

MANDATORY REFERRAL REPORT NO. 97-32
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PARK LAND ACQUISITION-LITTLE ROCK ROAD DISTRICT PARK
NOVEMBER 1997

PROJECT PROPOSAL AND LOCATION

The Mecklenburg County Park and Recreation Department is proposing to acquire approximately 200 acres (see Attachment A) of land, zoned R-3 & R-4, located between Little Rock Road and Starnes Road in the northwestern section of the City of Charlotte (see attached maps). This site is to be developed as a district park, which will include active and passive recreation facilities. District parks are the primary locations for active facilities, such as athletic fields and courts, within the Mecklenburg County park system.

PROJECT JUSTIFICATION

The 1989 *Charlotte-Mecklenburg Parks Master Plan* recommends acquisition and development of a district park to serve the Little Rock Road area. There are no other active recreation facilities in this general area.

It should be noted that the *Northwest District Plan* recommends that a park and a greenway be located in this general area.

PROJECT IMPACT

The acquisition (and later development) of this land for park purposes would have a very positive impact on this area of the city - which has no district parks at the present time.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The proposed location of this district park would complement athletic facilities and natural/outdoor educational opportunities at West Mecklenburg High School, Wilson Middle School and Tuckaseegee Elementary School. It should be noted that this proposed site includes areas suitable for trails, picnic sites and nature study. A section of Paw Creek winds through the site and greenway land off Running Deer Road and Black Bear Court is contiguous to this site. An 8-acre tract off Crossridge Road will be donated to the park and recreation department.

PROJECT COST

The estimated cost for purchasing this property is \$1,550,000 (does not include development costs), which would be funded by the 1995 Park Bonds. It should be noted that tax parcels 055-431-30 and 055-431-07 (totaling 16.3 acres) were acquired from the Pawtucket Swim and Racket Club for back taxes and the cost of demolition of the burned clubhouse/swim facility - for a cost of approximately \$33,000. This site would function as a neighborhood park, if the district park site were not assembled in this location.

STAFF RECOMMENDATION

Planning staff supports the acquisition of this land to be developed later as the Little Rock Road District Park.

PLANNING COMMITTEE RECOMENDATION

The Planning Committee unanimously approved the acquisition of this land for a district park site.

ATTACHMENT A

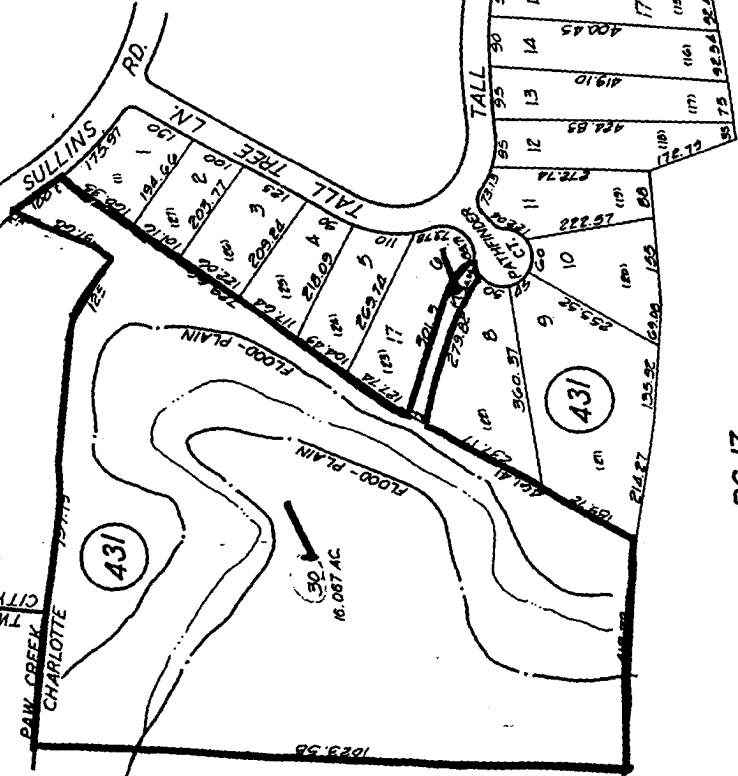
Tax Parcels for Little Rock Road District Park Assemblage

