



December 9, 2008

Chairman George Sheild, Sr. &  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, December 16<sup>th</sup>, 2008 at 5:00 p.m., in Room 280** located on the 2<sup>nd</sup> Floor of the Charlotte-Mecklenburg Government Center.

At the December 16<sup>th</sup> meeting, the Committee will be asked to make recommendations on six mandatory referrals and on the *Arrowood Transit Station Area Plan*.

If you cannot attend the December 16<sup>th</sup> meeting, please contact me at **704-336-8364** or [gwjohnson@ci.charlotte.nc.us](mailto:gwjohnson@ci.charlotte.nc.us) at your earliest convenience.

Sincerely,

Garet W. Johnson, AICP  
Assistant Director – Long Range Planning  
Charlotte-Mecklenburg Planning Department

- c. Planning Staff
  - Michele Crouch, Charlotte Observer
  - Tim O'Brien, City Real Estate

**Charlotte-Mecklenburg Planning Committee Meeting**  
**December 16, 2008**  
**CMGC – 2<sup>nd</sup> Floor, Conference Room 280, 5:00 p.m.**

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**AGENDA**

**I. Introductions and Call to Order**

**II. M.R. #08-44: Land Acquisition for Replacement of McClintock Middle School**

*Background:* Charlotte Mecklenburg Schools is proposing to acquire property adjoining McClintock Middle School to enable replacement of the existing school with a new building.  
*Attachment #1.*

*Staff Resources:* Kent Main, Planning; Susan DeSoto, CMS Real Estate  
*Action Requested:* Approve Planning staff recommendation for M.R. #08-44.

**III. M.R. #08-45: Transfer of City-Owned Property on Dogwood Avenue**

*Background:* The City of Charlotte is proposing to transfer property at 2821 Dogwood Avenue in the Tryon Hills community to the Regional Housing Partnership, LLC. *Attachment #2.*

*Staff Resources:* Greg Burnham, Planning; Lynnea Pulver, City Real Estate  
*Action Requested:* Approve Planning staff recommendation for M.R. #08-45.

**IV. M.R. #08-46: Transfer of Matthews Elementary School Agricultural Building**

*Background:* Charlotte Mecklenburg Schools is proposing to transfer ownership of the Matthews Elementary School Agricultural Building to the Town of Matthews. *Attachment #3.*

*Staff Resources:* John Rogers, Planning; Susan DeSoto, CMS Real Estate  
*Action Requested:* Approve Planning staff recommendation for M.R. #08-46.

**V. M.R. #08-47: Property Acquisition for Replacement of Education Center**

*Background:* Charlotte Mecklenburg Schools is proposing to acquire facilities located in Regency Executive Office Park to serve as a replacement for the Education Center.  
*Attachment #4.*

*Staff Resources:* Alberto Gonzalez, Planning; Susan DeSoto, CMS Real Estate  
*Action Requested:* Approve Planning staff recommendation for M.R. #08-47.

**VI. M.R. #08-48: Land Acquisition for a Neighborhood Park on Brooktree Drive**

*Background:* County Real Estate is proposing to acquire approximately 14.6 acres of land on Brooktree Drive for a future neighborhood park. **Attachment #5.**

*Staff Resources:* Marci Sigmon, Planning; Steve Law, County Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #08-48.

**VII. M.R. #08-49: Land Acquisition for a Library Near Shopton/Steele Creek Roads**

*Background:* County Real Estate is proposing to acquire approximately five acres of land near the intersection of Shopton and Steele Creek Roads to serve as a future library site.

**Attachment #6.**

*Staff Resources:* Alberto Gonzalez, Planning; Jacqueline McNeil, County Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #08-49.

**VIII. Recommendation on the draft Arrowood Transit Station Area Plan**

*Background:* The Arrowood Transit Station is the 13<sup>th</sup> station heading south from Center City along the South Corridor Light Rail Transit Line. The plan area will become part of the series of vibrant, high density transit villages along the South Corridor. The Committee received public comments on the plan in November. Copies of the draft plan were included in the Planning Committee's October agenda packet. The plan is also available on the web at [www.charlotteplanning.org](http://www.charlotteplanning.org).

*Staff Resource:* Alberto Gonzalez, Planning

*Action Requested:* Recommend adoption of the draft plan as recommended by staff.

**IX. Area Plan Status and Meeting Report**

*Background:* Committee members assigned to area plans will provide a report on any meetings that have occurred since the last report.

*Resources:* Commissioner Griffith – Catawba Area Plan

Commissioners Simmons and Locher – Independence Blvd. Area Plan

*Action Requested:* None, for information only.

**X. Approve November 18, 2008 Meeting Minutes. Attachments #7.**

**XI. Adjourn**

**MANDATORY REFERRAL REPORT NO. 08-44**  
**Proposed Acquisition of Land to Facilitate Replacement of McClintock Middle School**

**Attachment #1**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to purchase 5.57 acres located on the northwest side of Rama Road in Charlotte to allow for a driveway and parking areas needed for the replacement of McClintock Middle School on the same site as the existing school, without the need to utilize temporary classroom space during construction. Portions of the existing school facility will be retained and used for community activities. The location of the existing school building – following construction of the new school and demolition of the existing building – will be graded and converted to athletic fields and open space.

The subject property is located in front of McClintock Middle School on Rama Road between Monroe Road and the railroad tracks. The proposed site consists of three adjacent parcels (tax number 163-061-01, 163-061-02 and 163-061-03). The parcels are zoned R-4 (residential) according to the City of Charlotte Zoning Ordinance. All three parcels are vacant.

McClintock Middle school is located at 2101 Rama Road (parcel 163-061-04) on a 30.3-acre parcel, which is slightly smaller than the 32 acres recommended for a middle school of the proposed size by the guidelines established by the NC department of Public Instruction. Addition of the proposed acreage will allow McClintock to slightly exceed the guideline.

Adjacent to the south are railroad tracks. To the west is a Duke Power switching substation and McClintock Middle School. To the north is the existing McClintock Middle School campus. Across the street to the east is a vacant lot surrounded by a neighborhood of single family homes.

**PROJECT JUSTIFICATION:**

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan (2008)* identifies the need to replace the aging middle school at this location by the year 2009-2010. The newer portions of the existing school (such as the media center) will be retained for community use.

The plan is to construct a 54-classroom replacement school that will be slightly larger than the current (45-classroom) McClintock building. The 54-classroom middle school design prototype is being developed elsewhere in CMS, most notably at planned middle schools at Highland Creek and Belmeade. The larger building will allow overcrowding currently present at McClintock to be relieved.

The purchase of this land is also necessary to ease traffic congestion along Rama Road by aligning the school driveway with Donegal Drive across the street.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte Zoning Ordinance allows for middle schools within R-4 Residential zoning. Middle schools are permitted under Prescribed Conditions. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

The property is located within .25 miles of several existing multifamily residential complexes. The remaining area is developed with single family home subdivisions, a cemetery and religious institutions. The surrounding area within one mile has been almost completely developed with few vacant tracts remaining.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *East District Plan (1990)* shows the property as Institutional. Immediately across Rama Road are single family neighborhoods. Because of the adjacent railroad track and shallow depth of this property, it is not suitable for new single-family residential development. A number of retail developers have looked at this property over the years and explored rezoning for retail use, but the proximity to single family residential makes such use inappropriate. The proposed school use is consistent with the land use recommendation of the plan.

**PROJECT IMPACT:**

The property is strategically located to address longer term middle school enrollment growth in this region of Charlotte.

Rama Road is the main thoroughfare through the area. Increased traffic around the school campus is expected for two 30-minute periods in the morning and afternoon. Charlotte Mecklenburg Schools works closely with the Charlotte Department of Transportation and the site designers to minimize this impact.

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

There are no known public or private projects that will be impacted by this project.

**ESTIMATED PROJECT COMPLETION**

Acquisition of the land is proposed to be funded by 2007 Bonds. The funding for the site is to be approved by the Board of Education and the Board of County Commissioners.

School design and construction will be funded by the 2007 Bond.

