

**Initiated by:** Leslie Johnson, Assistant County Manager

**Submitted by:** Katie Daughtry, County Asset Management

**Planning staff resource:** Jonathan Wells (C-M Planning), Sushil Nepal (Town of Huntersville)

## **MANDATORY REFERRAL-REPORT NO. 17-37**

### **Proposed County Acquisition by Donation of North Prong Clarke Creek Greenway in Huntersville ETJ**

#### **PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County is proposing to accept the donation of Tax Parcel 019-441-11 (±1.48 acres) in the town of Huntersville's extraterritorial jurisdiction for the future construction of the North Prong Clarke Creek Greenway. The property is vacant and currently zoned Conditional Zoning Neighborhood Residential (NR-CD) according to the Huntersville Zoning Ordinance. The surrounding land uses are primarily residential.

This property is being donated to the County as part of the land transaction related to the proposed Ramsey's Glen single-family neighborhood development in Huntersville.

#### **PROJECT JUSTIFICATION:**

North Prong Clarke Creek Greenway is a planned greenway on the County's Master Plan that is anticipated to extend from Clarke Creek to Ramah Church Road at build-out and will be approximately 2.25 miles long. The trail will connect residential neighborhoods to Oehler Nature Preserve to the south as well as to Clarke Creek Greenway which will eventually terminate at the Cabarrus County line.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this property is consistent with the *Park and Recreation Master Plan* which identifies North Prong Clarke Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County. It is also constant with the adopted *Huntersville Greenway and Bikeway Master Plan* (2014).

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The construction of greenways and bikeways is supported by the *Huntersville's 2030 Community Plan*, which encourages the installation of greenways, bikeways and sidewalks to connect the residential, commercials, employment, recreation and institutional use (Policy T-6).

#### **PROJECT IMPACT:**

Once constructed this greenway trail will provide a park and recreation amenity to the area.

#### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property transaction is related to the proposed Ramsey's Glen single-family neighborhood development as the developer of that community is donating this property to the County.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property should be final in early 2018.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 6, 2017 meeting and no comments were offered.

**Agencies Represented:** City Housing & Neighborhood Services, County Park & Recreation, City Real Estate, Centralina COG, City Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, County Asset Management, Central Piedmont Community College, C-M Planning, County Public Health, C-M Police, Carolina Health Systems, CATS, City Attorney's office, Charlotte Fire.

#### **TOWN OF HUNTERSVILLE PLANNING STAFF REVIEW:**

Huntersville Planning staff has reviewed the proposed acquisition of the parcel to serve as a greenway segment and offers the following comments and observations:

#### **Conclusions:**

The parcel in question is in the path of the proposed North Prong Clarke Creek Greenway, which is identified as a future greenway in both County and Huntersville's *Greenway Master Plan*.

