

**MANDATORY REFERRAL REPORT NO. 97-17
CHARLOTTE-MECKLENBURG PLANNING COMMISSION**

**LAND ACQUISITION - SUGAW CREEK DISTRICT PARK
APRIL, 1997**

PROJECT PROPOSAL AND LOCATION

The Mecklenburg County Park and Recreation Department is proposing to acquire 12.626 +/- net acres, zoned R-4, on West Sugar Creek Road at Merlane Drive to expand the 35 + acre Sugaw Creek District Park. These sites (Tax Parcels 087-061-01 and 087-061-02) are located between Merlane Drive and Sugaw Creek District Park (see attached map).

PROJECT JUSTIFICATION

This project is consistent with the goals and recommendations of the 1989 *Charlotte-Mecklenburg Parks Master Plan*, which recommended adding 69 acres to Sugaw Creek District Park to reach the desirable size (100 acres) for district parks within the parks system. In the parks master plan, district parks are to be the primary source for active recreation and are to be intensely developed. Sugaw Creek District Park, which includes a recreation center, is located in a heavily populated service area and is essentially built out.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Additional land acquisition is also being pursued for this park site. The recent "first expansion" added 4.66 acres to the Sugaw Creek District Park site.

PROJECT IMPACT

This project would have a very positive impact by increasing the size of an intensely developed, small district park.

PROJECT COST

The appraised value for the 12.626 net usable acres (tax records indicate 14.35 acres, which includes some right-of-way of both West Sugar Creek Road and Merlane Drive) is \$309,000, which includes three residential structures.

STAFF RECOMMENDATION

Planning staff supports this land acquisition for the indicated park purposes.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved this land acquisition to increase the size of Sugaw Creek District Park.

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