

Initiated by: Lee Jones, Park & Recreation

Submitted by: Jacqueline McNeil, Asset & Facility Management

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

MANDATORY REFERRAL REPORT NO. 2018-29 Yorkmont Park Expansion

PROJECT PROPOSAL AND LOCATION: The County would like to acquire tax parcel 167-051-31 for expansion Yorkmont Park. The property is located on the north side of Tyvola Road and is vacant and largely treed. According to the City of Charlotte's Zoning Ordinance, the property is zoned R4 single-family.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
16705131	6416 VICKERS RD, CHARLOTTE	VACANT	R-4	SOUTHWEST DISTRICT PLAN (1991)	SF 4

PROJECT JUSTIFICATION: The County's current Park and Recreation Master Plan calls for the expansion of the parks, open space, and the greenway system. Yorkmont Park is currently 3.0 acres size and is developed with a basketball court, walking trails, and a picnic area. The addition of this property will allow Park and Rec to add additional park amenities to the park in the future.

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*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this parcel as per the *Southwest District Plan* (1991) is for single family up to 4 DUA. The *Southwest District Plan* (1991) notes that the Yorkmont/Springfield neighborhood park is in need of improvements. The plan also states that every attempt should be made to acquire land through the development process for the expansion and development of neighborhood parks. Area plans do not typically identify privately owned property for future green/open space. Park and open space are generally considered compatible land uses in single family neighborhoods.

PROJECT IMPACT: Acquisition of this property is vital to the expansion of Yorkmont Park.

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:

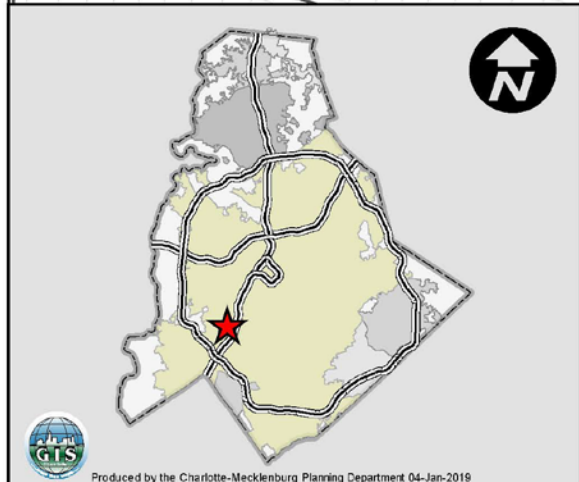
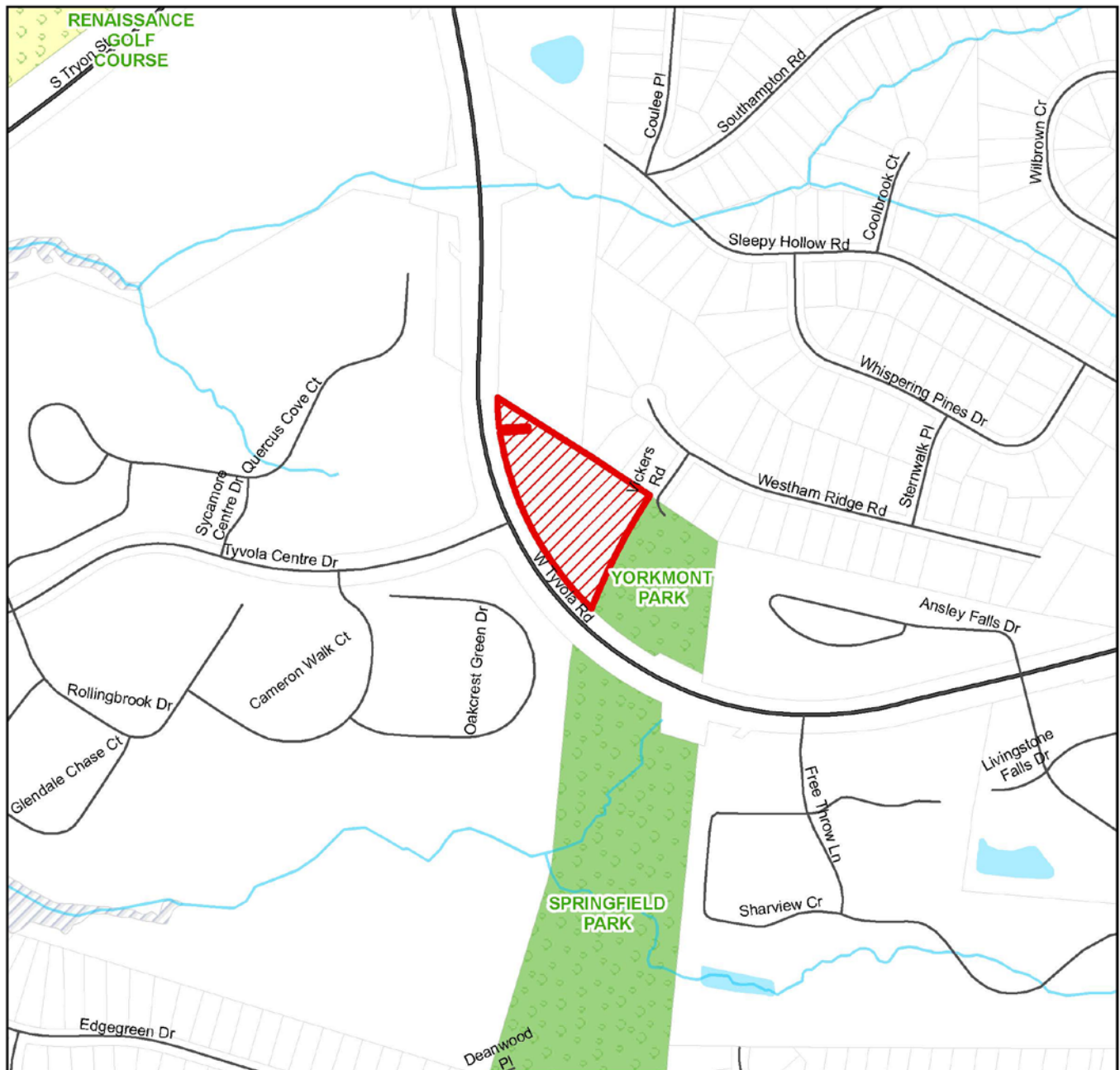
- The parcels in question about the Yorkmont/Springfield neighborhood park, which is identified as needing improvements in the *Southwest District Plan* (1991), this recommendation informed the decision to improve and expand the neighborhood park through the County's 2019-2023 Capital Improvement Plan.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

Adopted Goals and Policies:

- The adopted future land use for this parcel as per the *Southwest District Plan* (1991) is for single family up to 4 DUA.
- The *Southwest District Plan* (1991) supports the expansion and development of neighborhood parks.

CMPC PLANNING COMMITTEE REVIEW:

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



Mandatory Referral 18-29

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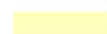
Mandatory Referral



FEMA 100 Year Floodplain



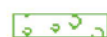
County Property



City Property



Ponds



Developed Park



Existing Thoroughfare