

**MANDATORY REFERRAL REPORT NO. 99-32**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**PROPERTY ACQUISITION PROPOSED PARK**  
**OCTOBER, 1999**

**PROJECT LOCATION:**

This property is located on the easterly side of West Sugar Creek Road at Rockwell Boulevard in the Rockwell Park Community. (See attached map)

**PROJECT PROPOSAL:**

The Mecklenburg County Park and Recreation Department want to purchase +/-7.5 acres of vacant land in the Rockwell Park Community. The assemblage is proposed to include 15 vacant parcels of land and an unimproved/unnamed section of dedicated street right of way.

**PROJECT JUSTIFICATION:**

The 1989 Charlotte Mecklenburg Parks and Recreation Parks Master Plan recommends acquisition and development of neighborhood parks conveniently located for pedestrians/bicycle access by residents in nearby neighborhoods. There are no other neighborhood parks in the area to serve this neighborhood.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:**

This property is located in the Rockwell Park Community. The property is currently vacant and zoned R-5 single family. Surrounding land uses includes vacant land and single family homes. The proposed project is located in the Northeast District Plan, which calls for mixed housing up to 8 dwelling units to the acre.

Another related project in this area is the widening of West Sugar Creek Road. The proposed project will be impacted by the roadway project in that some portions of parcels fronting on the roadway will be needed for right-of-way; however, incorporating the unimproved/unnamed street right of way will potentially balance what is taken from the site. Overall, there should be no net loss of land resulting from the roadway project. Sidewalks will be constructed as part of the roadway project.

**PROJECT IMPACT:**

The property is currently vacant and a park is desperately needed in the Rockwell Park Community. The City is investing funds to improve the infrastructure in Hemphill Heights; a community across from the Rockwell Park community and adjacent to the proposed park. The park will be a tremendous asset to this neighborhood.

**PROJECT COST:**

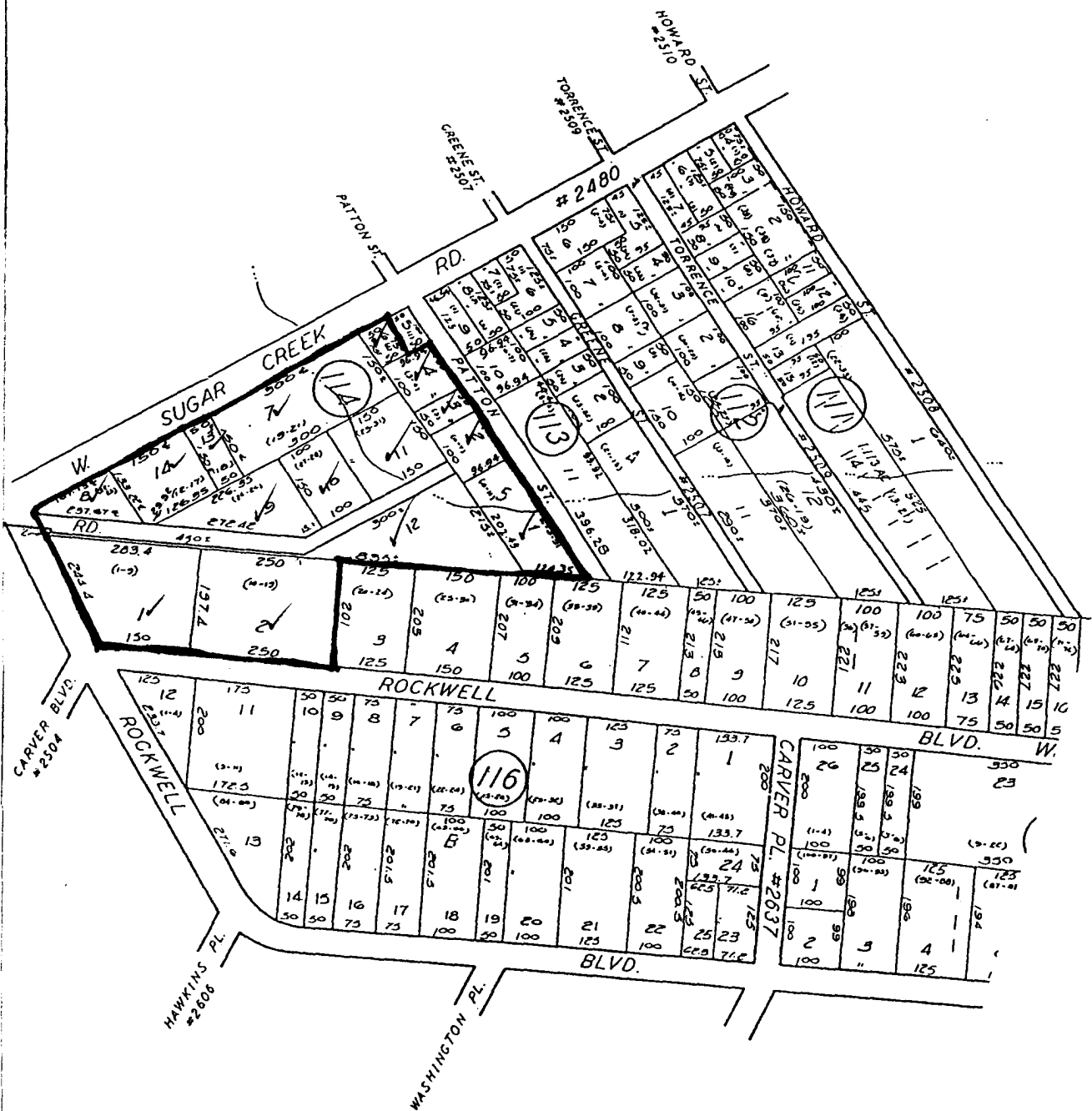
Land costs will be based on market appraisals; to be negotiated with individual owners. The current tax value of the land is \$109,390.

