

MANDATORY REFERRAL | REPORT NO. 19-23
Proposal to acquire property near Mountain Island Lake/Riverside Drive

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcels 03115214, 03115215, 03115216, and 03115217 (+/-1.185 acres) in northwest Charlotte. The parcels are contiguous and located on Riverside Drive in close vicinity to Mountain Island Lake, which serves as the border between Gaston and Mecklenburg County. The parcels are zoned R-5 according to the City of Charlotte's zoning ordinance and are mostly vacant with some vegetation throughout. The surrounding land uses are residential with many homes in the area possessing waterfront access to Mountain Island Lake.

PROJECT JUSTIFICATION: This acquisition presents an opportunity to acquire park property in very close proximity to the Mountain Island Lake waterfront area. While not yet master planned, this acquisition would preserve open space near Mountain Island Lake and provide additional recreational opportunities for County residents

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, preserve open space, and provide additional recreational opportunities for County residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Northwest District Plan (adopted 1990) recommends single-family up to 4 dwelling units per acre for this site and surrounding area.

PROJECT IMPACT: This acquisition presents an opportunity to acquire public property in the Catawba River Basin and Mountain Island Lake area in close proximity to the riverfront. Water quality would also be protected as the properties are located entirely within the floodplain and almost entirely within the 100' 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:

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:

- Park and open space are considered compatible land uses in residential areas.

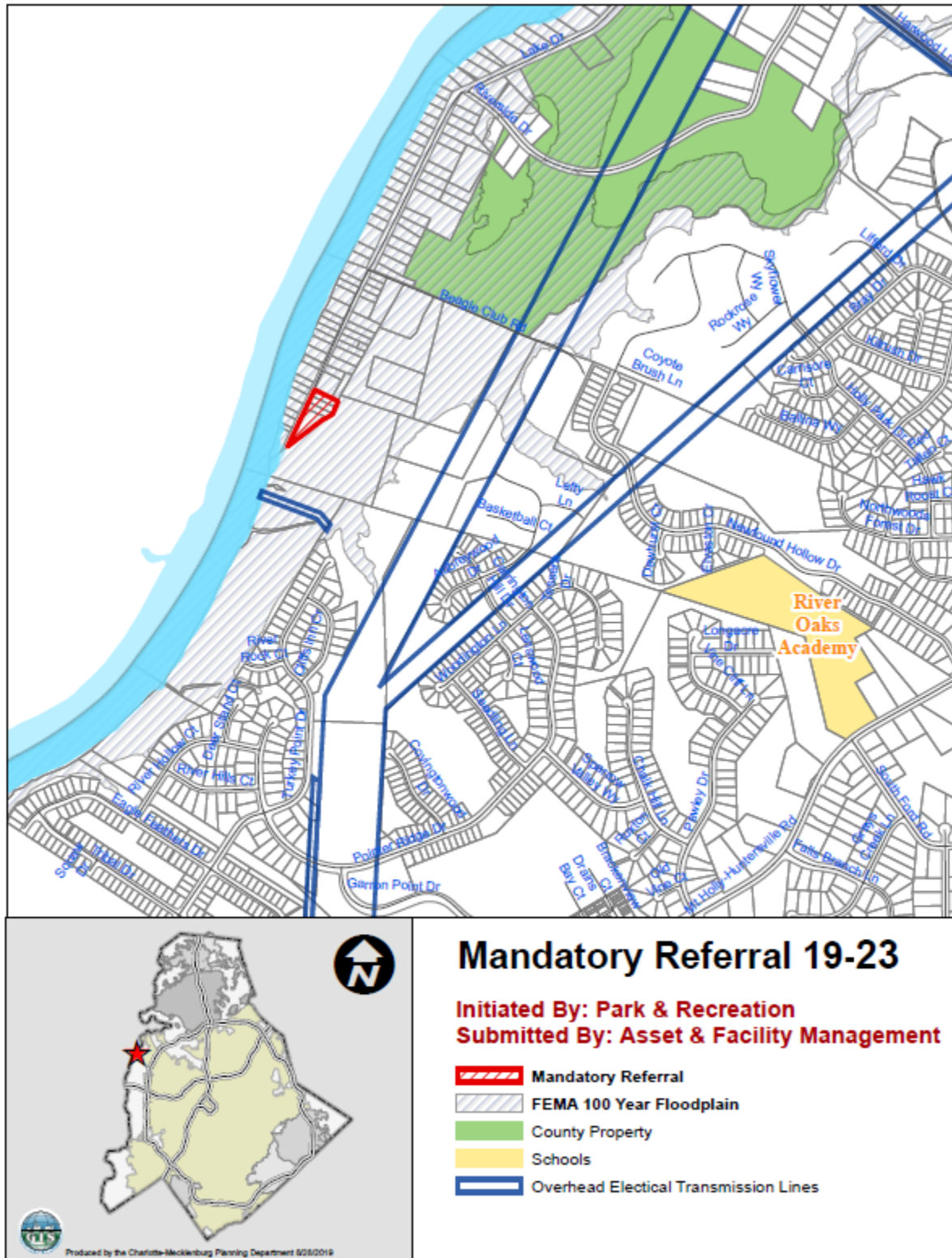
Adopted Goals and Policies:

- The Northwest District Plan recommends policies and criteria in order to ensure a livable community for the area. The plan specifies, that the establishment of a network of public open spaces be distributed throughout the area as part of establishing a balanced land use pattern.

CMPC PLANNING COMMITTEE REVIEW:

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

LOCATION MAP



Riverside Drive Acquisitions - Tax Parcels 03115214-17

1.17 acres(50993.86 sq ft)

Date Printed: 8/21/2019 1:49:28 PM

