

Initiated by: Lee Jones, Park & Recreation

Submitted by: Jacqueline McNeil, Mecklenburg County Asset & Facility Management

Planning staff resource: Charlotte Lamb, City of Charlotte Planning, Design & Development

MANDATORY REFERRAL REPORT NO. 2018-28

Sugar Creek Greenway Acquisitions

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcels 143-221-05 and 167-081-10 for addition to Sugar Creek Greenway. The properties are vacant, largely treed, and within the floodplain of Sugar Creek. According to the City of Charlotte's Zoning Ordinance the properties are zoned R-3, R-4, and BP(CD). The properties are adjacent to the Harry L. Jones, Sr. Golf Course and are on either side of S. Tryon Street.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
14322105	2632 TRYON STREET, CHARLOTTE	VACANT	R-3 & R-4	SOUTHWEST DISTRICT PLAN (1991)	MF / GREENWAY / OPEN SPACE
16708110	2632 TRYON STREET, CHARLOTTE	VACANT	R-3 & BP(CD)	SOUTHWEST DISTRICT PLAN (1991)	SF3 / GREENWAY

PROJECT JUSTIFICATION:

Expansion of greenway trail along Sugar Creek is part of the County's 2019 -2023 Capital Improvement Plan. Greenways provide an alternative means of transportation, protect the floodplain, and is a means of low-impact recreation. The County's current Park and Recreation Master Plan calls for the expansion of the greenway system along the County's many creeks and streams. For several years now, the expansion of greenways has been the most requested recreation desire among residents of Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan* and several other water improvement ordinance and floodplain development ordinances.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Both parcels fall within the *Southwest District Plan* (1991), and the adopted future land use for the parcels and the surrounding area is for residential use or for park and open space based on their floodplain designation. Parcel 143-221-05 is recommended for multi-family as well as greenway/open space. Parcel 167-081-10 is recommended for single family under 3 DUA and greenway. Area plans do not typically identify privately owned property for future green/open space. Rather, such uses are evaluated on a case by case basis. The *Southwest District Plan* (1991) supports continuing greenway development along Sugar Creek to provide recreational opportunities and bicycle transportation.

PROJECT IMPACT:

Acquisition of this property is vital to the expansion of greenway trail along Sugar Creek.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels is expected to be complete in FY19.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction over email on January, 9th 2019 and the following comments were offered:

- Comments

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transaction and below are their key findings:

Conclusions:

