

MANDATORY REFERRAL | REPORT NO. 19-30

Proposal to acquire property for Steele Creek/Southwest Mecklenburg County Park

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire four adjacent tax parcels – 219-091-26, 219-091-27, 219-091-28, and 219-091-29 (+/-7.691 acres) – in the City of Charlotte's ETJ for Park and Recreation purposes. The four parcels are located at the intersection of Hamilton Road and Steele Creek Road in southwest Mecklenburg County. Two parcels contain structures while the others are vegetated and contain no improvements. Their zoning designation is UR-1(CD) or Urban Residential-Conditional according to the City of Charlotte's Zoning Ordinance. Surrounding uses are mainly residential.

PROJECT JUSTIFICATION:

The proposed acquisitions are located within an identified park gap area in the Steele Creek area of southwest Mecklenburg County. While not yet master planned, potential features may include typical neighborhood park amenities such as a park shelter, basketball court, walking trails, or playground.

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), as amended by rezoning petition 2018-077 recommends residential up to 5 dwelling units per acre for this site. 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 Steele Creek area of southwest Mecklenburg County and would meet Park and Recreation's goal to provide additional parkland and amenities for County residents.

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 the following comments:

PLANNING STAFF REVIEW:

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

Conclusions:

- The site was rezoned to UR-1(CD) in 2018, which amended the land use recommendation to the specific uses stipulated in the approved site plan for single family attached townhomes, as well as a proposed street network. Prior to developing the site for a park, it would need to be rezoned.
- Parks are considered compatible land uses within residential areas.

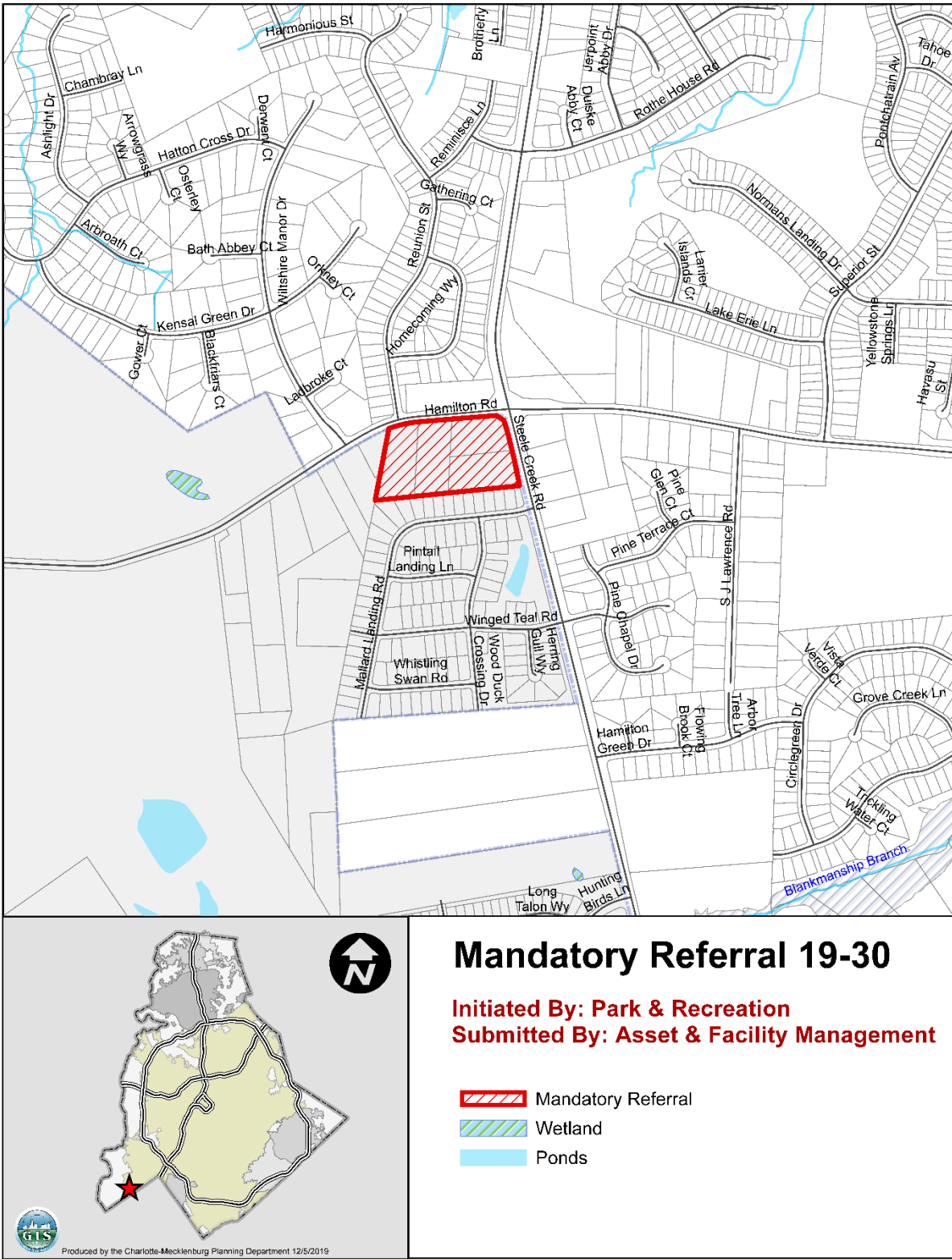
Adopted Goals and Policies:

- 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 December 17th meeting, the Planning Committee reviewed the proposed request and offered the following comment:

LOCATION MAP



This aerial map shows a large green field in Charlotte, North Carolina, outlined in yellow. The field is divided into several sections with parcel numbers. Surrounding streets include Reunion St, Hamilton Rd, and Steele Creek Rd. A scale bar at the bottom left shows 0.005 to 0.01 miles. A north arrow is at the bottom right.

Parcel Numbers: 21909127, 21909128, 21909129, 21909126, 21909315, 21909316, 21909317, 21909318, 21909319, 21909320, 21909321, 21909322, 21909323, 21908215, 21908243, 21908247, 21907107, 21918206, 21918205, 21918204, 21918275, 21909184, 21909109, 21909310, 21909311, 21909312, 21909313, 21909314.

Streets: Reunion St, Hamilton Rd, Steele Creek Rd.

Other Labels: Charlotte, Mecklenburg, UR-4(3D), 13200-13319, 12900-13131, 13400-13415, 15500-15611, 150, 0.005, 0.01, 0.02 Miles.