

**MANDATORY REFERRAL REPORT NO. 98-29**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LAND ACQUISITION FOR DRUID HILLS NEIGHBORHOOD PARK**  
**SEPTEMBER 1998**

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**PROJECT LOCATION**

A 5.209 acre site bounded by Asbury Avenue, Wells Street, McArthur Avenue and Poinsett Street. This site is comprised of several parcels located within the Druid Hills Community.

**PROJECT PROPOSAL**

This is a proposal by Mecklenburg County Park and Recreation Department to purchase several parcels of land for a neighborhood park. All of the parcels are vacant.

**PROJECT JUSTIFICATION**

The *1989 Charlotte-Mecklenburg Parks Master Plan* recommends that a number of neighborhood parks be developed to serve locations not readily accessible to other recreational facilities. The Parks Master Plan recommends that new neighborhood parks include 15 to 25 acres. Neighborhood parks generally include playgrounds, ½ basketball courts, a softball/baseball or multi-purpose field, picnic shelter(s) and sites, benches, and trails. A master site plan for the subject site has not been developed.

The limited availability of facilities to provide recreational opportunities for children, youth, and other residents of the community is a concern of residents in Druid Hills. Although there is a small park adjacent to Druid Hills Elementary School and other recreational facilities nearby, residents have strongly voiced their desire to have some type of recreational facility more centrally located within the boundaries of Druid Hills. They indicate that access to Double Oaks Community Center or other nearby recreational facilities is unsafe because of the difficulty involved in crossing Statesville Avenue. When given the option between the subject site and expansion of the existing recreational facilities adjacent to Druid Hills Elementary School by Park & recreation staff, residents chose this site.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

- This project is to be funded from 1995 Park Bonds.
- This proposed park supports recommendations made in the Druid Hills Neighborhood Action. The action plan recommends purchasing land to build a neighborhood park or expanding the existing park adjacent to the elementary school. The action plan does not specify the location for a new park and recognizes the potential for development of infill housing in the subject area
- The Engineering and Property Management Department has recently considered design options for the proposed extension of Asbury Avenue from its current end (north of Patch Avenue) to Statesville Avenue.

**PROJECT COST**

The current total tax value of this property is \$84,920.

**STAFF RECOMMENDATION**

The location of this site adjacent to a minor thoroughfare and in an area with little visibility is cause for some safety concerns. However, the implementation of future plans to improve Asbury Road and develop infill housing development in the area could improve visibility of the site. Mecklenburg County Park and Recreation staff indicates that the site meets their criteria for the location of parks and that measures to improve visibility and safety will be taken. Those measures include strategically lighting the area and limbing up trees and shrubbery. Also, Charlotte-Mecklenburg Police Department will review and comment on design plans. Based on this information, Planning staff recommends the purchase of this land for a park.

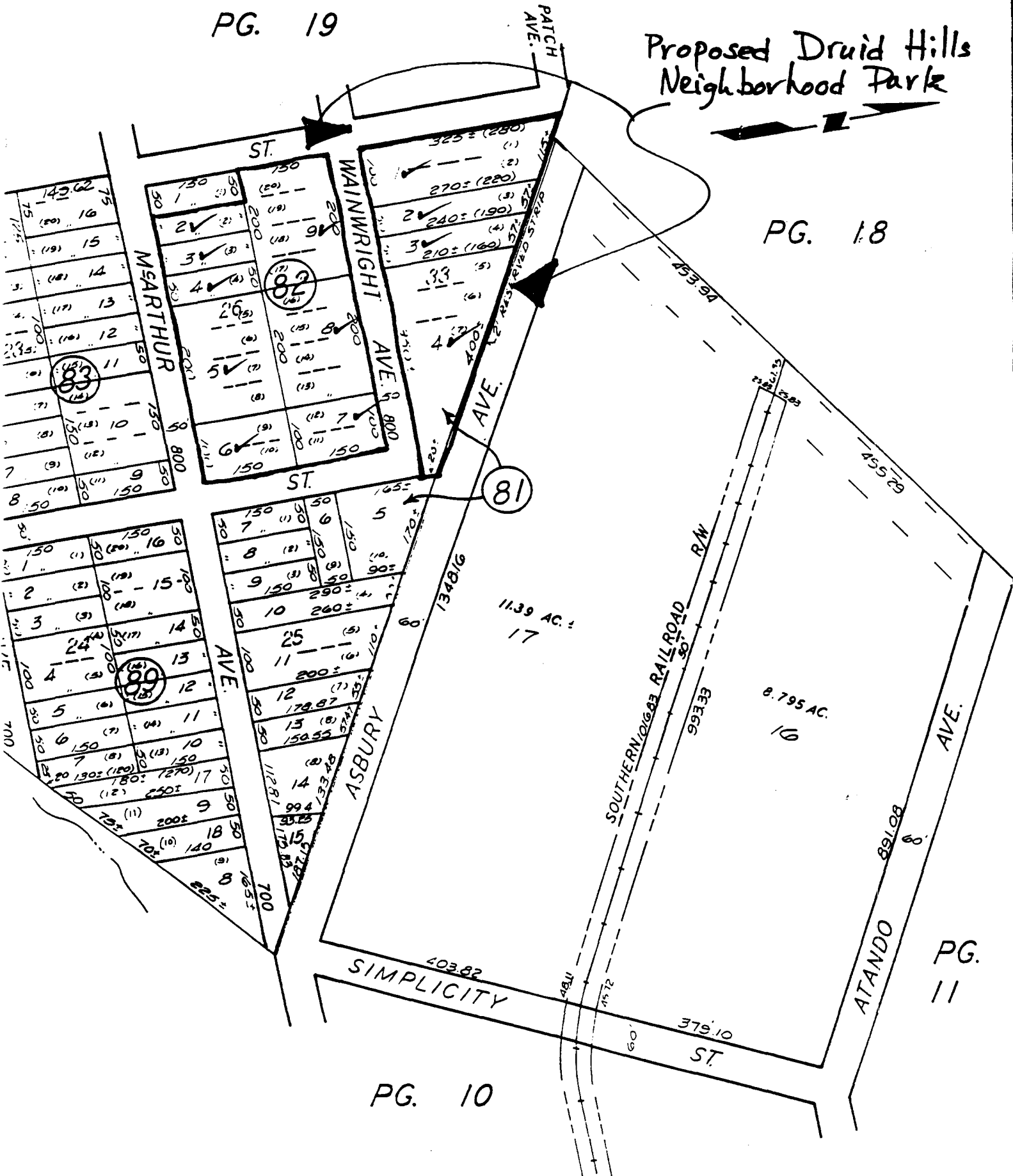
**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission approved this mandatory referral on September 15, 1998.

PG. 19

Proposed Druid Hills  
Neighborhood Park

PG. 18



PG. 10

PG. 11