

## **MANDATORY REFERRAL | REPORT NO. 2018-09**

### **Mecklenburg County Park & Recreation Proposed Acquisition for North Mecklenburg Regional Recreation Center in Town of Cornelius**

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

Mecklenburg County is proposing acquisition of Tax Parcels 005-021-11, 005-021-12, and 005-021-13 (+/- 2.03 acres) on Old Statesville Road (Highway 115) in the Town of Cornelius for park property. The property is currently vacant and is zoned IC (Industrial Campus) under Cornelius' ordinance. Mecklenburg County owns the adjacent Tax Parcel 005-021-09 (+/- 41.39 acres) which is planned to become a regional recreation center to serve residents located in the northern Towns of Mecklenburg County (Huntersville, Cornelius, and Davidson). This property will be added to the acreage the County already owns and incorporated into the recreation center site.

#### **PROJECT JUSTIFICATION:**

The property is in the vicinity of several large subdivisions and other public facilities such as Caldwell Station greenway, Bailey Park, Bailey Middle School and Hough High School and once developed will offer residents in the area the opportunity for varied active and passive recreational experiences. Mecklenburg County is in the design process for the new recreation center and this property is needed to enhance the site's scheduled improvements and to address traffic anticipated by the recreation center once it opens.

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

This acquisition is consistent with the County's *Parks Master Plan* which identified the need for additional recreation centers in this area of the County. Overall, citizens within the County rank indoor fitness and exercise facilities as one of their top five recreational needs. Acquisition of this property seeks to address the lack of recreation centers in the northern portion of the County as well as provide a park amenity that is desired by residents.

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

The proposed acquisition is consistent with the Town of Cornelius generalized Land Use Plan. This Plan has no parcel-specific land use recommendations and does identify the area as appropriate for special purpose (industrial) uses that are generally defined as light manufacturing, warehouse and small scale commercial uses, but acknowledges the importance of community amenities such as public parks and open space at strategically advantageous areas throughout the jurisdiction, which would include recreational centers.

#### **PROJECT IMPACT:**

Acquisition of this property will enhance the future recreation center's site. The addition of this property provides the site with greater design flexibility as well as provides road frontage and space for entrance access to the site.

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

None have been identified.

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

The County desires to gain possession of the property within 2018.

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

The Joint Use Task Force reviewed the proposed transaction at their June 6<sup>th</sup>, 2018 meeting and no joint use comments were offered.

#### **Agencies Represented:**

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

#### **PLANNING STAFF REVIEW:**

The Town planning staff supports the proposed acquisition.

**Conclusions:**

- Town plans and policies support the development of community amenities such as public parks and open space at strategically advantageous areas throughout the jurisdiction, which would include recreational centers.
- This acquisition adds to an existing cluster of publicly owned parcels intended for park and recreational uses in the area.

**Adopted Goals and Policies:**

- Consistent with all Town adopted land use plans and policies.

**CMPC PLANNING COMMITTEE REVIEW:**

At their June 19th, 2018 meeting, the Planning Committee reviewed the proposed acquisition...