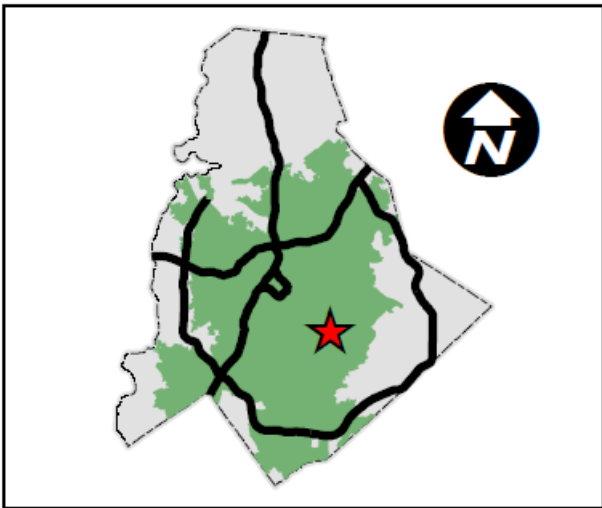
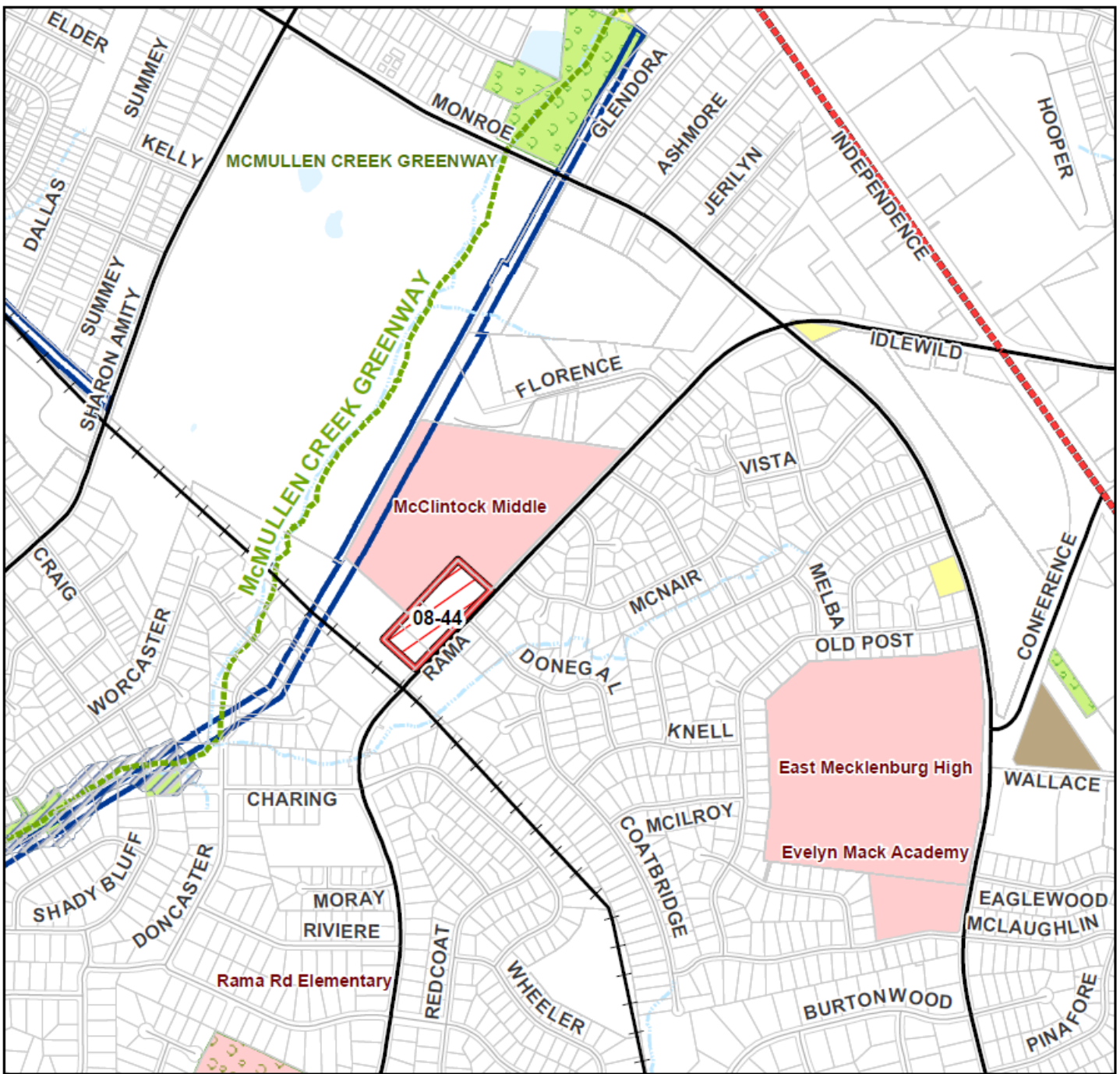
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 5, 2008 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed property transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



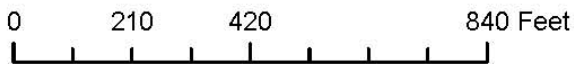
# Mandatory Referral 08-44

*CMS*

<ul style="list-style-type: none"> <li> Mandatory Referral</li> <li> City Property</li> <li> Park Property</li> <li> Overhead Electrical Transmission Lines</li> </ul>	<ul style="list-style-type: none"> <li> Existing Greenway</li> <li> Greenway Construction</li> <li> Proposed Greenway</li> </ul>
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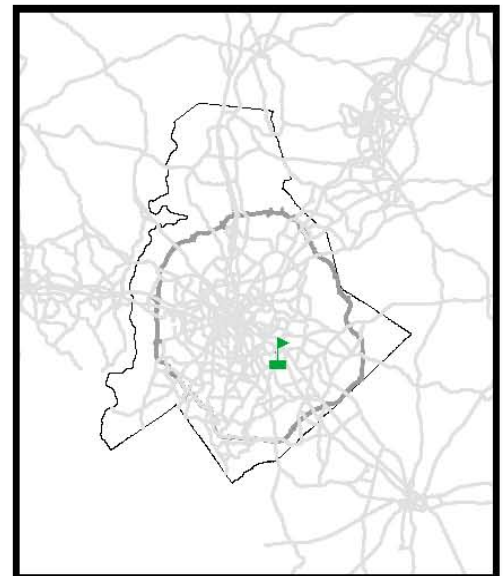
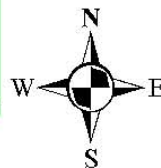
Produced by the Charlotte-Mecklenburg Planning Department

# McClintock Middle School Project



**Legend**

- 163-061-03
- 163-061-01
- 163-061-02
- McCLINTOCK MIDDLE SCHOOL



**MANDATORY REFERRAL REPORT NO. 08-45**  
**Proposal to Transfer a City-Owned Parcel on Dogwood Avenue in the Tryon Hills Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood Development KBU proposes to transfer one parcel of City-owned land and building to Regional Housing Partnership, LLC. The property is located at 2821 Dogwood Avenue (PID #085-044-31) and includes a single family residence on 0.47 acres. The dwelling on the property – zoned R-5 single family residential according to the Charlotte Zoning Ordinance - has been vacant and boarded for over three years.

The Regional Housing Partnership LLC, is a non-profit organization that provides affordable housing and supportive services to individuals and families with HIV and AIDS in Charlotte and the surrounding area. It has identified this location and proposes to acquire the property, and renovate the home for use by their targeted population.

**PROJECT JUSTIFICATION:**

The City of Charlotte acquired this property through foreclosure on a replacement housing loan in July, 1997. The LLC has identified 2821 Dogwood Avenue as a suitable site for permanent housing for the identified special needs population.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The transfer of the property to Regional Housing Partnership, LLC will help to support and provide decent, safe and affordable housing for people living with special needs.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan*, adopted in 1993 calls for residential land use, which makes this proposal consistent with the adopted area plan.

**PROJECT IMPACT:**

The project provides permanent affordable housing for low income population with special needs in the Tryon Hills Neighborhood.

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

City Engineering is currently in the planning and design phases of the Tryon Hills Neighborhood Improvement Project which encompasses Dogwood Avenue. This project includes proposed improvements such as roadway and pedestrian improvements, new curb alignments for vehicles, transit, cycles and pedestrians, storm drainage improvements, and water and sewer line improvements. It appears that this property will benefit from this project.

