

MANDATORY REFERRAL | REPORT NO. 19-27

Proposal to acquire property on Mt. Holly-Huntersville Road

PROJECT PROPOSAL AND LOCATION:

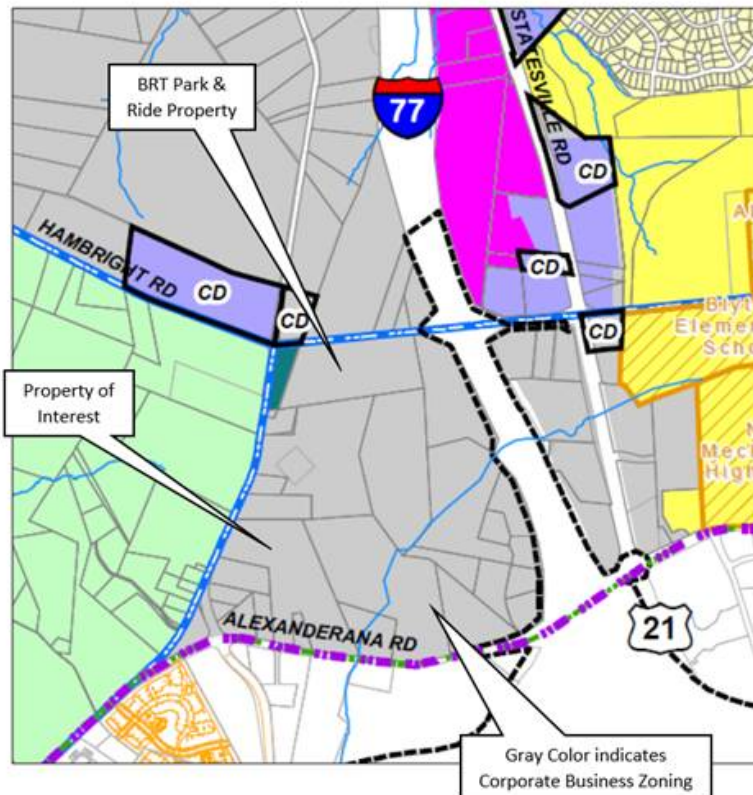
The County would like to acquire two adjacent tax parcels, 017-042-05 and 017-042-18 (+/-27.21 acres), in the Town of Huntersville for Park and Recreation purposes. Located west of I-77 and north of I-485, both parcels contain single-family homes and are zoned Corporate Business (CB) according to the Town of Huntersville's Zoning Ordinance. Both parcels are largely wooded with the exception of clearing for two homesites – one fronting Mt. Holly-Huntersville Road and the other fronting Alexandriana Road.

PROJECT JUSTIFICATION: The proposed acquisitions are located within an identified park gap area in northwest Mecklenburg County. 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:

Acquisition of the two parcels is not consistent with the Town of Huntersville's comprehensive plan or the Town's Strategic Economic Development Plan. The area where the property is located, is a priority economic development target for the Town and is one of the prime locations for a Bus Rapid Transit station (currently being jointly planned with CATS). This area is one of the Town's few remaining concentrations of vacant land suitable for business development and job creation. The land area shown on the map is considered an important asset to allow the Town to grow with a diversified and balanced tax base.



PROJECT IMPACT: This property is located within a park gap area in northwest 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:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

TOWN OF HUNTERSVILLE PLANNING STAFF REVIEW:

Huntersville Planning staff has reviewed the proposed request and has the following comments:

Conclusions:

- This submittal proposes an acquisition that is not in the best interest of Huntersville.

CMPC PLANNING COMMITTEE REVIEW:

At their November 19th meeting, the Planning Committee reviewed the proposed request and had the following comments:

LOCATION MAP

