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MANDATORY REFERRAL | REPORT NO. 2018-12

County Park & Recreation Proposed Acquisition of Property to Expand Hucks Road Community Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing to acquire Tax Parcel 027-194-95 for incorporation into Huck Road Community Park (+/- 3.98 acres) which is located in northeast Charlotte near current Mecklenburg County property holdings. The property is in a largely single-family residential area and is across the street from County-owned Clarks Creek Nature Preserve and Croft Elementary School. The property is zoned R-4 vacant and improved with a single-family home.

PROJECT JUSTIFICATION:

Acquisition of this parcel will allow the County to incorporate the land into the existing Hucks Road Community Park and allows the County to manage property along its buffer including a large stand of significant trees on the property. Acquisition of this property completes the County's long intended park acquisition at this site. Along with acquisition of this parcel, the County is making other investments into the park including construction of a spray ground, Dog Park, community gardens, playgrounds, picnic shelters, restrooms, pickleball courts, basketball courts, and walking trails. Those improvements are expected to be completed by first quarter 2019.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the [Mecklenburg County Comprehensive Park & Recreation Master Plan](#) which identified the need for additional parks and open space.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Prosperity Hucks Area Plan (2015)* recommends residential uses (less than 4 dwelling units per acre) for the subject property.

PROJECT IMPACT:

Acquisition of this parcel will increase access to parks for the nearby residential community and school.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project lies within the Prosperity Village Comprehensive Neighborhood Improvement Program (CNIP) boundary area.

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 discussed this matter at their July 10th meeting and there were no comments offered.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed acquisition and has made the following findings:

Conclusions:

- The proposed recreational use is inconsistent with the adopted future land use recommendation. However, recreational uses are compatible with residential uses and therefore an appropriate alternate land use for the subject site.
- The proposed recreational uses are permitted by-right under the current residential (R-4) zoning district.

Adopted Goals and Policies:

- The proposal is inconsistent but compatible with the adopted future land use recommendation for residential uses.

CMPC PLANNING COMMITTEE REVIEW:

The Charlotte-Mecklenburg Planning Committee reviewed this Mandatory Referral at their July 17th, 2018 meeting and offered the following review comments:

