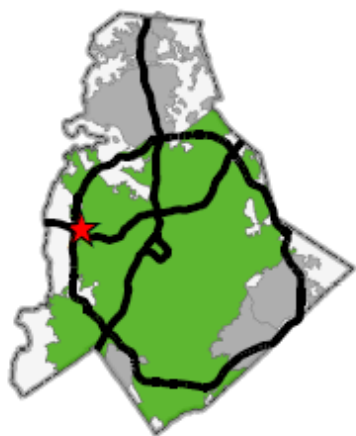
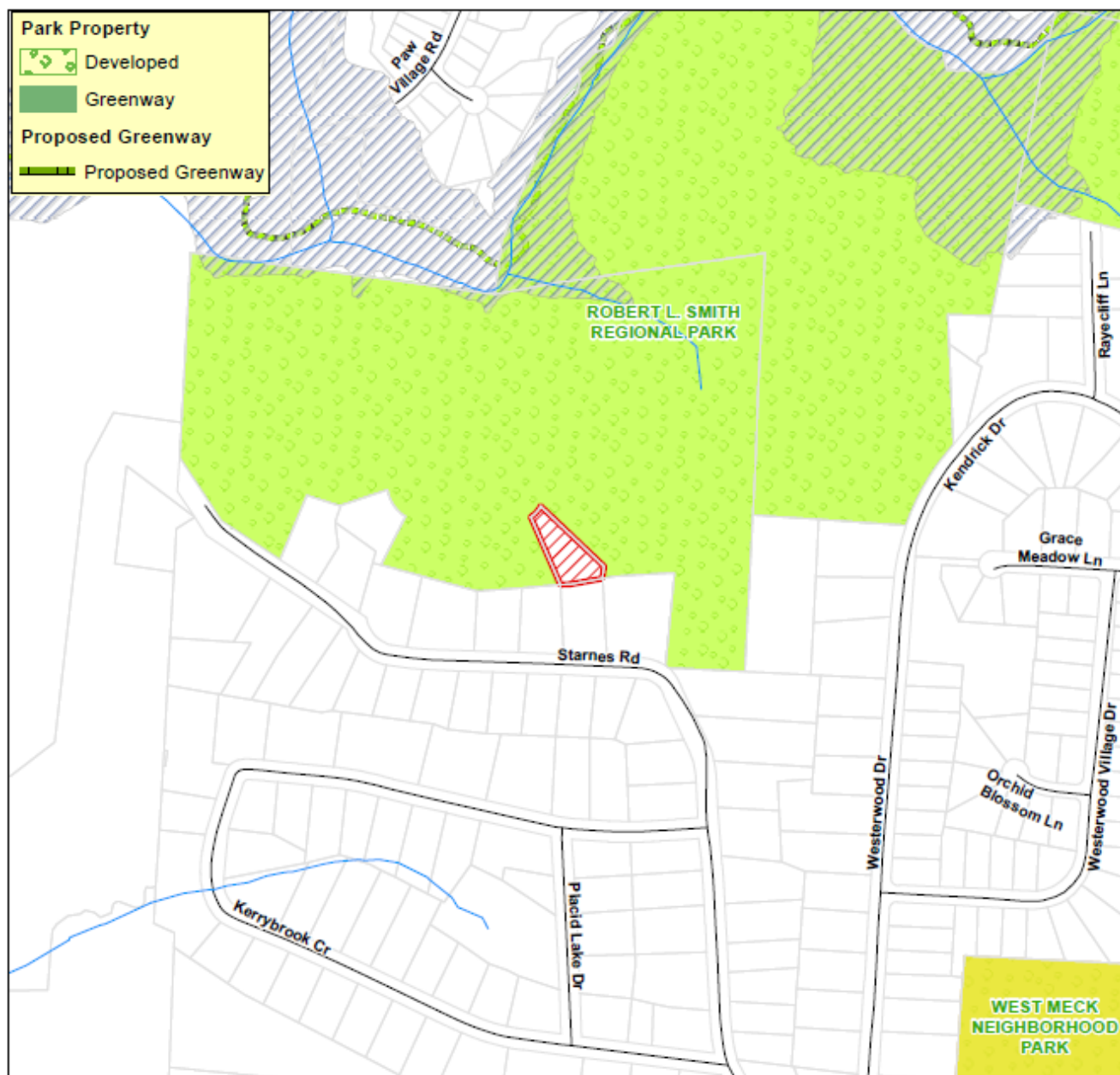
- The proposed land dedication is consistent with Council adopted goals and policies for this property and the area.

Adopted Goals and Policies:

- The adopted future land use for the parcel and surrounding area is for single family up to 3 DUA, as per the *Northwest District Plan* (adopted 1990).
- Park and open space are considered a compatible land use with single family neighborhoods.

CMPC PLANNING COMMITTEE REVIEW:

At their February 21, 2017 meeting the Planning Committee voted by a 6-0 vote that it had reviewed this Mandatory Referral and has no additional comments for the submitting agency.



Mandatory Referral 17-05

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department