**ESTIMATED PROJECT COMPLETION DATE:**

The property will be transferred to Regional Housing Partnership, LLC in early 2009. Renovations to the house should also be completed in 2009.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

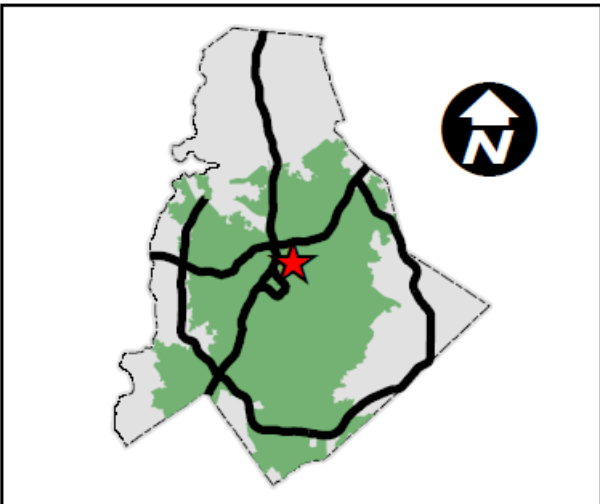
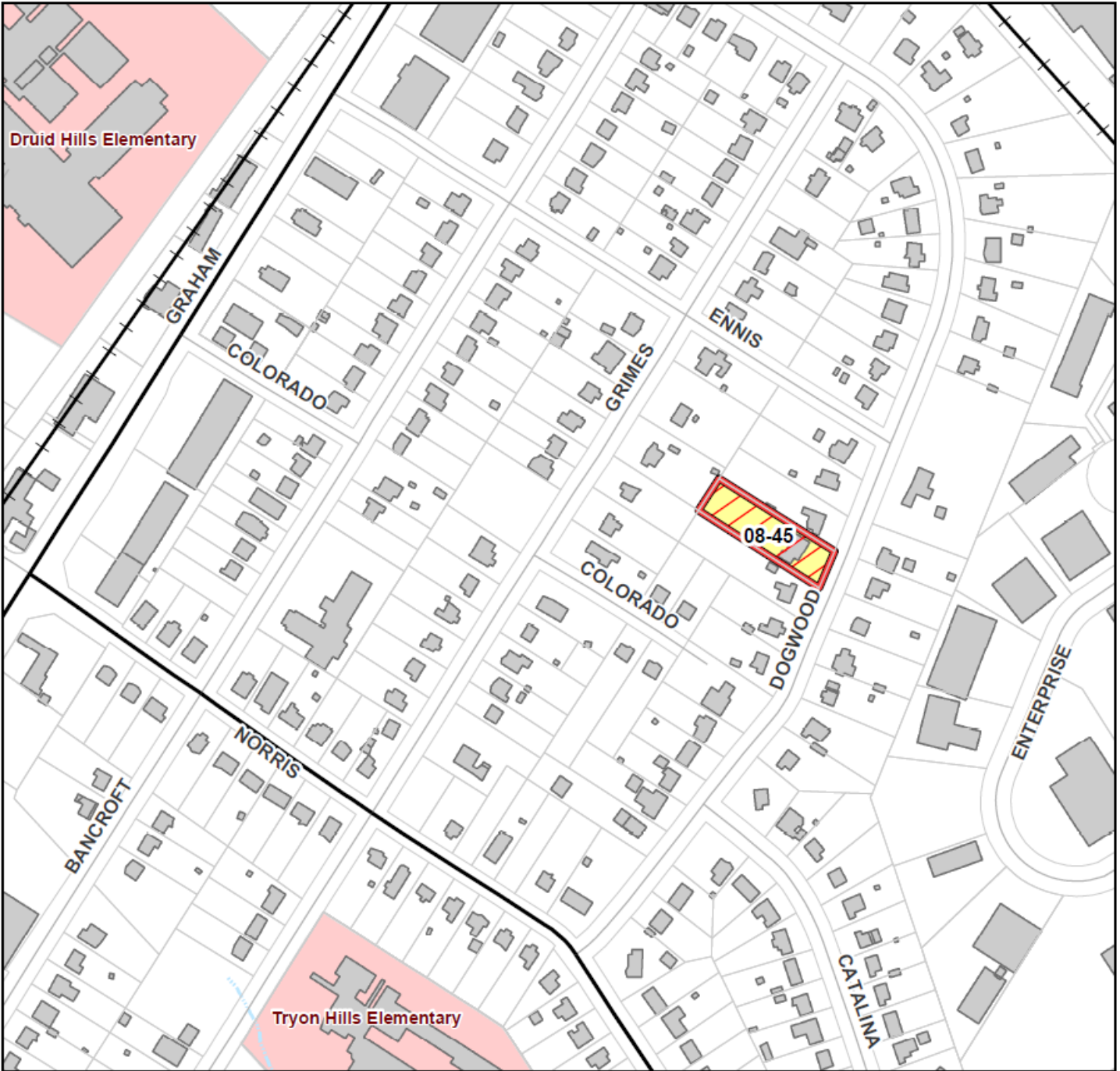
The Joint Use Task Force discussed this matter at their December 3, 2008 meeting and no joint use comments were offered.

**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of this Mandatory Referral.



**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 08-45

*City Real Estate*

-  Mandatory Referral
-  City Property



# POLARIS

## Property Ownership Land Records Information System

Date Printed: Fri Nov 14 14:13:49 EST 2008



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

**MANDATORY REFERRAL REPORT NO. 08-46**  
**Proposed Exchange of Matthews Agriculture Building with the Town of Matthews**

**Attachment #3**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to transfer ownership of the Matthews Agriculture Building ("Ag Building") and up to .35 acres of underlying land adjoining Matthews Elementary School to the Town of Matthews in exchange for additional CMS use of both the Ag Building and the adjoining town-owned Community Center. The Town of Matthews proposes to renovate the Ag Building for a variety of community uses including art classes and meetings. The adjacent parking lot will be retained by CMS but is proposed to be shared with the Town of Matthews functions at the Community Center and the Ag Building.

The two story building contains 3,960 square feet. It is located on the north edge of the campus of Matthews Elementary School (Mecklenburg tax parcel number 227-211-02) and is accessed from McDowell Street. To the north is the Matthews Baptist Church. To the east is the Matthews Community Center. To the south is Matthews Elementary School. To the west is the school parking lot and a shared playground. The building and property are zoned Residential/Institutional according to the Matthews Zoning Ordinance.

**PROJECT JUSTIFICATION:**

The Town of Matthews wishes to renovate the Ag Building. Renovation will provide additional meeting space for public use. The Charlotte-Mecklenburg Board of Education currently uses the building for storage purposes and does not plan to renovate the building. There is no power source to the building and the water has been shut off due to leaks. This building is contemporary with and almost identical in design to the Agricultural Education Buildings at Huntersville and Long Creek, both of which are Designated Mecklenburg County Landmarks. This building is eligible for such designation. All three buildings were built under the Depression Era Works Progress Administration.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition by the Town of Matthews will allow the preservation and adaptive reuse of the Ag building as an expansion of the arts, cultural and other civic uses at the adjacent Matthews Community Center, which is housed in the historic Matthews School, a designated Historic Landmark structure.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

According to Town of Matthews staff, the permitted uses under the current Residential/Institutional District zoning would not allow for redevelopment, as Matthews zoning requires a minimum of 2 acres for the development of a land parcel. The newly created parcel will be combined with Mecklenburg tax parcel 227-211-34 (Community Center parcel) which belongs to the Town of Matthews.

While no specific adopted public policy document recommends this acquisition, it is a logical addition to the Community Center use, and meets the needs of both CMS and the Town of Matthews. The Matthews Planning Office supports this transfer.

**PROJECT IMPACT:**

This transfer of ownership will provide for the restoration of this important building in Matthews and will expand the available public space at the Matthews Community Center. It will transform this underused public resource to an active public use that will compliment the adjacent Matthews Community Center, and will allow the creation of a campus of two historically significant, actively used buildings.

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

This property transfer will allow the expansion of the adjacent use at the existing Matthews Community Center.