	<u>Parcel #</u>	<u>Acreage</u>	<u>Status</u>
1.	055-341-30	16.067	acquired
2.	055-341-07	.23	acquired
3.	055-311-05	31.07	BoCC approved
4.	055-311-01	3.15	BoCC approved
5.	055-311-04 p/o	+/- 6.00	BoCC approved
6.	055-311-06	6.7	negotiating
7.	055-171-03	17.36	BoCC approved
8.	055-171-04	9.3	negotiating
9.	055-171-02	3.00	under contract
10.	055-171-01	10.54	under contract
11.	055-301-01	34.92	under contract
12.	055-302-18	.51	under contract
13.	055-241-08	35.513	under contract
14.	055-254-15	32.144	under contract
15.	055-162-24	8.35*	tied to #14 contract
<hr/>			
	Total Acreage	+/- 214.85	

*This parcel to be donated; to be linked to park at time of development of adjacent property.

PG. 41

PAWL CREEK
TWP
CHARLOTTE
CITY
LIMITS



PG. 30

#1 055-431-30
#2 055-431-07

PG. 41

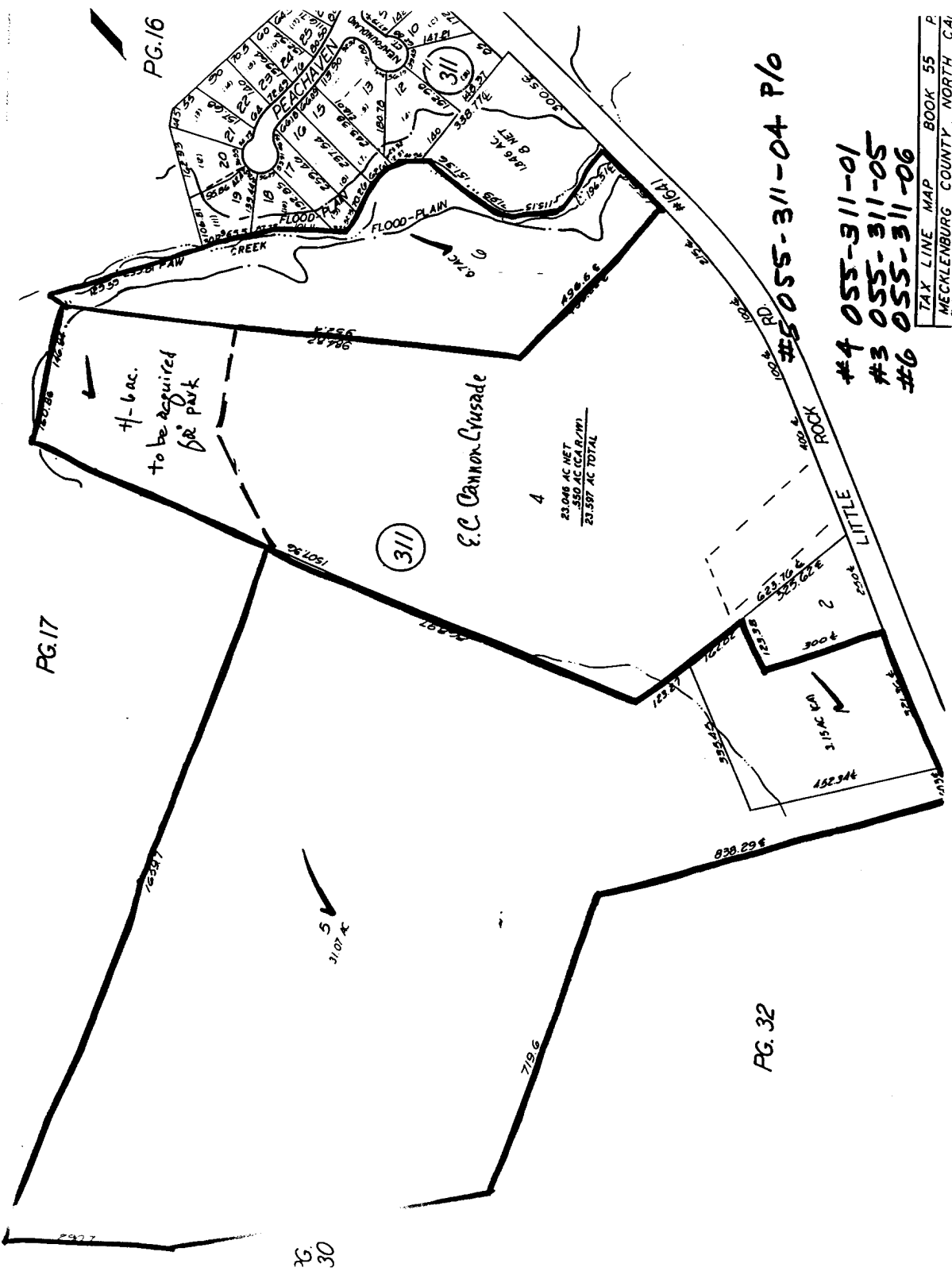
PG. 17

PG. 17

PG. 17

RUNNING DEER

PG. 16



#5 055-311-04 P/0

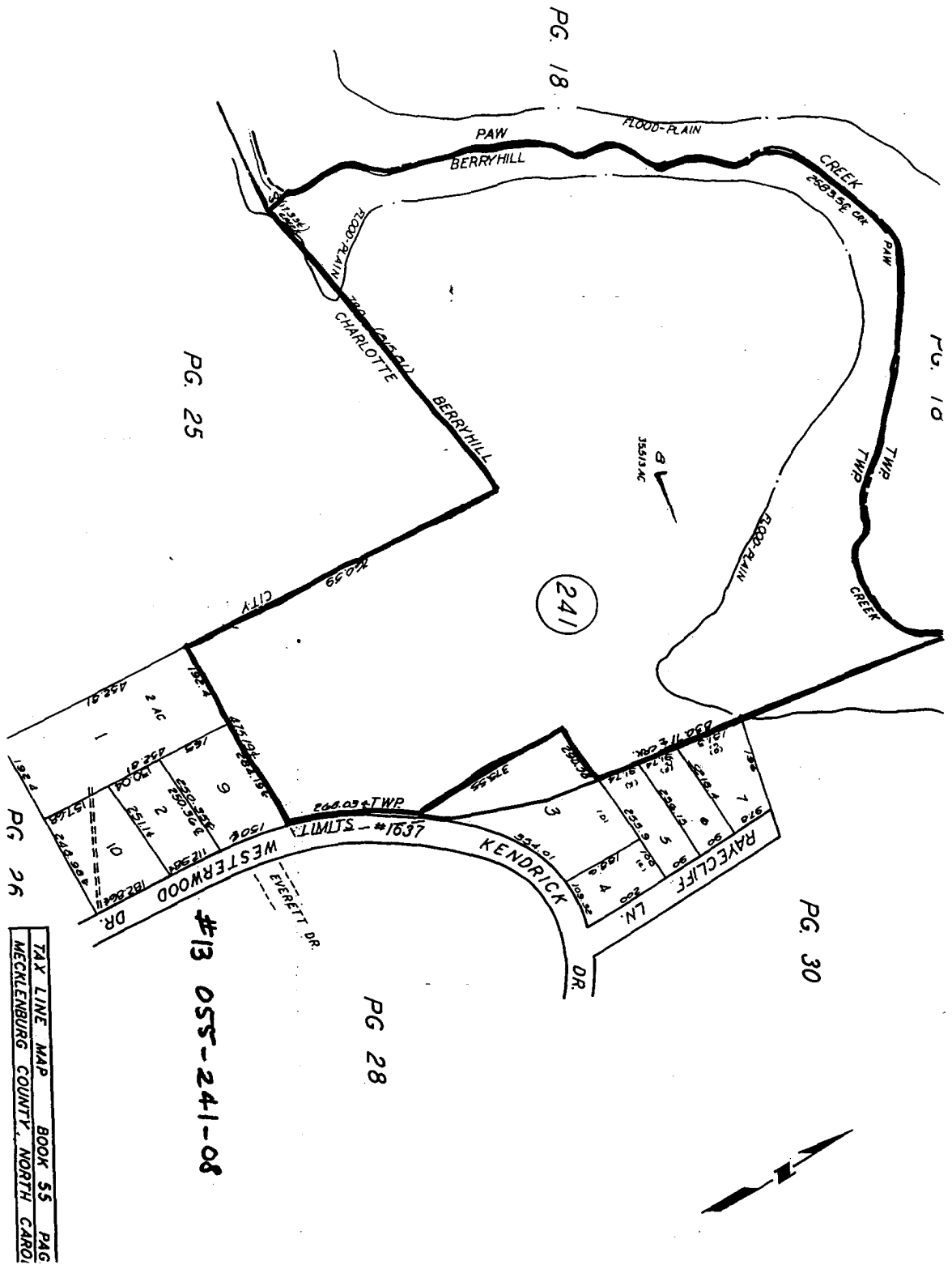
#4 055-311-01

#3 055-311-05

#6 055-311-06

TAX LINE MAP BOOK 55 P
MECKLENBURG COUNTY NORTH CA.

