

## **MANDATORY REFERRAL | REPORT NO. 19-13**

### **Proposal to acquire land for East Charlotte Park**

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

The County would like to acquire tax parcels 107-231-04 and 107-231-06 (+/- 20.85 acres) in the City of Charlotte. The parcels are contiguous and located on Plott Road in east Charlotte between Plaza Road Extension and Robinson Church Road. The parcels are zoned R-3 according to the City of Charlotte's zoning ordinance and are mostly wooded with the exception of tax parcel 107-231-04 where a single-family home exists. The surrounding land uses are residential.

#### **PROJECT JUSTIFICATION:**

The proposed acquisition is located within an identified park gap area in east Charlotte. While not yet master planned, potential features may include neighborhood park amenities such as a park shelter, half-court basketball, and a play structure. Additionally, the property is located along the Reedy Creek Tributary 3 greenway corridor and would provide a linkage between two County owned properties.

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

Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional neighborhood parks in an underserved gap area.

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

The parcel is within the *East District Plan* (1990) which recommends expanding and creating new parks. It also states that public open space should be distributed throughout the district.

#### **PROJECT IMPACT:**

This property is located within a park gap area in east Charlotte and would provide additional parkland and amenities for County residents with a potential neighborhood park and trailhead for Reedy Creek Greenway Tributary 3. Water quality would also be protected as a significant portion of the property is within the SWIM buffer.

#### **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 FY20.

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

The Joint Use Task Force reviewed this proposal via email and did not provide any comments.

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

Conclusions:

- Parks and greenways are permitted in residential zoning districts and are compatible with the surrounding residential development.
- The site is part of the County's adopted parks and greenway plan.
- Future locations for civic uses, including parks, are not typically identified in adopted land use plans and are reviewed on a case-by-case basis.

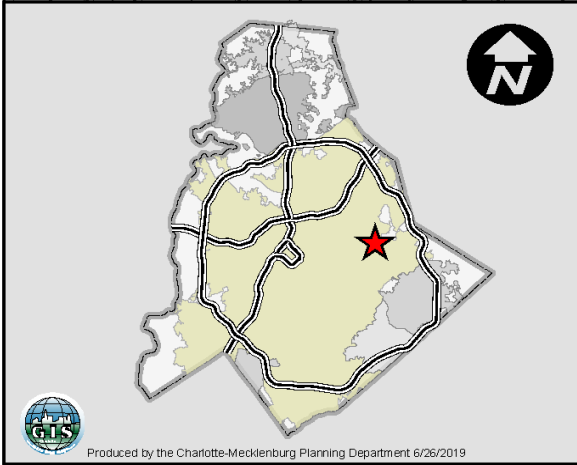
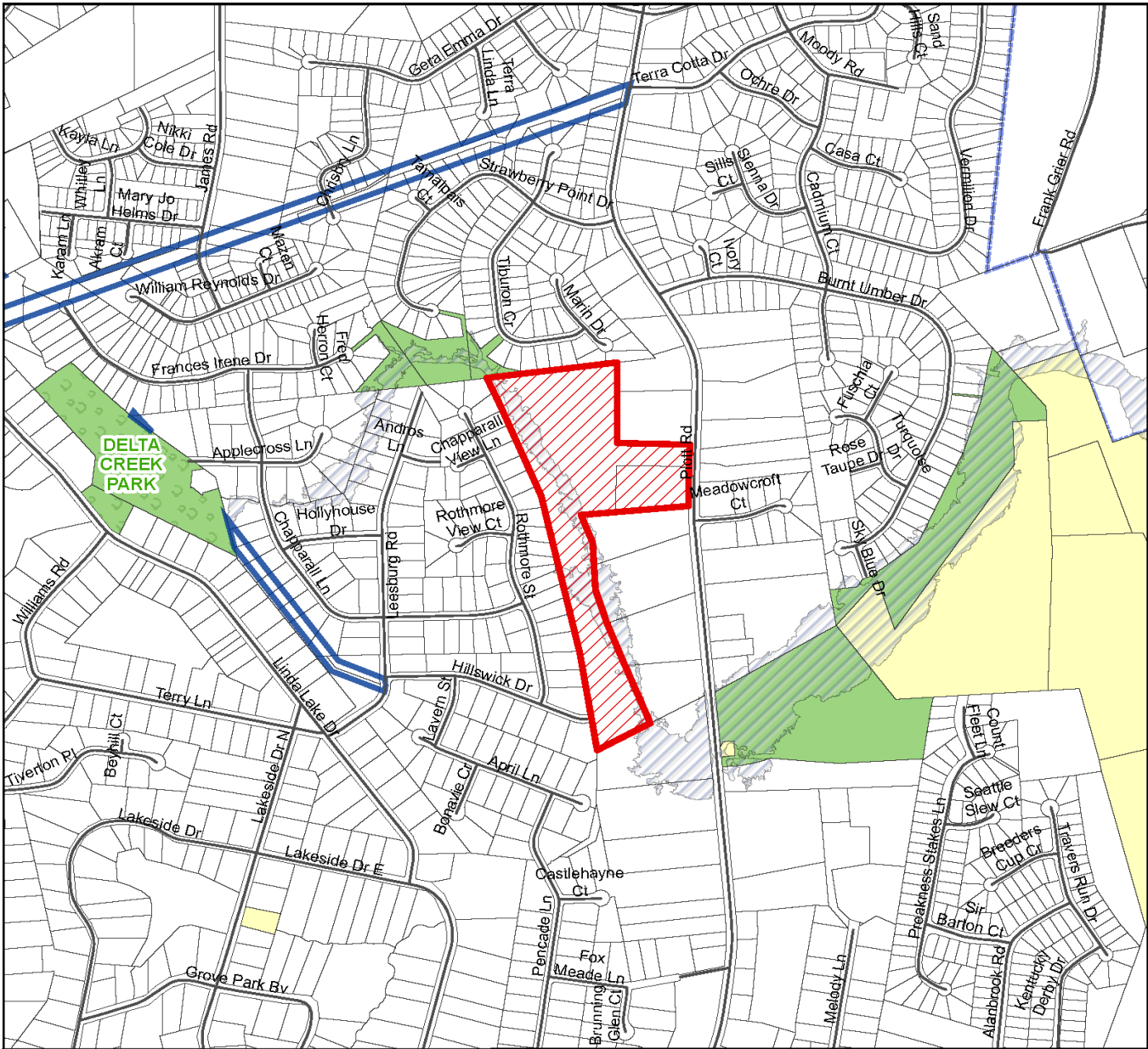
Adopted Goals and Policies:

- The *East District Plan* (1990) supports additional park space.

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

At their July 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and had no additional comments.

LOCATION MAP



# Mandatory Referral 19-13

Initiated By: County Park & Recreation  
Submitted By: Asset & Facility Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- City Property
- Overhead Electrical Transmission Lines