**ESTIMATED PROJECT COMPLETION**

The project will be completed within the next two years.

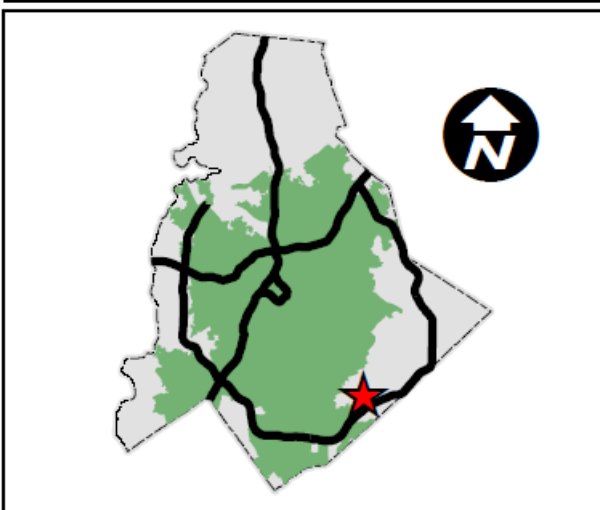
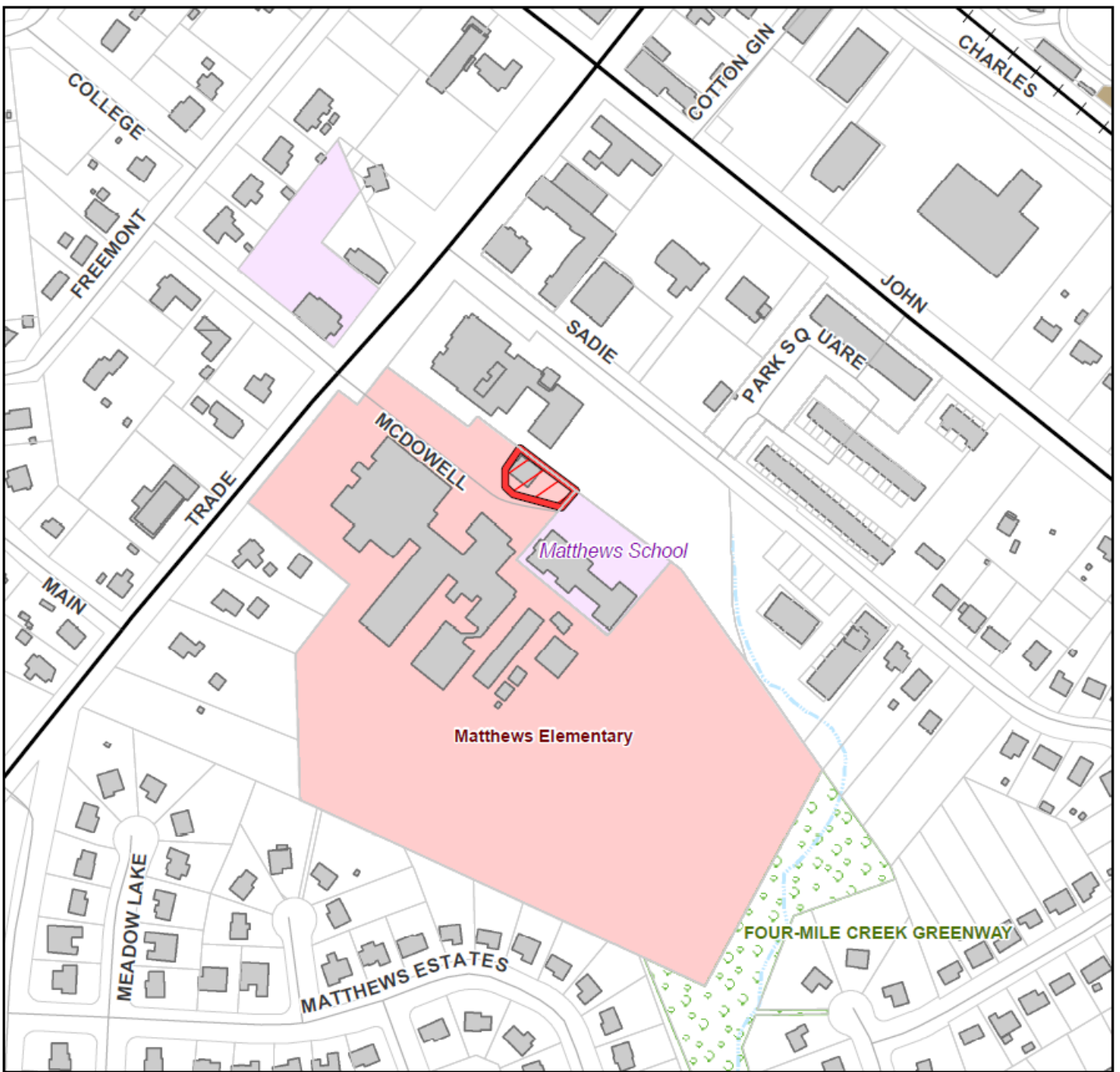
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at its December 3, 2008 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**








Planning Staff recommends that this property transfer be approved.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 08-46

*CMS*

- |   |                          |   |                       |
|---|--------------------------|---|-----------------------|
|  | Mandatory Referral 08-46 |  | Existing Greenway     |
|  | City Property            |  | Greenway Construction |
|  | Park Property            |  | Proposed Greenway     |
|  | Local Historic Landmark  |   |                       |



# Matthews Elementary School Campus



CMBE to give the historic Matthews AG Building to the Town of Matthews who will renovate the building and allow CMS to use the AG Building and the existing Community Center.



Real Estate Department  
November 2008





Agricultural Education Building – Matthews Elementary School – Built 1938



Agricultural Education Building – Huntersville Elementary School – Built 1938  
Designated Mecklenburg County Historic Landmark



Agricultural Education Building – Long Creek Elementary School – Built 1938  
Designated Mecklenburg County Historic Landmark

**MANDATORY REFERRAL REPORT NO. 08-47**

**Proposed Acquisition of Two Office Buildings and a Vacant Lot Within Regency Executive Park for CMS Administrative Functions (Replacement of Education Center)**

**Attachment #4**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to purchase two existing office buildings on two separate parcels and an additional vacant parcel totaling 18.147 acres on the east side of Nations Ford Road in the City of Charlotte within the Regency Executive Office Park. The intent of this transaction is to acquire a facility to replace the present Education Center on Martin Luther King Boulevard.

The subject property is currently occupied by Cigna who maintains a small staff there until the lease expiration at the end of November 2008. The first of two buildings (a two story brick building located at 200 Regency Executive Park Drive) was built in 1997 as a call center and contains 117,941 square feet of office space (tax parcel 169-192-01). The second building – constructed in 1999 - is located at 207 Regency Executive Park Drive (tax parcel 169-191-14) and is partially rented (four tenants using 16,000 square feet of 46,317 total square feet) through 2010. The third parcel (the vacant lot) is located at the entrance to the office park, and is identified by tax parcel 169-191-15.

The properties are located within an area which is zoned O-1, Office, according to the Charlotte Zoning Ordinance. The immediate vicinity includes commercial uses near the interchange of Nations Ford Road and I-77 and residential uses further north along Nations Ford Road.

Adjacent to the north is a vacant lot, followed by office buildings fronting Regency Executive Park Drive. To the south are commercial uses and the interchange with Interstate 77. Across Nations Ford Road to the west is an older residential neighborhood. To the east is Interstate 77.

**PROJECT JUSTIFICATION:**

Related to the sale of the Education Center offices on Martin Luther King Boulevard (integral to the proposed redevelopment of the Education Center/Marshall Park block into a mixed-use center), Charlotte-Mecklenburg Schools needs to acquire permanent office space for the employees to be relocated from the Education Center, and from the Walton Plaza building on Stonewall Street, as well as to consolidate work groups located in a number of costly spaces that are leased and whose leases will be expiring soon.

These buildings are located along I-77 in an area easily accessible by public transportation and private vehicles. Relocating these various groups in close proximity to one another will improve coordination and reduce travel time.

