

MANDATORY REFERRAL REPORT NO. 98-28
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
MECKLENBURG COUNTY PURCHASE OF PROPERTY
SEPTEMBER, 1998

PROJECT LOCATION

The subject properties, tax parcels 045-241-11 and 045-252-22 are located off of Cheviot Road, near the Allen Hills Neighborhood Park. A portion of this property is located in the flood plain.

PROJECT PROPOSAL

Mecklenburg County Park and Recreation is proposing to purchase two parcels totaling approximately 9.2 acres. In addition to these two parcels, a third, 6 acre parcel will be dedicated as part of a rezoning petition. The acquisition of these three parcels will provide for the expansion of the Allen Hills Neighborhood Park and provide greenway connection to nearby Nevin Park.

PROJECT JUSTIFICATION

The Charlotte Mecklenburg Parks Master Plan recommends that neighborhood parks consist of 15 to 25 acres. This additional acreage will expand the park from 10.52 acres to approximately 25 acres. The Greenway Master Plan recommends linking parks with other parks and neighborhoods via greenways. The purchase of these properties will enlarge the neighborhood park and provide greenway linkage to Niven Park. This project also serves to promote Surface Water Improvement and Management (SWIM) objectives to protect and enhance water quality in Mecklenburg County.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This property is located within the Northeast District Plan area. The Northeast District Plan identifies this as a location for single family houses with up to 4 dwelling units per acre. However, the majority of this property is located in the flood plain. The property is currently zoned R-4. Surrounding land uses include the Allen Hills Neighborhood Park and single family houses.

Approximately 6 flood plain acres are to be dedicated through rezoning petition 98-81. The rezoning petition will allow for the development of a 42.9 acre site with up to 5 dwelling units per acre. This petition is scheduled for public hearing on September 23, 1998. The newly expanded park and greenway system will serve this subdivision, as well as the existing nearby neighborhoods.

The greenway linkage portion of this project will tie into the Ribbon Walk Conservancy, Inc., Botanical Forest portion of Nevin Park. Ribbon Walk is working to develop 140 acres in the southeastern end of Nevin Park. The concept of Ribbon Walk is to expand that portion of the park and develop a "botanical forest". Acquisition of the dedicated 6 acre flood plain portion will provide linkage to the botanical forest.

PROJECT IMPACT

The acquisition of these properties will allow Park and Recreation to enlarge the neighborhood park and provide greenway linkage to Niven Park.

PROJECT COST

Total tax value of these properties is \$54,080. The flood plain from the rezoning tract is expected to be donated.

STAFF RECOMMENDATION

Staff supports the purchase of these parcels for park use.

PLANNING COMMITTEE RECOMMENDATION

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