

**MANDATORY REFERRAL REPORT NO. 99-33**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**LAND ACQUISITION FOR OAKHURST ELEMENTARY SCHOOL SITE**  
**EXPANSION**  
**NOVEMBER 1999**

**PROJECT LOCATION**

The site is located on Mantle Court at Chippendale Road contiguous to the Oakhurst Elementary School campus. Property is vacant and includes all of Tax Parcel #161-043-01 (see attached map).

**PROJECT PROPOSAL**

The Mecklenburg County Park and Recreation Department propose to acquire approximately 1.12 acres at the project location for expansion of the School site for recreation uses.

**PROJECT JUSTIFICATION**

Regarding *neighborhood parks*, the 1989 Charlotte Mecklenburg Parks Master Plan recommends acquisition and development of sites conveniently located within neighborhoods and with pedestrian/bicycle access. The Oakhurst School property currently functions as a neighborhood park serving the area between Independence Boulevard and Monroe Road in the immediate vicinity of the school. The playground as well as a circular "pathway"/walking track around the ball field area are used by nearby residents on a regular basis.

The addition of the above property will expand opportunities for outdoor recreation for both students and the residents of the surrounding neighborhood; no other park facility is currently in place to serve this area. The subject property will serve to retain outdoor recreation space for the neighborhood should the building footprint of the school be expanded in the future. Acquisition (only) of the subject site is funded by 1995 park bonds.

This project is one of several examples that will be presented to expand neighborhood park sites adjoining existing school properties and/or to acquire parcels adjoining schools sites to enhance outdoor recreation opportunities for neighborhoods through the utilization of public properties. These acquisitions are implementations of the *joint-use concept* and are intended to maximize the impact of public expenditures relative to providing outdoor recreation space to serve neighborhoods.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

The property is located in the Oakhurst Park Neighborhood. The subject site is currently zoned R-5 single family. The Oakhurst Land Use and Zoning Plan calls for a mix of uses immediately surrounding the site, including industrial, commercial and residential. Residential uses are the primary land uses in the neighborhood, with single family residential being the housing type called for in the Plan for the areas adjacent to the

school. Existing uses surrounding the property include single family homes on the north and west and an industrial use on the east side of the property.

**PROJECT IMPACT**

The project is currently vacant and expanded park uses are needed in the area. The additional park space would be a tremendous asset to the neighborhood. The project would be within easy and comfortable walking distance for most of the neighborhood north of Monroe Road.

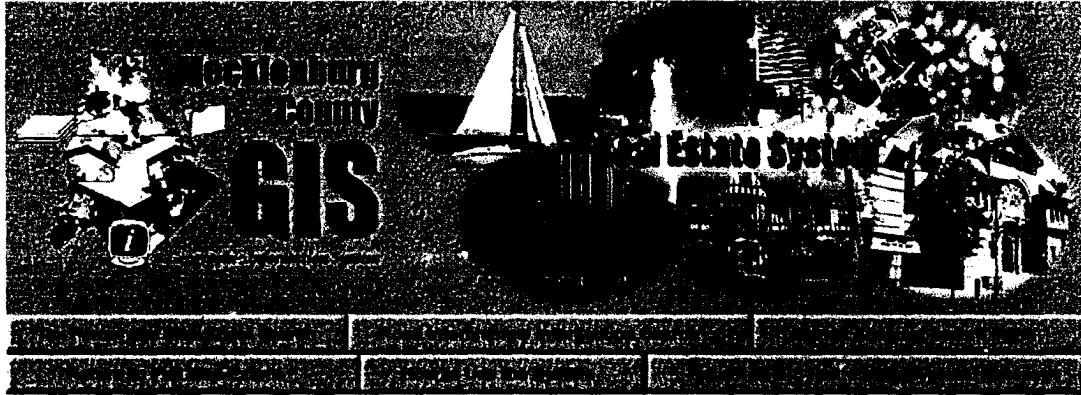
**PROJECT COST**

Land acquisition costs will be negotiated and/or based on a market appraisal. Current tax value for the +/- 1.12 is \$52,500.

**STAFF RECOMMENDATION**

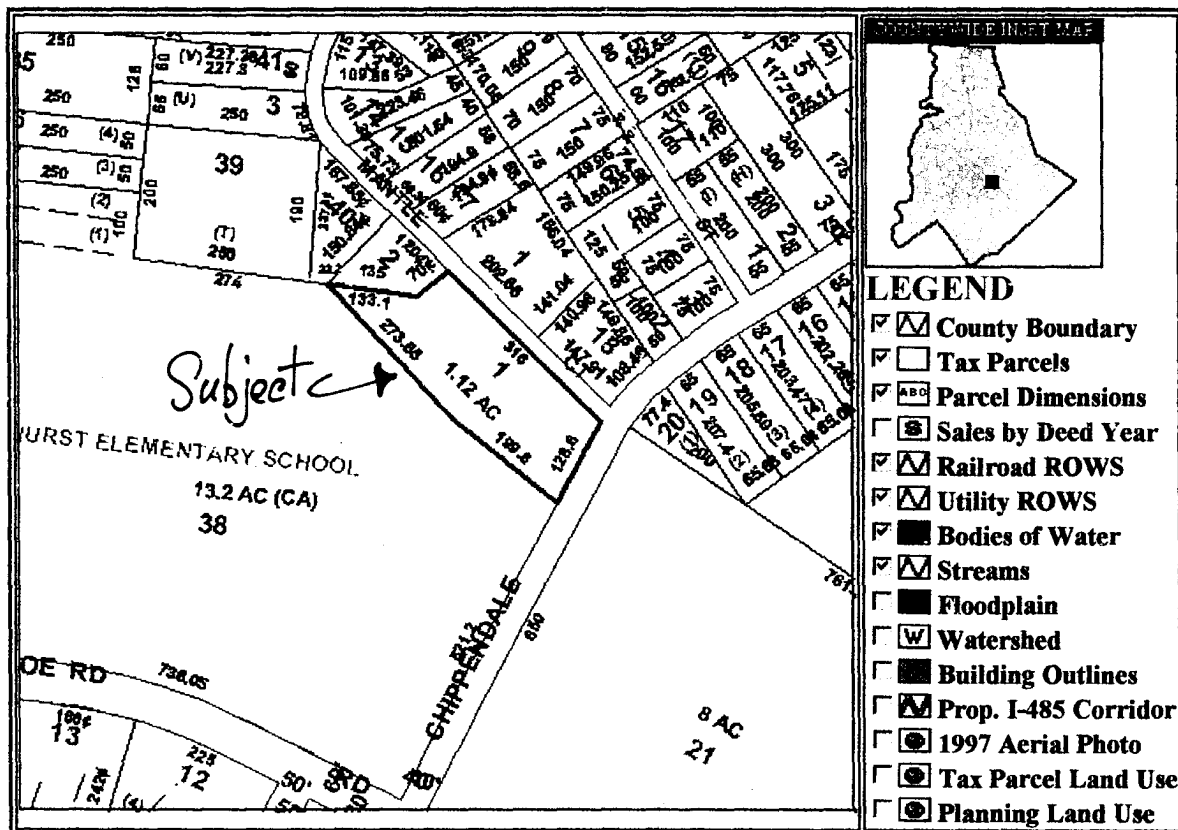
Staff recommends the property be purchased to build a neighborhood park in the Oakhurst Park Community.

**PLANNING COMMITTEE RECOMMENDATION**



Click on Map to Perform Operation

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 Zoom Factor 
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 ☐ Adjoining Owner's Report within 
☐ Measure Start Line 
 Label Parcels by:



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