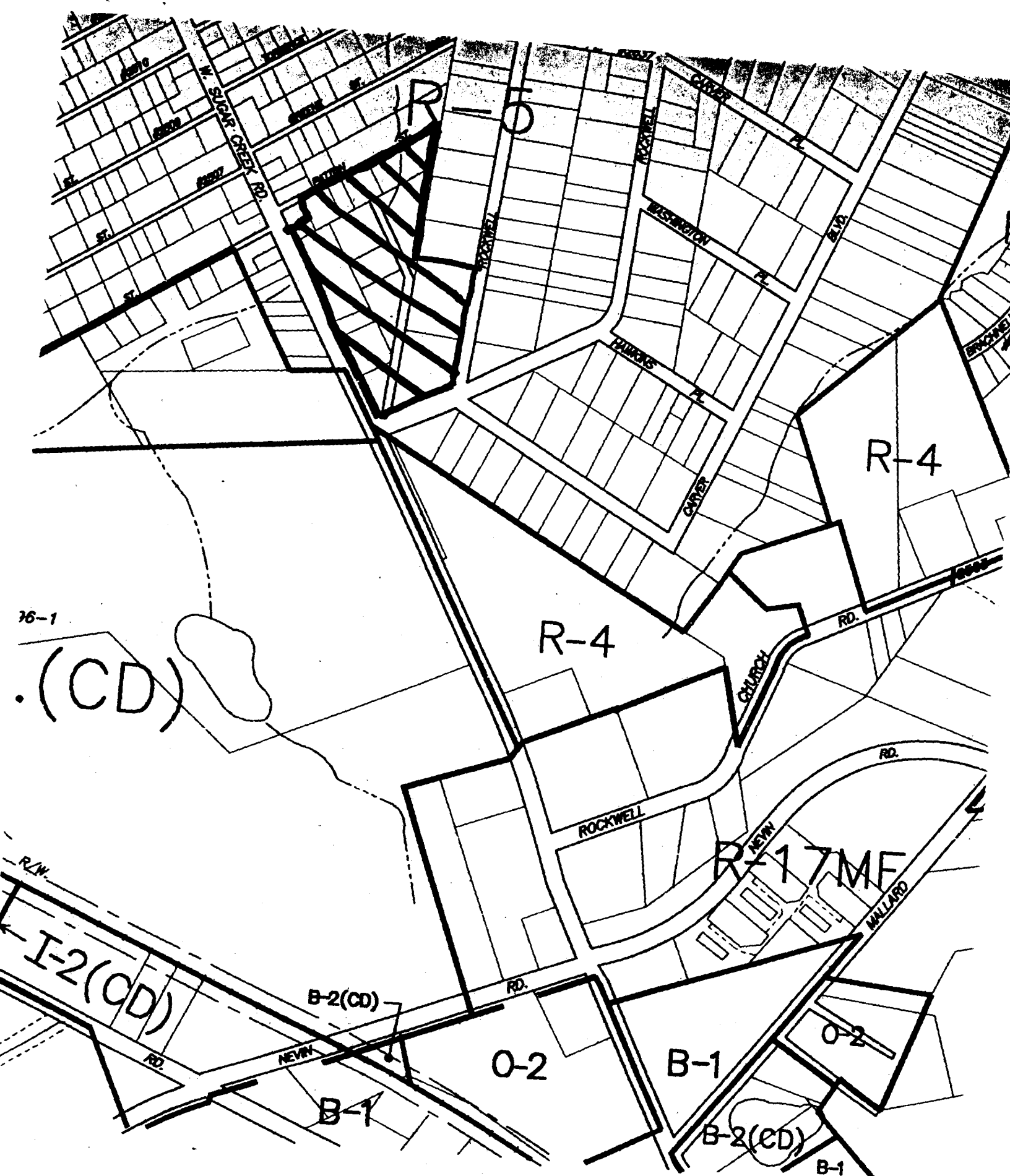
**STAFF RECOMMENDATION:**

Staff recommends the property be purchased to build a neighborhood park in the Rockwell Park Community. Staff further recommends that the Park and Recreation Department begin procedures to have the City abandon the unimproved/unnamed right of way so that the land can be incorporated into the park site.

**PLANNING COMMITTEE RECOMMENDATION:**

Approved 5-0.





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