pg. 28

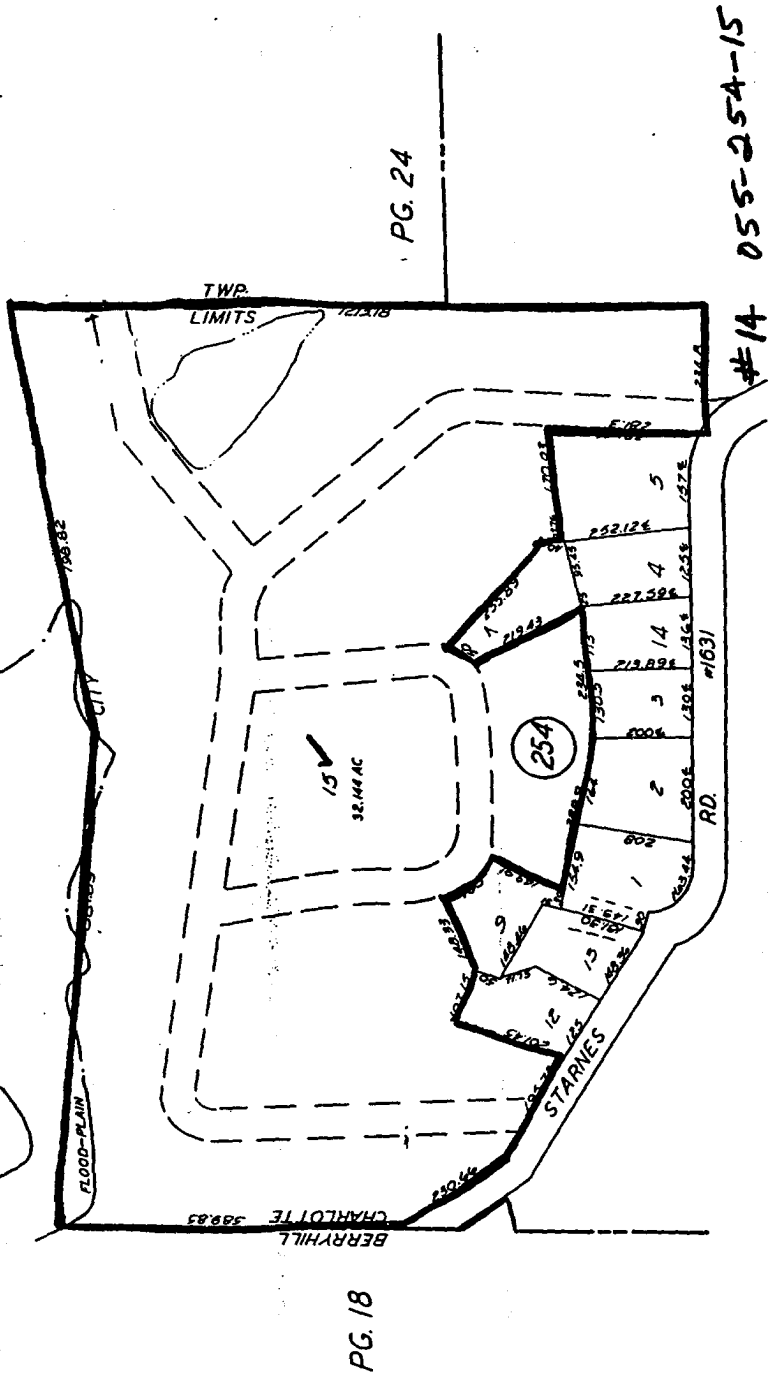


#13 055-241-08