The functions envisioned to be housed in this facility are: Human Resources, Finance Department, Transportation (to be re-located from Airport Center office park and from First Ward), Planning (to be relocated from Walton Plaza uptown), Information Technology (to be relocated from Airport Center office space) and Telecommunications.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Office use is consistent with the current zoning.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) calls for office use on the subject properties. The proposed use is consistent with the adopted area plan for the site.

**PROJECT IMPACT:**

The property is located within an existing office park. There is no known impact. The vacant lot will be held for future needs.

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

There are no known public or private projects that will be adversely impacted by this project.

**ESTIMATED PROJECT COMPLETION**

Acquisition of the building is proposed. The funding for the site is to be approved by the Board of Education and the Board of County Commissioners.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their December 3, 2008 meeting and the fact was raised that Regency Drive is a thoroughfare that will be someday extended alongside a portion of the Site and across I-77, although the project is not currently ranked in the 2030 LRTP (Long Range Transportation Plan). City Real Estate also stated a need to temporarily re-locate City Stormwater Services from the Government Center and inquired as to whether the phased

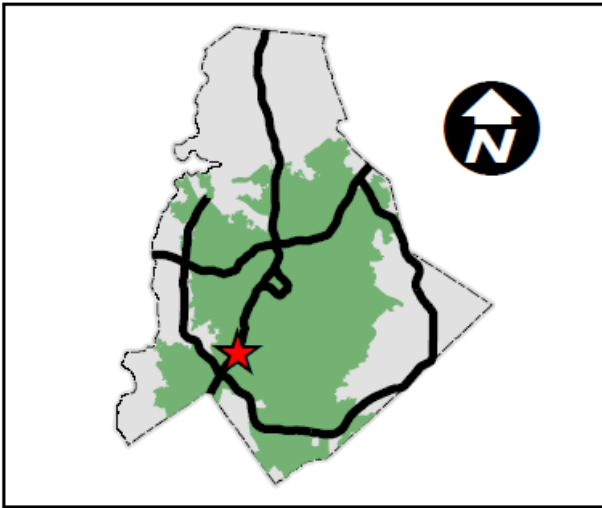
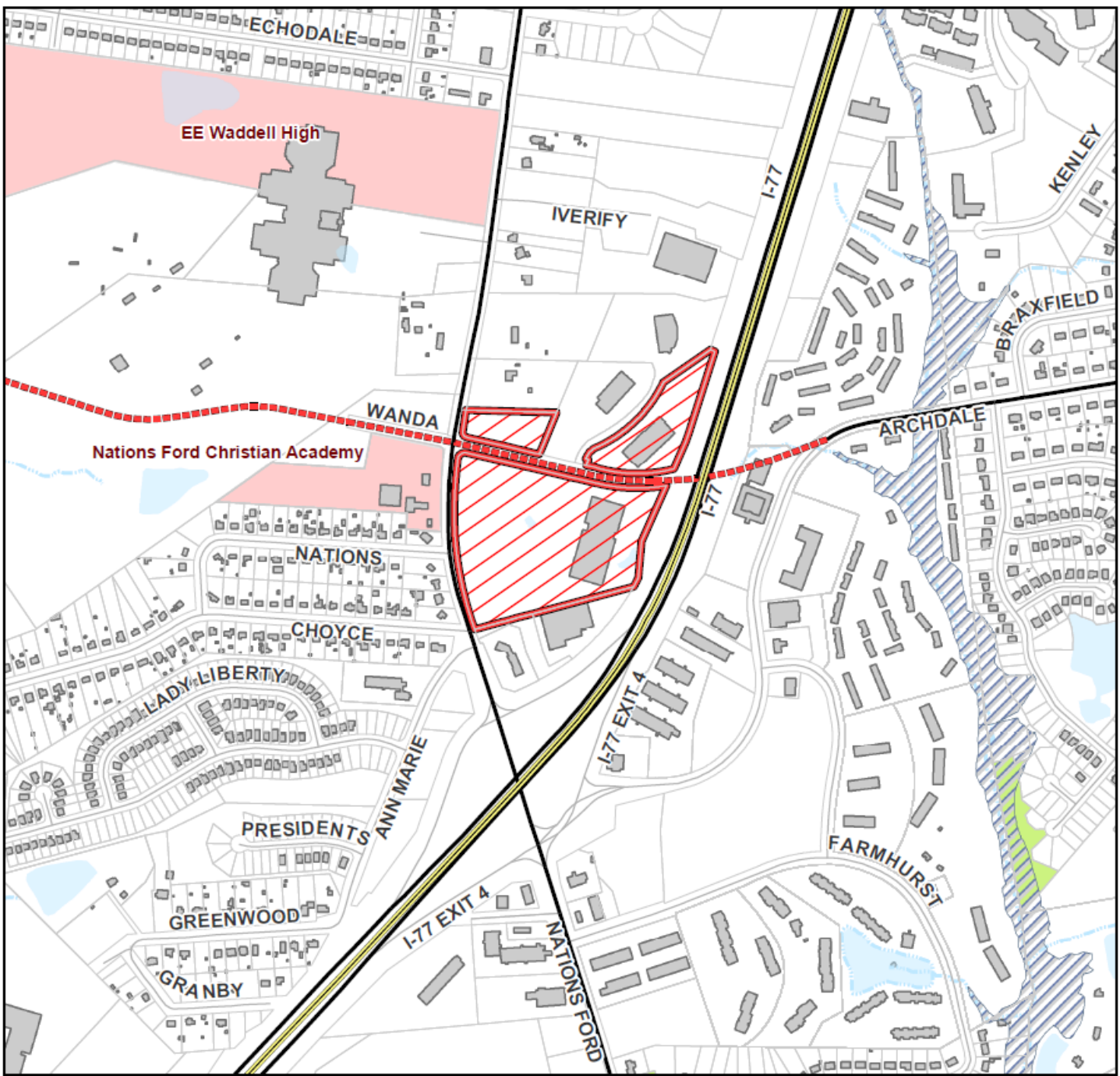


occupancy of the proposed CMS acquisition would be able to temporarily accommodate Stormwater. CMS replied that this might be a possibility.

**PLANNING STAFF RECOMMENDATION:**





Staff recommends approval of the proposed acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 08-47

*CMS*

-  Mandatory Referral 08-47
-  County Property
-  Existing Thoroughfare
-  Proposed Thoroughfare



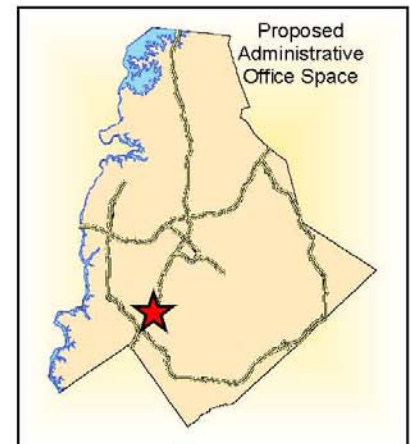
# Regency Executive Park Office Buildings



## Proposed Purchase Includes:

- 200 Regency Executive Park Drive - Parcel # 169-192-01
- 207 Regency Executive Park Drive - Parcel # 169-191-14
- 1.52 Acre Vacant Lot - Parcel # 169-191-15

CMS Real Estate Department  
November 2008



**MANDATORY REFERRAL REPORT NO. 08-48**  
**Proposed Neighborhood Park Acquisition on Brooktree Drive in Charlotte**

**Attachment #5**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase three tax parcels (PID 057-071-15, 057-072-38, 057-072-99) comprising approximately 14.635 acres on Brooktree Drive in Charlotte for a future neighborhood park in the Northwest Park District. The property is undeveloped and forested. Paw Creek traverses the eastern boundary of the site and will accommodate a segment of the future Paw Creek Greenway. The property is zoned R-17MF (multi-family) by the City of Charlotte and is surrounded by multi-family residential to the west, single family residential to the east, Allenbrook Elementary School to the south and undeveloped industrial-zoned property to the north.

