

MANDATORY REFERRAL REPORT NO. 98-27
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE OF PROPERTY BY MECKLENBURG COUNTY
SEPTEMBER, 1998

PROJECT LOCATION

The subject properties, tax parcel numbers 069-096-15, 069-096-41, and 069-093-31 through 069-093-39 are located off of Estelle and McDonald Streets, near Northwest School of the Arts (Beatties Ford Road).

PROJECT PROPOSAL

Mecklenburg County Park and Recreation is proposing to purchase approximately 7.69 acres to be included in the expansion of L.C. Coleman Neighborhood Park. This additional acreage would expand the current 11.4 acre park site to approximately 19 acres.

PROJECT JUSTIFICATION

The 1989 Charlotte Mecklenburg Parks Master Plan recommends acquisition and development of a number of neighborhood parks. The Plan also recommends that neighborhood parks consist of 15 to 25 acres. This acquisition would expand the existing park to a more functional configuration. It would also provide additional outdoor recreational opportunities for the students of the adjacent school.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This property is located within the Central District Plan area. The Central District Plan identifies this as an area for single family development and park use. The property is currently zoned R-5. Surrounding land uses include the L. C. Coleman Neighborhood Park, Northwest School for the Arts, single family houses, and duplexes.

Once the land is assembled, a request will be made to the Charlotte Department of Transportation to abandon a portion of Estelle Street, unopened Onyx Street, and McDonald Street. Removal of this undeveloped street right of way would yield a site that is more suited for development of additional park facilities.

PROJECT IMPACT

The purchase of these parcels will allow the expansion of the neighborhood park, providing better park facilities to the neighborhood and Northwest School of the Arts.

PROJECT COST

The total tax value of the property is \$55,280.

STAFF RECOMMENDATION

Staff supports the purchase of this property for park uses.

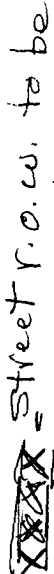
PLANNING COMMITTEE RECOMMENDATION

Planning Committee unanimously approved staff's recommendation to support the purchase of the property.

PG. 12



= Parcels to be added to site



= Street r.o.w. to be proposed abandoned

