

MANDATORY REFERRAL REPORT NO. 97-35
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PARK LAND ACQUISITION-CORNELIUS/DAVIDSON DISTRICT PARK
DECEMBER 1997

PROJECT LOCATION

The Mecklenburg County Park and Recreation Department is desiring to purchase property located on Davidson-Concord Road in the northern section of Mecklenburg County/North Park District. The site consists of approximately +/-125 acres tax parcel numbers 011-082-07 and part of 011-082-01 (see Attachment A).

PROJECT PROPOSAL

The Mecklenburg County Park and Recreation Department is proposing to acquire approximately +/-125 acres of land. This site is to be developed as a district park and 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 northern portion of the County east of I-77 (called Rocky River District Park in the *Charlotte-Mecklenburg Park Master Plan*). There are no other active recreation facilities in this general area.

PROJECT IMPACT

This district park site will serve an area of the county that is experiencing rapid growth and development. The acquisition (and later development) of this land for park purposes would have a very positive impact on this area of the county - which has no district parks at the present time.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This park is located in the North District Plan and Huntersville sphere of influence. The site and properties to the south and east are presently vacant. Single family homes are located to the west, north and northeast of the site. The property is currently zoned R-3.

In August 1997, a rezoning petition was filed by the property owner and a decision is to be made in January by the Board of County Commissioners to rezone this property from R-3 to B-2(CD) to accommodate a riding academy/equestrian training facility. Since this property is located within Huntersville sphere of influence their planners were contacted for comments on the proposed rezoning. The Huntersville Planning Board and Board of Commissioners both endorsed the proposed zoning change.

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DAVIDSON - CONCORD RD.

HUNTERSVILLE

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1V
89.13 AC

subject property

82

7V
35.002 AC

4
4.7 AC.

5
17.61 AC.

81

31.36 AC.

1
20.31 AC

PG. 13

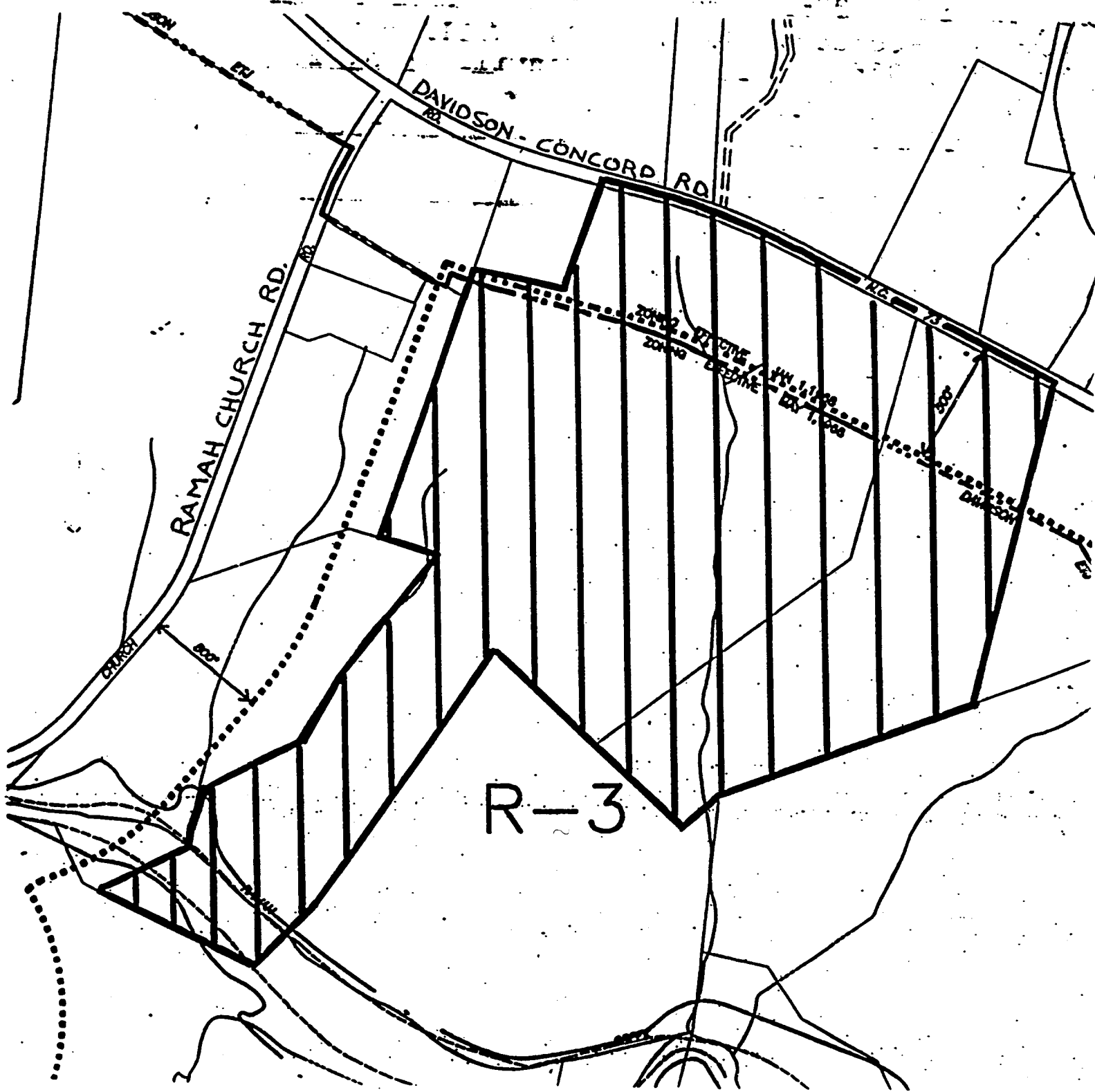
ATTACHMENT A
TAX PARCELS 01.
& 011-082-07

FOR DAVIDSON/CONCORD
DISTRICT PARK

PG. 14

TAX LINE MAP	BOOK 11	PAGE 1
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED 5-23-90	PRO	SCALE 1"

FOR TAX PURPOSES ONLY



If this site is to be used for a park, there is no need to rezone the property. This property should remain zoned residential (R-3). The North District Plan recommends single family development at this location. A park is a compatible use and therefore the proposed use is consistent with the intent of the North District Plan. The park should further enhance and/or complement residential development in the area.

Also, a new north/south thoroughfare is proposed in this area that will cross the western portion of the site. There is presently no schedule for construction of this new thoroughfare.

PROJECT COST

The estimated cost for purchasing this property is \$1,437,500 (does not include development costs), which would be funded by 1995 Park Bonds.

STAFF RECOMMENDATION

Planning staff supports the acquisition of this land to be developed for the Cornelius/Davidson District Park. However, the rezoning petition for this site should be withdrawn and the transportation issue noted above should be addressed.

PLANNING COMMITTEE RECOMENDATION

The Planning Committee unanimously approved this park land acquisition.