**PROJECT JUSTIFICATION:**

The neighborhoods surrounding this site are currently under-served by park amenities. The nearest recreation facilities are Tuckaseegee Recreation Center and Hoskins Park, approximately 1.5 and 2.0 miles away respectively. Development of small parks within easy walking distance of residential neighborhoods was identified as a top priority in the community needs assessment conducted as a component of development of the 2008 *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 2008 *Park and Recreation Master Plan* identified the need for additional neighborhood parks (between two and 20 acres in size). This was identified as a suitable size for neighborhood parks based upon the community needs assessment conducted as part of the Plan process, and examination of best practices of similar-sized cities and counties across the nation. Development of park amenities at this site will fill a "recreation facility gap" which was identified through the "Greenprinting" process. Greenprinting is a GIS (mapping) based process that identifies properties to be acquired for future park development based upon specific criteria including property size, proximity to/distance from existing parks schools and libraries, and population to be served within a one-mile radius. This property is also located within the Paw Creek Greenway corridor identified in both the 1999 and 2008 *Greenway Master Plans*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Northwest District Plan* (1990) recommends multi-family development for this site. Neighborhood Parks are generally considered to be compatible with residential areas, thus a neighborhood park would be considered consistent with the *Northwest District Plan*.

**PROJECT IMPACT:**

This project will have a positive impact on the community. Upon future funding for park development, this project will provide additional recreational opportunities for residents in a currently under-served area of the City. In addition, the future Paw Creek Greenway will provide pedestrian connectivity between and among parks, residential neighborhoods and Allenbrook Elementary School.

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

This project has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity. If it is deemed to be advantageous to extend Brooktree Drive through the property, Charlotte Department of Transportation (CDOT) will have an opportunity to partner with the County on this acquisition by purchasing street right-of-way and the resulting portion of the property that would be fragmented from the remainder of the park site.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by April 30, 2009. Park and greenway development will be dependent on future funding.

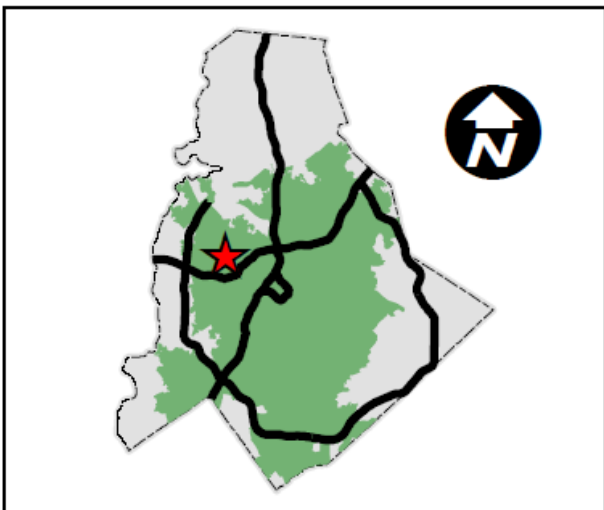
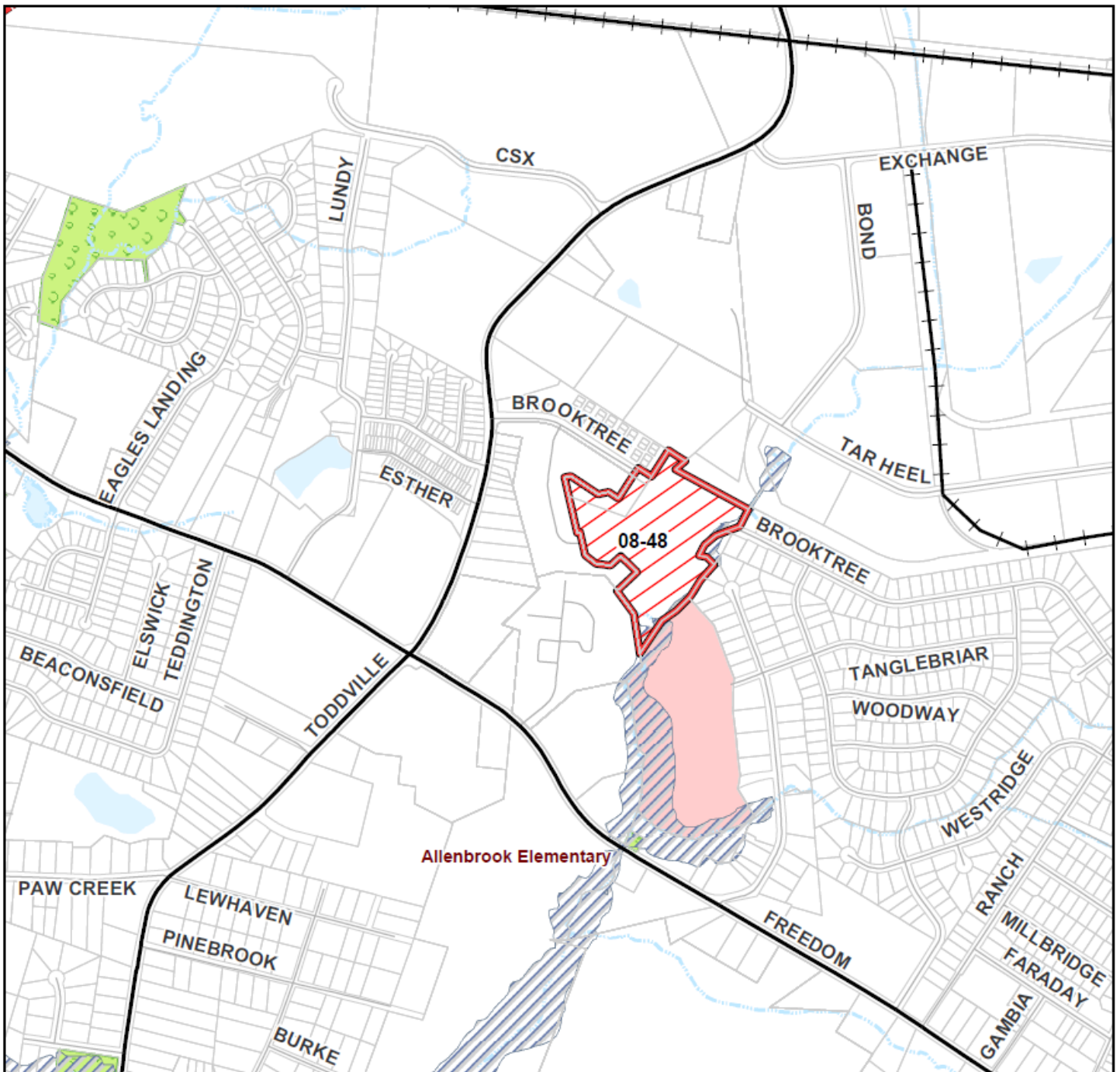
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 3, 2008 meeting and CDOT expressed interest in connecting two severed portions of Brooktree through the proposed site. County staff said this might be possible so long as the County does not end up owning the land to the north of the proposed roadway. Also, it was mentioned this will provide a linkage for the future Paw Creek greenway, and will link the proposed park and adjoining Allenbrook elementary school to other communities along the greenway. Finally, current site amenities of Allenbrook school are deficient when compared to many other CMS elementary schools. It might be possible to work collaboratively with Park and Recreation to provide recreational site amenities in the proposed park equivalent to other CMS schools thus eliminating this inequity.

**PLANNING STAFF RECOMMENDATION:**




Planning Staff recommends approval of this proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 08-48

*County Real Estate*

-  Mandatory Referral
-  Park Property
-  County Property



**MANDATORY REFERRAL REPORT NO. 08-49**  
**Proposed Library Branch Near Shopton Road/Steele Creek Intersection**

**Attachment #6**

**PROJECT PROPOSAL AND LOCATION:**

The Public Library of Charlotte and Mecklenburg County (PLCMC) proposes to purchase a 5-acre portion of Tax Parcel 201-072-26 near the intersection of Steele Creek Road and Shopton Road (near I-485) for a future library branch. The subject parcel is on the southeast corner of Shopton Road and the new Steele Creek Place Drive in Charlotte's extraterritorial jurisdiction. The property is currently vacant and zoned I-1(CD) – light industrial conditional – according to the Charlotte Zoning Ordinance (petition #2002-05). The library – proposed to be sized as a Regional Library - will be a part of the Steele Creek Place development which will be a mixed use retail/hotel development. The owner/developer of Steele Creek Place anticipates that the majority of the development's establishments will be constructed by 2012. PLCMC will construct a 40,000 square foot single story building (with related parking) on the site that will front Shopton Road.