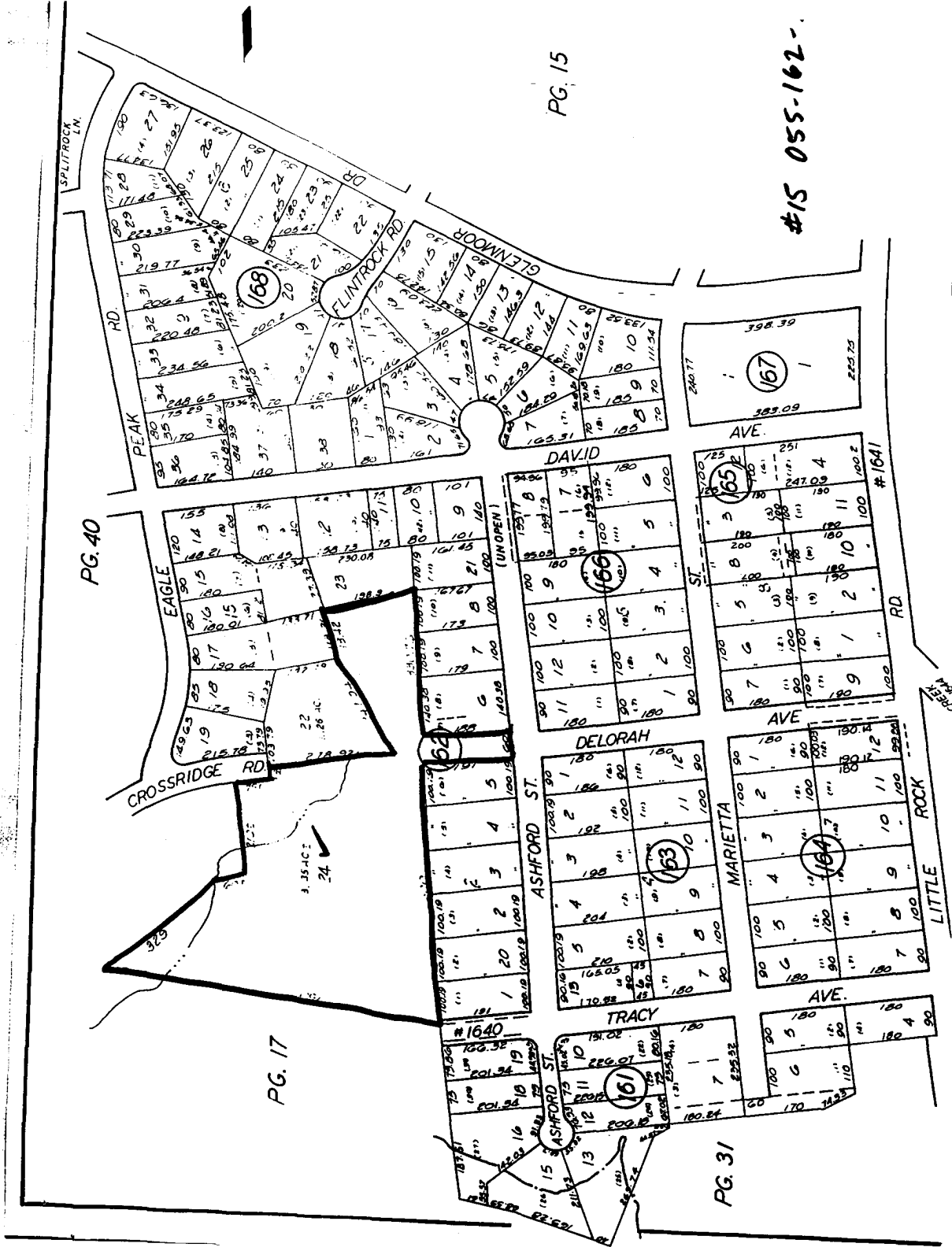


PG. 24

PG. 18



PG. 26



#15 055-162-