

**Initiated by:** Lee Jones, Park & Recreation

**Submitted by:** Jennifer Morell, Mecklenburg County Asset & Facility Management

**Planning staff resource:** Alberto Gonzalez, City of Charlotte Planning, Design & Development

## **MANDATORY REFERRAL REPORT NO. 2018-25**

**Title of Proposed Transaction** *Sugar Creek Greenway*

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

The County would like to acquire a portion of tax parcel of Tax Parcel 221-021-14 in the Town of Pineville. The portion of this parcel to be acquired is +/- 5.83 with the final acreage to be determined by survey. Located along Sugar Creek, the undeveloped parcel is slightly south of Highway 51 and north of Jack D. Hughes Park. It is zoned Residential Mixed-Use (RMX), according to the Town of Pineville Zoning Ordinance. The surrounding uses include recreation and residential as well as some vacant land immediately west of this parcel.

**PROJECT JUSTIFICATION:** Sugar Creek is an adopted greenway corridor and acquisition of this property will also allow the County to continue to assemble property on this section on Sugar Creek for future expansion of the greenway system. The section of Sugar Creek Greenway is not currently funded.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** Acquisition of this property is consistent with the County's Park & Recreation Master Plan which identifies Sugar Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County.

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

The site is located within the Downtown Overlay District Plan, a component of the Pineville Comprehensive Plan (adopted 2008). The plan recommends as a policy to improve walkability and to create connectivity in all forms of transportation and movement. The plan identified the Sugar Creek area as being underutilized and recommended the development of a greenway.

**PROJECT IMPACT:** Acquisition of this property would allow expansion of the County's greenway system and additional recreation amenities to the area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of this property should be complete in FY19.

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

The Joint Use Task Force members reviewed the proposed transaction via e-mail on January 9<sup>th</sup>, 2019 and the following comments were offered:

### **PLANNING STAFF REVIEW:**

Pineville staff has reviewed the proposal and below are their key findings:

#### **Conclusions:**

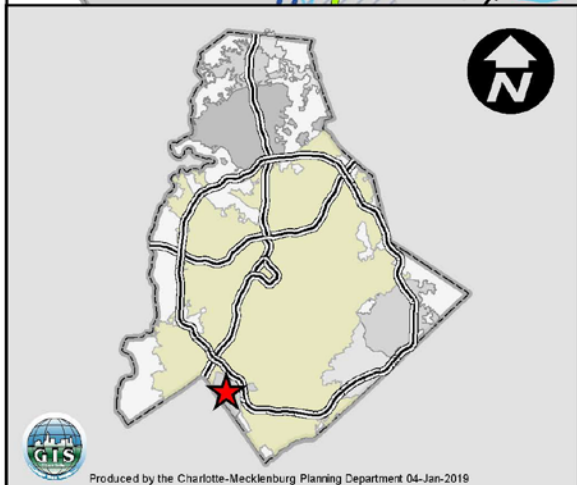
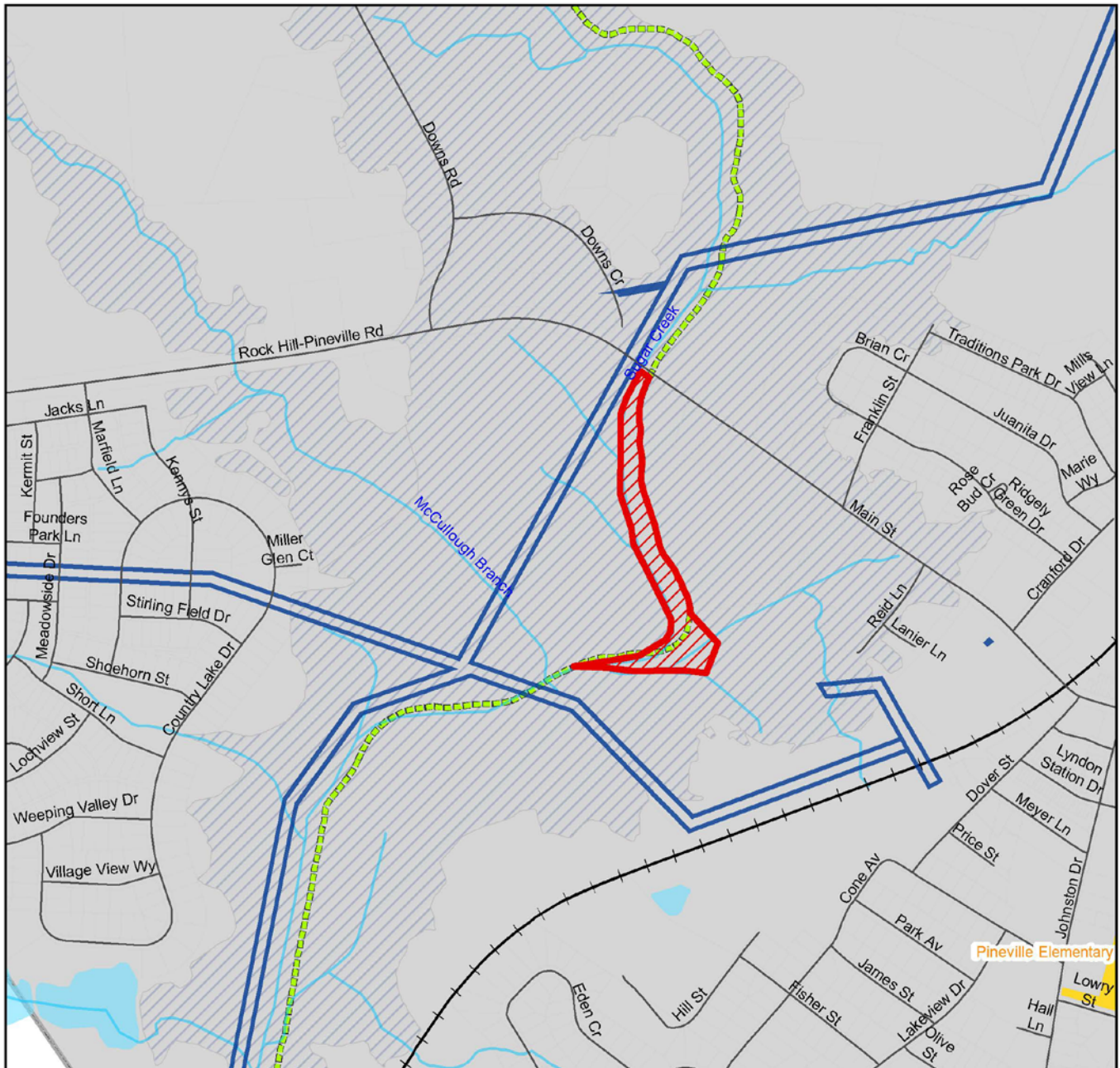
- The parcel in question is within a FEMA Floodplain, and the proposed Sugar Creek Greenway path.
- The proposed Sugar Creek Greenway will connect to the Town of Pineville's Jack D. Hughes Memorial Park.
- The Sugar Creek Greenway is identified as a future greenway corridor and is part of the County's 2019-2023 Capital Improvement Plan.

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

- Park and open space are generally considered compatible land uses with surrounding neighborhoods.
- Greenways were identified as part of the Town of Pineville, Downtown Overlay District Plan as part of improved walkability and connectivity in the downtown area.

### **CMPC PLANNING COMMITTEE REVIEW:**







At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition and



## Mandatory Referral 18-25

Initiated By: Park & Recreation

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Schools
-  Ponds
-  Greenway - Proposed
-  Overhead Electrical Transmission Lines