

**MANDATORY REFERRAL | REPORT NO. 19-14**  
**Proposal to acquire property adjacent to Hornet's Nest Park for future active sports fields**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County would like to acquire a *portion* of tax parcel 037-101-19 (+/- 31.6504 Acres) in northwest Charlotte adjacent to existing Hornet's Nest Park. The parcel is located off Frank Vance Road and is slightly west of Beatties Ford Road. It is zoned R-3 according to the City of Charlotte's zoning ordinance and is currently undeveloped with the exception of a structure located closer to Frank Vance Road. The structure is not included in the County's acquisition area. Surrounding land uses are mostly residential and recreational with some institutional uses nearby.

**PROJECT JUSTIFICATION:**

The goal of this acquisition is to increase the future number of active sports fields in Park & Recreation's portfolio which is consistent with the Park & Recreation Master Plan.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the Park and Recreation Master Plan's community input findings that residents valued and desired more sports fields and updates to existing sports fields. The acquisition also aligns with Park & Recreation's overarching goal to increase park land and amenities available to County residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use for this parcel as per the *Northwest District Plan* (1990) is for single family up to 4 dwelling units per acre. The *Northwest District Plan* (1990) states that expanding Hornets Nest Park is a priority. 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:**

The acquisition and eventual development of the sports fields will create a positive impact by increasing recreational amenities available to County residents. The added property to Hornet's Nest Park will allow for the expansion of the park with active sports fields while also maintaining the existing ratio of developed and undeveloped property at the park.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition is slated to be completed in FY20.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal via email and offered the following comments:

- Charlotte Water - Water and sewer service is currently unavailable for this parcel. The closest water main and sewer main is approximately 160 feet east of the property along Frank Vance Road.

**PLANNING STAFF REVIEW:**

Conclusions:

- The parcel abuts Hornets Nest Park, which is recommended for expansion in the *Northwest District Plan* (1990). The recommendation informed the decision to expand and improve the district park.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

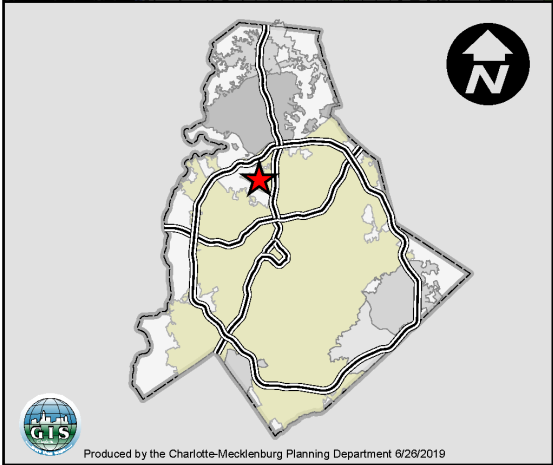
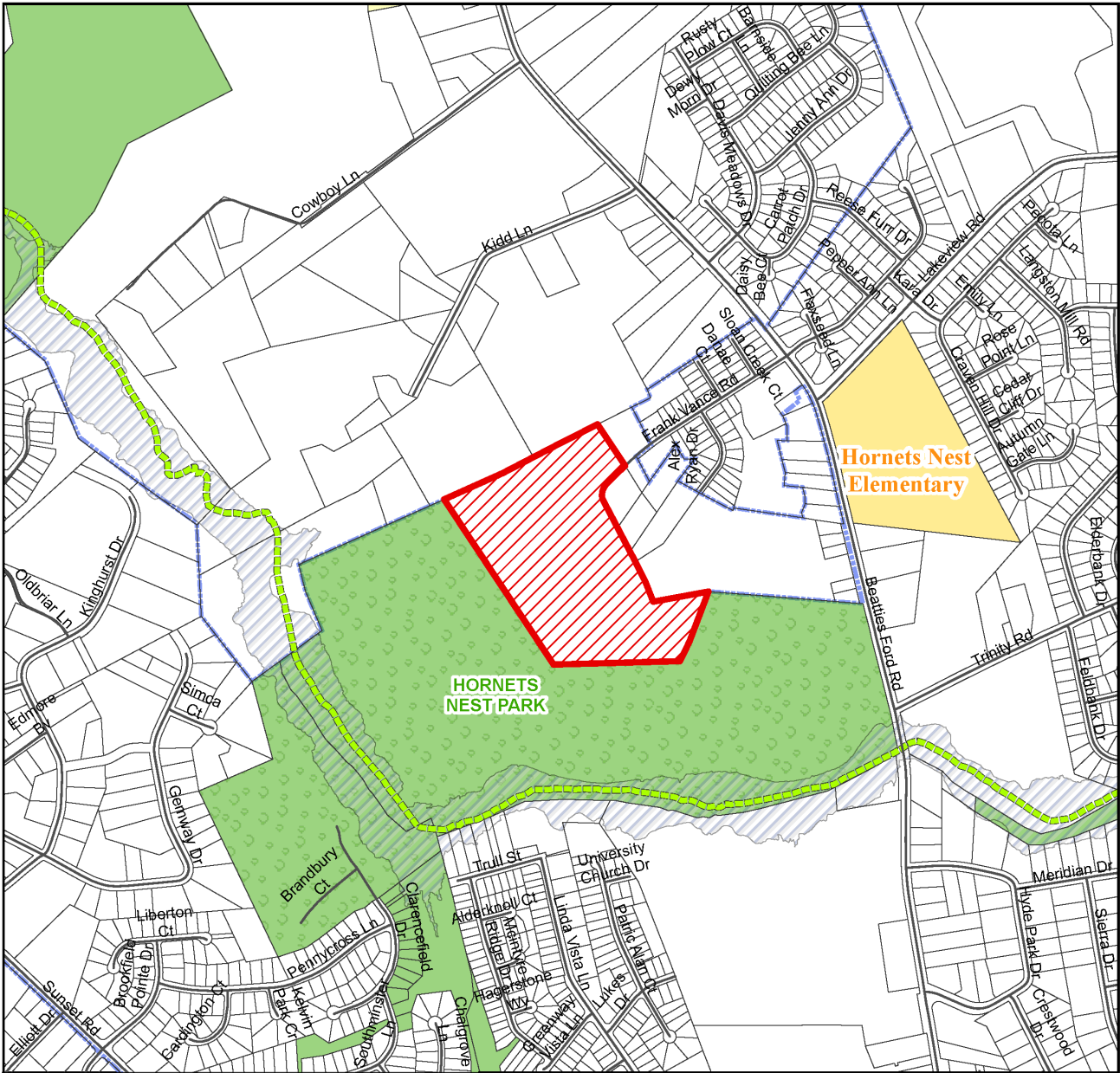
Adopted Goals and Policies:

- The adopted future land use for this parcel as per the *Northwest District Plan* (1990) is for single family up to 4 DUA.
- The *Northwest District Plan* (1990) recommends the expansion of Hornets Nest Park.

**CMPC PLANNING COMMITTEE REVIEW:**

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

LOCATION MAP



Mandatory Referral 19-14

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

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- Schools
- Greenway - Proposed



Produced by the Charlotte-Mecklenburg Planning Department 6/26/2019



**Polaris 3G Map – Mecklenburg County, North Carolina**  
Tax Parcel 037-101-19 (yellow area excluded)

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