It is anticipated that the site is of sufficient size to accommodate the envisioned 40,000 square foot single-story regional library along with parking sufficient to serve the needs of the facility, as well as for potential future expansion requirements. Library customers tend to remain at library facilities much longer than customers at typical retail establishments, so parking loads are traditionally 40-50 percent higher when compared to a comparably-sized retail establishment.

The surrounding area is composed of mixed residential and commercial properties. There is a large condominium complex diagonally across Shopton Road from the site with multiple commercial use buildings within 1/8 mile on both Shopton and Steele Creek Roads. There is a large commercial use development proposed directly across Steele Creek Road from the site. Further to the east of the site may be found several larger commercial/industrial developments in addition to residential development.

Although preliminary discussions with Planning Department staff indicate that a library is allowed by the current zoning, PLCMC states willingness to explore re-zoning the site if it is deemed appropriate for the successful completion of this project.

**PROJECT JUSTIFICATION:**

This library is needed because the nearest library is inadequate to support the demand for services from the surrounding neighborhoods. The site is within close proximity to a growing number of residences in the Berewick development as well as single family and multi-family homes along Shopton Road and Steele Creek Road. Program elements such as collections, reader seats, public access to computers, meeting room space, and staff workstations have all been strained at the closest libraries to this location (Steele Creek and Carmel) because of the number of citizens utilizing those facilities. Additionally, the lease on Carmel Branch Library is scheduled to terminate in 2010. Currently, PLCMC plans to move the Carmel Branch Library to Sharon Road West which could potentially place additional stress on services at the Steele Creek Branch.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The PLCMC is in the process completing its *Ten Year Facilities Master Plan*. PLCMC anticipates completion of the master planning process by the end of January, 2009. Preliminary data from that process shows a need for addition library services for this region of the county. The planning process has included telephone surveys, branch manager interviews, community forums, and interviews with local officials.

Previous Master Plans have also indicated a need for additional library resources in this region of the county. Specifically, justification to obtain bond funding for land acquisition was substantiated by the 2002 Library *Branch Facilities Master Plan*, that demonstrated population diversification and exponential growth occurring in this area. The *2005-08 Strategic Plan* incorporated means by which PLCMC can continue its mission to serve new populations with the resources and programming necessary to meet their changing needs. The current Steele Creek Branch (the nearest library) has identified the need to bolster cultural-specific resources. Specifically, through use and experience during the past three years, PLCMC was able to observe increases in patron requests for Hispanic and Latino-centered material.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) calls for a neighborhood convenience center on this site. The proposed use of the site by CMPLC for a regional library is consistent with the adopted land use plan for the area.

**PROJECT IMPACT:**

Completion of the project will provide improved library resources for an area of the county that is currently underserved as well as reduce strain upon the overall library system. PLCMC anticipates relocating some support services from the Uptown Library to this location, thus achieving greater efficiency and effectiveness. Specifically, PLCMC is critically evaluating options for relocation of some non-public interface services from the Main Library to coordinate with potential

reconstruction at the Main Library, to enable the Main Library to devote more space to resources directly benefiting the public.

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

It is anticipated that the addition of a library branch to the Steele Creek Place development will positively impact the development as well as the surrounding community.

Dixie River Road (a short distance north of the Shopton/Steele Creek Roads intersection) will be realigned to meet the Shopton Road intersection (the re-aligned Dixie River Road is then slated to be renamed Berewick Commons Parkway). Additionally, the developer of the property across Shopton Road from the site plans to make intersection improvements to the Steele Creek/Shopton Roads intersection in connection with this proposed commercial development.

**ESTIMATED PROJECT COMPLETION DATE:**

The Library expects to close on the land for this project by the end of February, 2009. The construction schedule for the building is dependent upon passage of bonds either in 2009 or 2010.

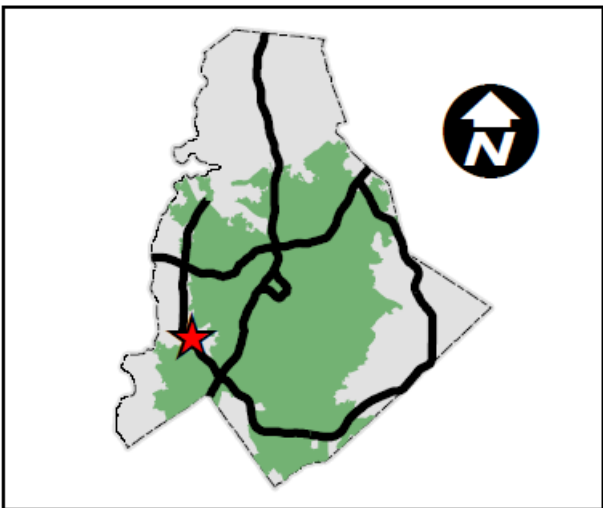
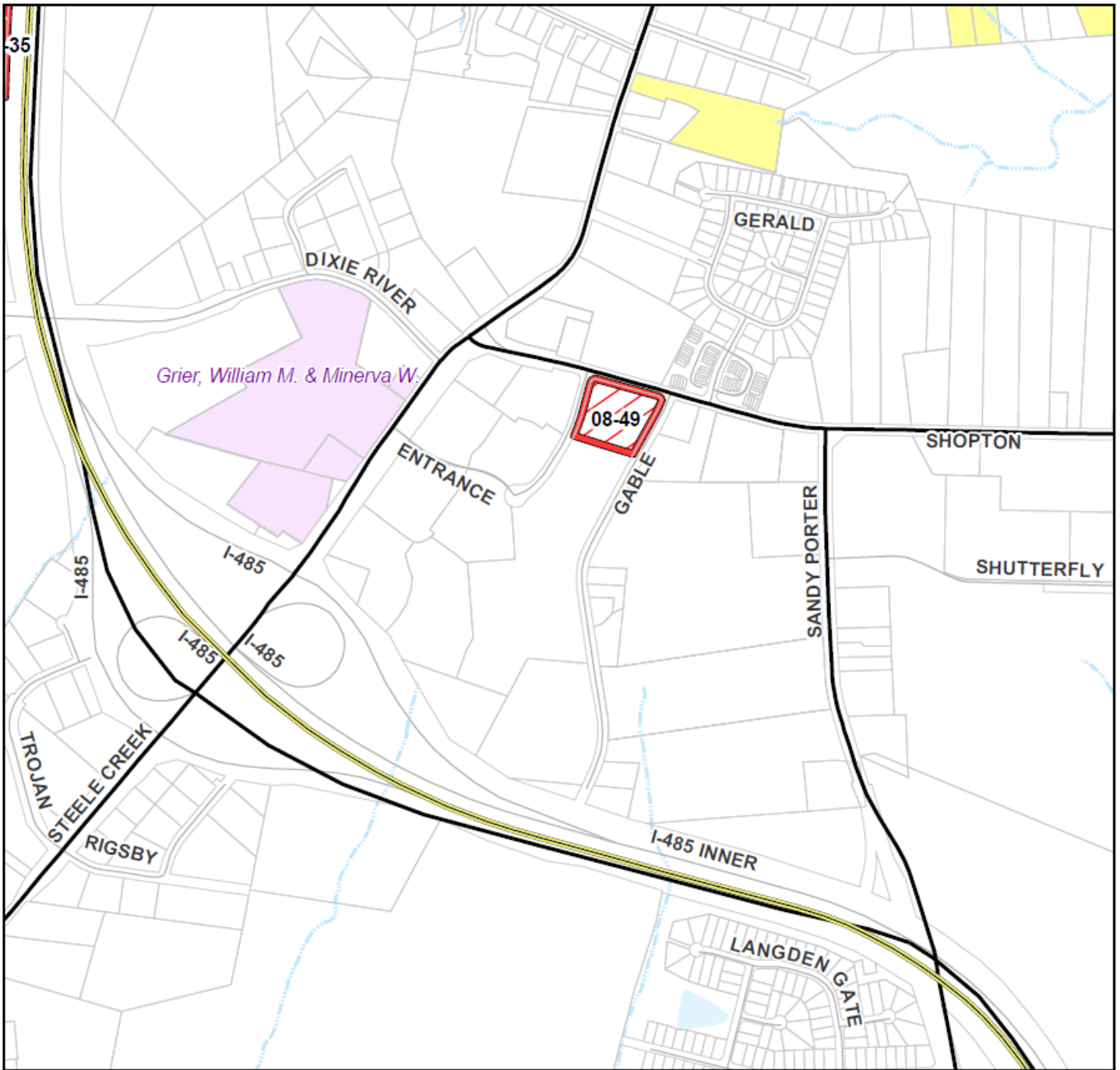
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 3, 2008 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**




Staff recommends approval of the proposed land acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 08-49

*County Real Estate*

-  Mandatory Referral
-  City Property
-  Local Historic Landmark







## CHARLOTTE-MECKLENBURG PLANNING COMMISSION

**DRAFT**

## PLANNING COMMITTEE MEETING – Conference Room 280

November 18, 2008 @ 5:00 P.M.

