

MANDATORY REFERRAL | REPORT NO. 19-22
Proposal to acquire property for Palisades Area Park

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcel 21724120 (+/- 57 acres) in the City of Charlotte's ETJ. The parcel is vacant and is located in the Palisades area, south of York Road and east of the South Carolina state line and Lake Wylie. The parcel is zoned R-3 according to the City of Charlotte's zoning ordinance and is undeveloped. There are two subdivisions immediately north of this parcel. South of this parcel are other residential uses with larger lots.

PROJECT JUSTIFICATION: The proposed acquisition is located within an identified park gap area in southwest Mecklenburg County's Palisades area. While not yet master planned, potential features may include community park amenities such as a park shelter, half-court basketball, sports fields and a play structure.

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 parks in underserved gap areas.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Steele Creek Area Plan (adopted 2012) recommends residential up to 4 dwelling units per acre for this site and surrounding area. The site is within a Wedge area, as per the Centers, Corridors and Wedges Growth Framework which normally includes low density residential development and supporting uses.

PROJECT IMPACT: This property is located within a park gap area in the Palisades Area of southwest Mecklenburg County and would meet Park and Recreation's goal to provide additional parkland and amenities for County residents in this 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 FY20.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed

Conclusions:

- Parks are considered compatible land uses within residential areas.

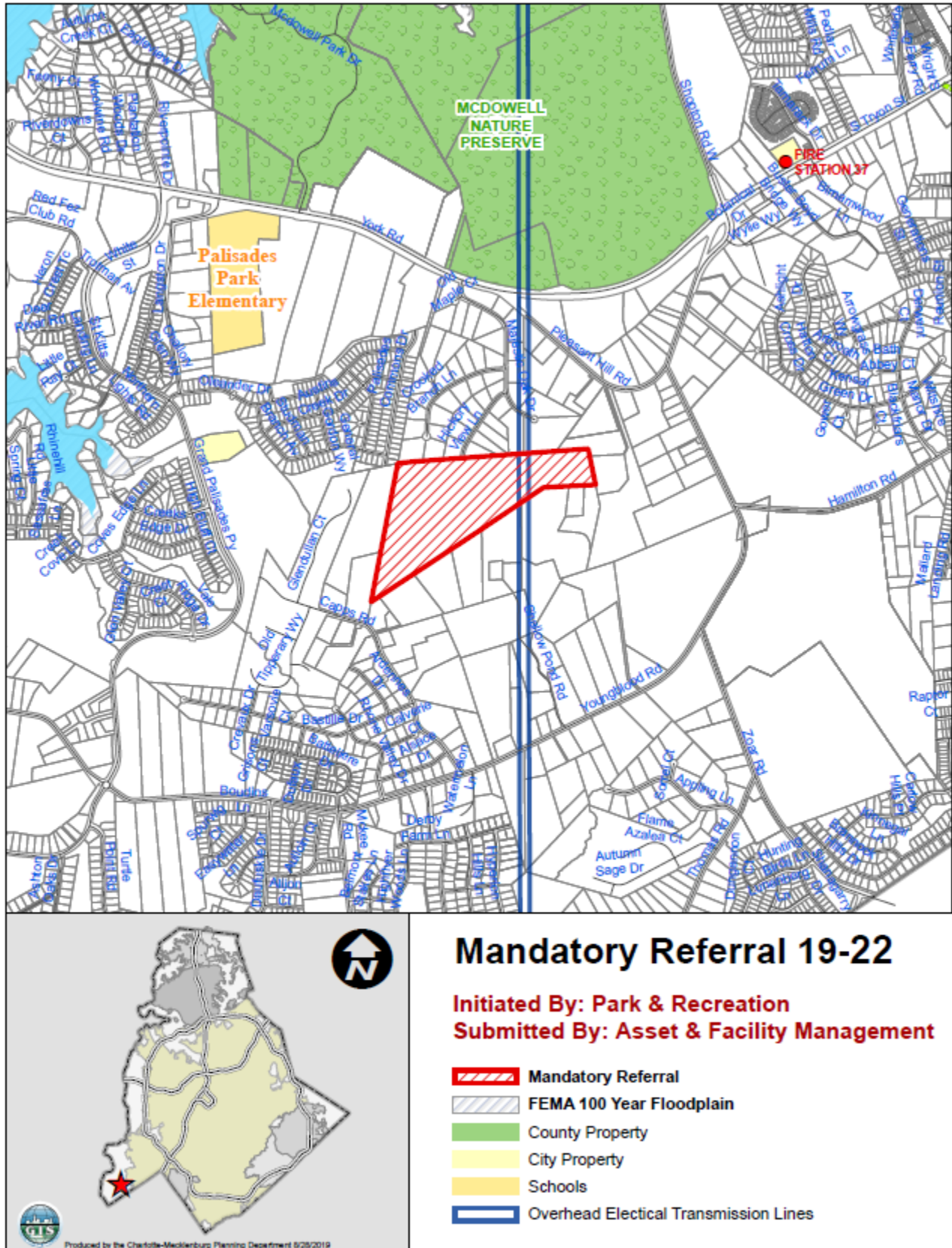
Adopted Goals and Policies:

- The Steele Creek Area Plan included as a policy recommendation, that park and open space land uses should be provided throughout the Wedge area.

CMPC PLANNING COMMITTEE REVIEW:

At their September 17th meeting, the Planning Committee reviewed the proposed request....

LOCATION MAP



Palisades Area Acquisition - Tax Parcel 21724120

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