#### **Adopted Goals and Policies:**

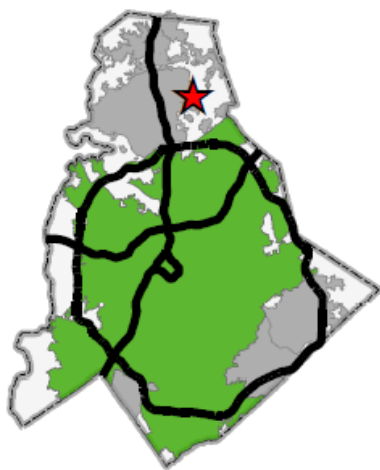
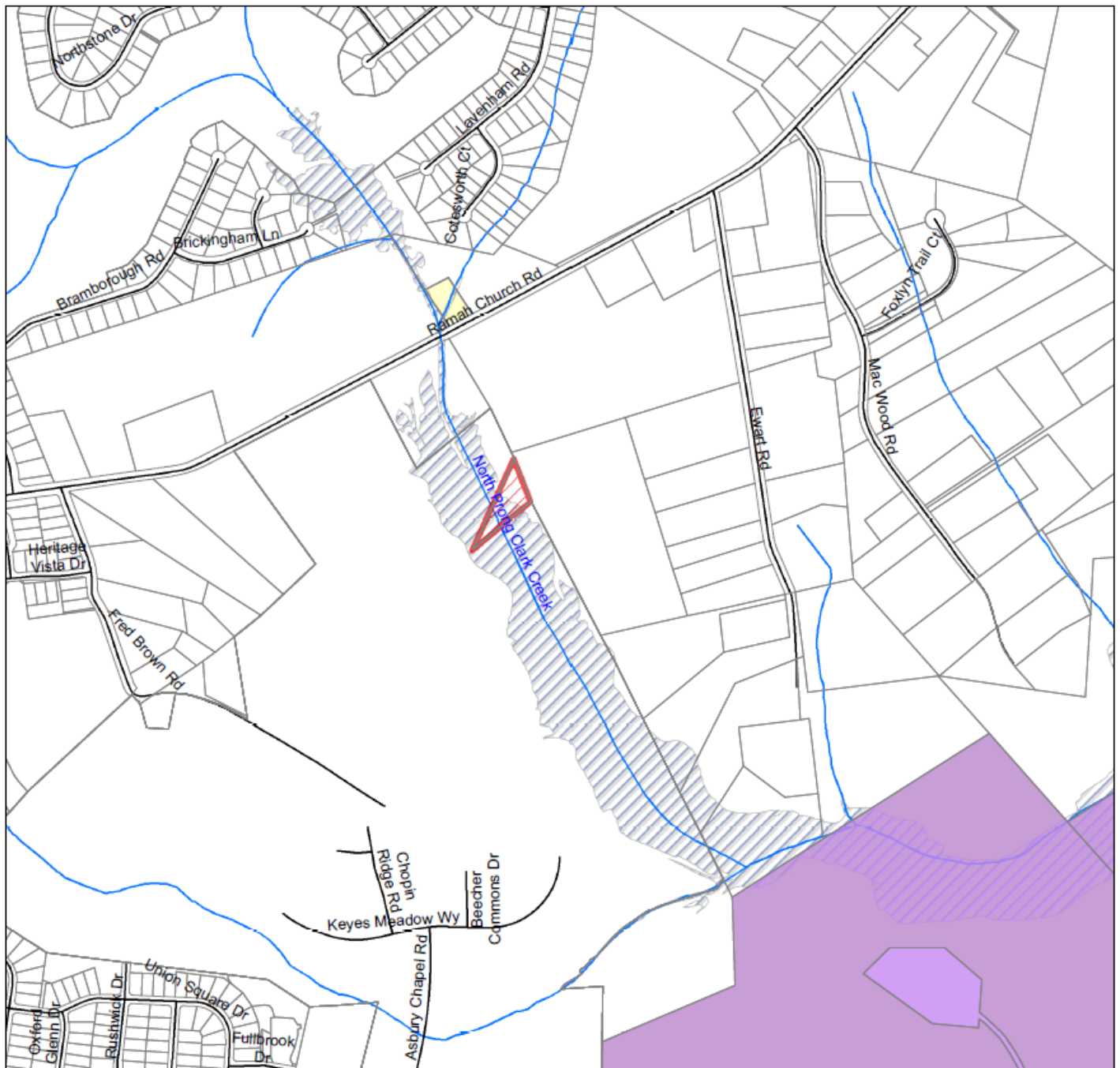
*Huntersville 2030 Community Plan* adopted policy and action:

- Policy T-6: Pedestrian Connections Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.

- Action T-6.2: Greenways and Bikeways - Implement “Greenway and Bikeway Master Plan,” including the prioritization and funding of greenway trails and bikeways through a combination of public and private funding.

**CMPC PLANNING COMMITTEE REVIEW:**

At their December 19, 2017 meeting the Planning Committee reviewed the Mandatory Referral and voted 5-0 that it had no additional comments to offer to the submitting agencies.



## Mandatory Referral 17-37

**Initiated by: Assistant County Manager**

**Submitted by: Katie Daughtry**

-  Mandatory Referral
-  City Property
-  County Property
-  Local Historic Landmark
-  FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department