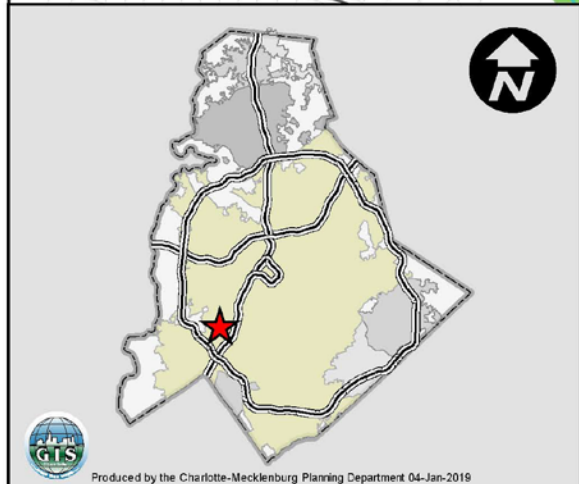
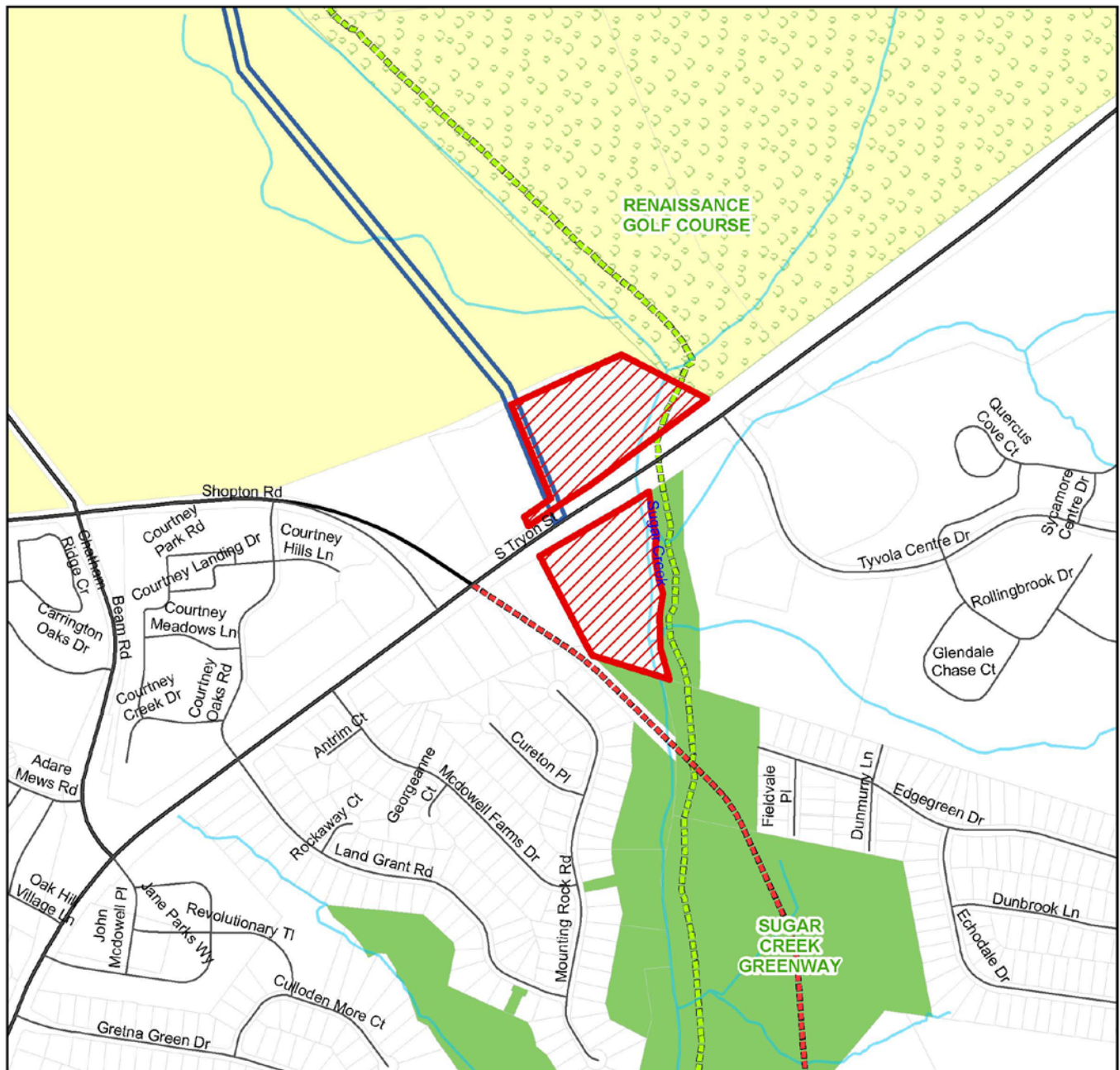
- The parcels in question are in the path of the proposed Sugar Creek Greenway, which is identified as a future greenway corridor and is part of the County's 2019-2023 Capital Improvement Plan.
- The subject parcels are located in a FEMA floodplain.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

Adopted Goals and Policies:

- The adopted future land use for the parcels and surrounding area is for residential use or for park and open space based on their floodplain designation.
- The *Southwest District Plan* (1991) supports continuing greenway development along Sugar Creek to provide recreational opportunities and bicycle transportation.

CMPC PLANNING COMMITTEE REVIEW:









At their January 15th, 2019 meeting, the Planning Committee reviewed the proposed acquisition



Mandatory Referral 18-28

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-  Mandatory Referral
-  County Property
-  City Property
-  Developed Park
-  Overhead Electrical Transmission Lines
-  Greenway - Proposed
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement



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