**Commissioners Present:** Vice-Chairman Wesley Simmons; Commissioners: Steven Firestone, Tracy Finch, Eric Locher and Dwayne Walker

**Commissioners Absent:** George Sheild

**Planning Staff Present:** Crissy Huffstickler, Garet Johnson, Alberto Gonzalez, Bryman Suttle, Kent Main, Dan Thilo, John Rogers, Melony McCullough, Laura Harmon, Jonathan Wells and Alysia Osborne

**Other City/County Staff Present:** Dennis LaCaria (CMS), Jacqueline McNeal (County Real Estate), Brian Horton (CDOT), Keith Hines (CDOT), Nancy Brunnemer (County Real Estate)

The Vice-Chairman called the meeting to order at 5:10 p.m.

**Public Comment on the draft *Arrowood Transit Station Area Plan***

Mr. Alberto Gonzalez gave a brief overview of the draft *Arrowood Transit Station Area Plan*. Commissioner Eric Locher asked if there was a way to cut down on some of the connections to South Boulevard. Mr. Gonzalez stated that the connections would be made through the development process and explained why alternative connections would be needed into the Starmount Neighborhood.

Vice-Chairman Simmons opened up the floor for public comment. He noted that two people had signed in, but only one wished to speak. (Sign-in sheet attached)

**Speaker #1:** Mr. Greg Wood, 6919 Thorncliff Drive: Mr. Wood was from the Starmount Neighborhood and was concerned with opening up his neighborhood to South Boulevard. He was especially concerned about cut-through traffic and noted that people from the nearby car dealerships already used his neighborhood as a place to test drive cars.

Vice-Chairman Simmons asked Mr. Gonzalez if the draft plan addressed the concerns that Mr. Woods spoke about. Mr. Gonzalez responded that the plan included language about traffic calming to help address cut-through traffic and that staff would continue to work with the neighborhood. He noted that staff was scheduled to attend the Starmount Neighborhood Association meeting in January.

Commissioner Finch asked if the street connection locations were exact. Mr. Gonzalez stated that the locations were not exact, that they were only conceptual.

The public comment session was closed at 5:20 p.m.

### **Mandatory Referral #08-40: Expansion of Auten Nature Preserve in Huntersville's ETJ**

Bryman Suttle (Planning Staff) presented the mandatory referral from Mecklenburg County for the purchase of 7.7 acres of land to expand the 268-acre County-owned Auten Nature Preserve in Huntersville's ETJ.

*A motion was made by Commissioner Locher and seconded by Commissioner Firestone to approve the Planning Staff's recommendation. The vote was 5-0 to approve the mandatory referral.*

### **Mandatory Referral #08-41: Expansion of Cowan's Ford Wildlife Refuge in Huntersville's ETJ**

John Rogers (Planning Staff) presented the mandatory referral from Mecklenburg County for the purchase of 219 acres of land to expand the 668-acre County-owned Cowan's Ford Wildlife Refuge and to preserve the historic Holly Bend property in Huntersville's ETJ. Mr. Rogers stated that this property has an historic property on it known as the Holly Bend house.

*A motion was made by Commissioner Firestone and seconded by Commissioner Finch to approve the Planning Staff's recommendation. The vote was 5-0 to approve the mandatory referral.*

### **Mandatory Referral #08-42: Land Acquisition for Middle School Site in Huntersville**

Bryman Suttle (Planning Staff) presented the mandatory referral from Charlotte-Mecklenburg Schools to purchase 35 acres of land on Stumptown Road in Huntersville upon which to construct a middle school. Vice-Chairman Simmons asked about the power line running through the property. Mr. LaCaria stated that it would not affect the operation of the school. Vice-Chairman Simmons also asked if a new middle school at this location would take care of overcrowding at the four middle schools listed in the information provided to the Committee. Mr. LaCaria stated that this school would primarily ease overcrowding at Bailey Middle School.

Commissioner Locher asked who owned the property that was the "hold out." Mr. LaCaria stated that an older woman owned the property and did not wish to sell at this time.

*A motion was made by Commissioner Locher and seconded by Commissioner Finch to approve the Planning Staff's recommendation. The vote was 5-0 to approve the mandatory referral.*

### **Mandatory Referral #08-43: Land Acquisition and Exchange for New First Ward Park Site**

Dan Thilo (Planning Staff) presented the mandatory referral from Mecklenburg County to acquire and exchange land to create a site for a new First Ward Park. Commissioner Finch asked if this was an "even" land swap. Nancy Brunnermer (County Real Estate) stated that CDOT was going to take some more of the property for road widening which would lessen the amount of land a bit.

Vice-Chairman Simmons asked about the buffer between the site and Dixie's Tavern. Ms. Brunnermer stated that the buffer would be addressed during the design process for the park.

Commissioner Locher asked if the parking for Imaginon would be impacted. Mr. Thilo explained how parking worked for Imaginon and noted that the subject site was primarily used for parking by Uptown office workers. Ms. Brunner noted that more parking decks would likely be built in the area as part of future development projects. Mr. Thilo also mentioned that this area was very well served by transit.

***A motion was made by Commissioner Walker and seconded by Commissioner Finch to approve the Planning Staff's recommendation. The vote was 5-0 to approve the mandatory referral.***

### **Area Plan Status and Meeting Report**

Mr. Alberto Gonzalez provided an update on the *Catawba Area Plan*. He stated that at the last advisory group meeting, the market consultant had provided information on market trends for the area. He noted that a considerable amount of development had been approved for the area, but had not yet been built. Commissioner Firestone stated that it sounded like the residents were just finding out about the planned projects in the area. Mr. Gonzalez stated that most of them had knowledge of different projects but it was surprising to see all the numbers together.

Mr. Gonzalez also stated that he anticipated the advisory group work would be completed in the next month or so, with a draft plan completed by spring.

Ms. Johnson stated that there was a turnout of about 200 people at the October 28<sup>th</sup> *Independence Boulevard Area Plan* public meeting and overall there was positive feedback with regards to what was presented. A large number of residents from the Chantilly Neighborhood attended the meeting and expressed concern with a proposed road connection. However, subsequent to the meeting, CDOT decided that it was not feasible to pursue the connection. Ms. Johnson stated that another advisory group meeting and a public meeting would likely be held in January/February. The draft plan was also scheduled to be completed by spring.

### **Approval of Meeting Minutes**

A motion was made by Commissioner Firestone and seconded by Commissioner Locher to approve the October 21, 2008 meeting minutes. The vote was 5-0 to approve the minutes.

### **Adjournment**

The meeting adjourned at 5:55 pm.

# SIGN UP TO SPEAK AT PUBLIC COMMENT ON ARROWOOD TRANSIT STATION AREA PLAN November 18, 2008

**\*\*Please Print\*\***

Name Last, First	Address City	State Zip	Telephone (Home / Work)	E-mail Address	Do You Wish To Speak
Wood, Gregory	6919 Thorncliff Dr. Charlotte, NC	NC 28210	704-552-6359 704-333-1175	greg.wood@griffinbrunson.com	Yes
KEN BENZMILLER	South Blvd Bojangles	28210	704 575-2474	MANGIE BENZZ@AOL.COM	NO

\*\*\*Please Note that this form is public information\*\*\*