

**MANDATORY REFERRAL REPORT NO. 97-01
CHARLOTTE-MECKLENBURG PLANNING COMMISSION**

**LAND ACQUISITION FOR MALLARD CREEK COMMUNITY PARK
JANUARY, 1997**

PROJECT PROPOSAL AND LOCATION

The Mecklenburg County Park and Recreation Department is proposing to acquire 25.709 acres of additional land to accommodate construction of a lake as shown on the approved/adopted master site plan for the Mallard Creek Community Park. This property (Site # 1, 7.149 acres, being a portion of tax parcels 029-342-20 and 21 and Site # 2, 18.56 acres, tax parcel 029-342-24) is contiguous to the existing park land (currently 492 acres) located off Polk and White Road (see attached map).

PROJECT JUSTIFICATION

The 1989 *Parks Master Plan* recommended the acquisition and development of the Mallard Creek Community Park (approximately 300-500 acres). This park would provide active recreation facilities for this rapidly growing, under served (with public recreation) northeastern portion of Mecklenburg County.

The location of the proposed lake has shifted due to the identification of jurisdictional wetlands located in the area originally proposed for the lake.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Shifting the location of the proposed lake necessitates the relocation of a proposed funded sanitary sewer line. The sanitary sewer line is needed to serve a Mecklenburg County Community Development housing project in this area. These two parcels (Site # 1 and Site # 2) are needed to accommodate the proposed lake and the sanitary sewer line, which will be located around part of the lake.

PROJECT IMPACT

This project would complete the land acquisition for the Mallard Creek Community Park, which is recommended in the 1989 *Parks Master Plan*. This developed park will serve the rapidly growing northeastern portion of Mecklenburg County.

PROJECT COST

The appraised value of these two sites are as follows:

Site # 1 - \$ 42,895.00, Site # 2 - \$176,300.00 Total of \$219,195.00.

The lake and the other amenities for the park are funded through the voter approved 1995 park bonds.

STAFF RECOMMENDATION

Mandatory Referral Report No. 97-01

Planning staff supports the purchase of this property for the indicated uses. This area of the county needs a community park, and this purchase will complete the land acquisition portion of the park.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved the purchase of this property for the indicated uses.

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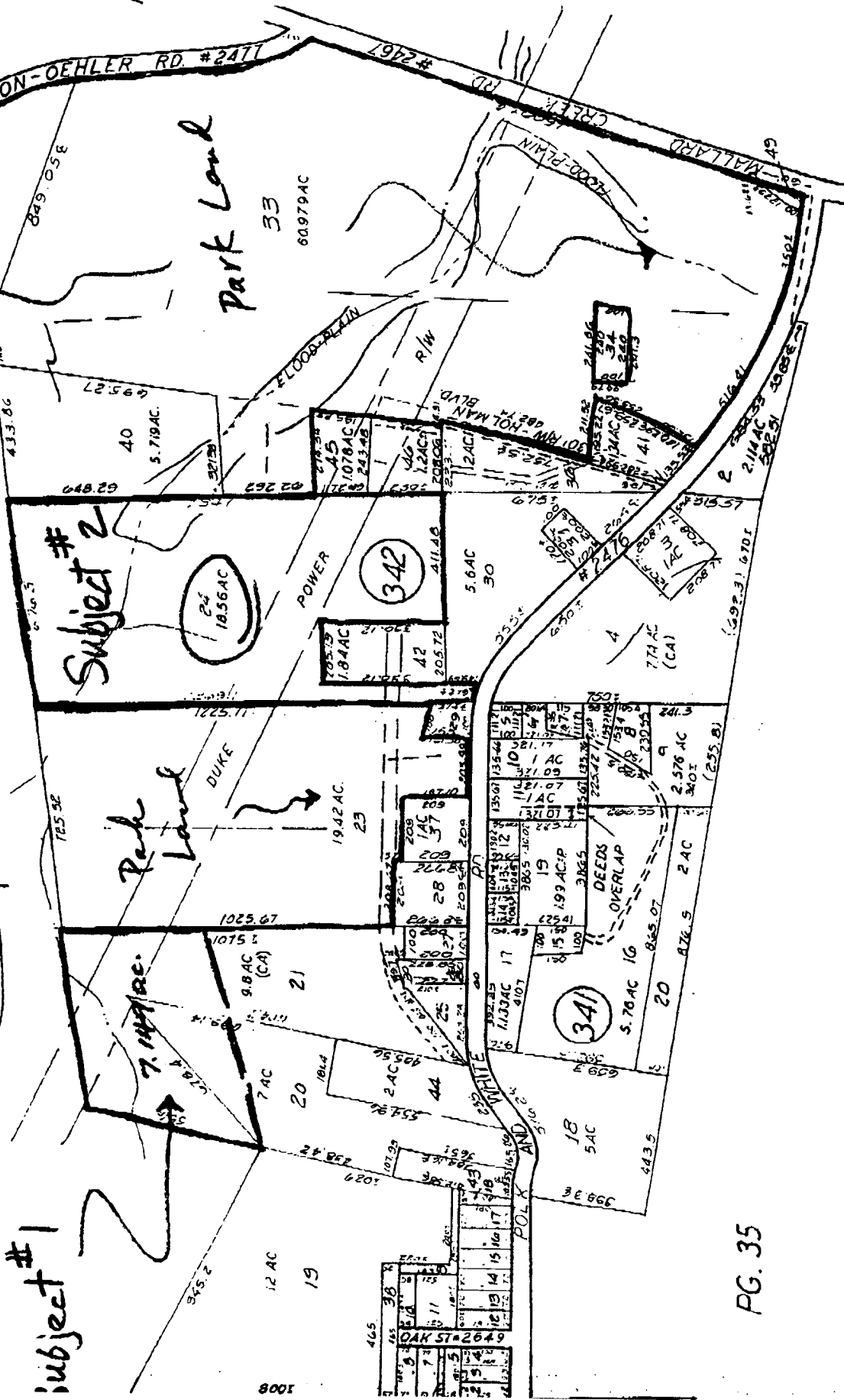
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Mallard Creek Community Park Park Land



Subject #1

Subject #2

Park Land

Park Land

PG. 35

PG. 36

PG. 13

(Reduced/Not to Scale)