

Planning Committee

Agenda Packet

October 21, 2014 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

October 21, 2014 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve September 16, 2014 Minutes. *Attachment 1*

3. Overview of the Mandatory Referral Process

Background: Staff will provide a brief overview of the Mandatory Referral process. A Mandatory Referral is required by state law when City, County or sub-entities propose capital investments that involve real estate transactions.

Staff Resource: Jonathan Wells, Planning

Action Requested: None, for information only.

4. M.R. #14-38: Proposal by Central Piedmont Community College (CPCC) to Purchase Property at 1409 E. Fifth Street for Parking

Background: CPCC proposes to purchase 0.14 acres located at 1409 E. Fifth Street (Tax Parcel 080-193-03) to develop parking for the adjacent property at 1230 Charlottetowne Avenue, which houses the college's Procurement and Accounts Payable departments. ***Attachment 2***

The Committee deferred action on this Mandatory Referral at the September Planning Committee meeting.

Staff Resources: Alan Goodwin, Planning
Vicki Saville, CPCC Facilities

Action Requested: Approve Planning staff's recommendation for M.R. #14-38.

5. M.R. #14-45: Proposal by Mecklenburg County to Acquire Two Parcels Located in the Rockwell Park Neighborhood for the Proposed Mallard Creek Tributary Greenway

Background: Mecklenburg County proposes to accept the donation of two parcels of land, totaling approximately 2 acres (Tax parcels 043-211-97 and 99), located along a tributary of Mallard Creek for the proposed Mallard Creek Tributary Greenway Trail. **Attachment 3**

Staff Resources: Bryman Suttle, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff’s recommendation for M.R. #14-45.

6. M.R. #14-46: Proposal by Mecklenburg County to Acquire Several Flood Prone Structures Located Along Several Streams in Charlotte

Background: Mecklenburg County’s Storm Water Services Program proposes to acquire 24 flood prone properties located along Briar Creek, Sugar Creek and Irwin Creek (see Mandatory Referral for the list of parcels). All are improved with single family and multi-family dwellings. **Attachment 4**

Staff Resources: Alberto Gonzalez, Planning
Jennifer Morrell, County Asset and Facility Management

Action Requested: Approve Planning staff’s recommendation for M.R. #14-46.

7. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner(s)	Scheduled Meeting
<i>University City Area Plan - Blue Line Extension Transit Station Area Plans</i>	Deborah Ryan Nancy Wiggins	Community Meeting <i>(Staff will present final plan recommendations.)</i> Tuesday, December 9 6 – 8 p.m. Oasis Shriner’s Temple 604 Doug Mayes Place
<i>Prosperity Hucks Area Plan</i>		To be determined

Background: Committee members will provide an update on area plans.

Action Requested: For Committee discussion.

8. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
September 16, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attendance

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Randy Fink, Emma Allen, Cozzie Watkins and Nancy Wiggins

Commissioners Absent: Thomas Low

Planning Staff Present: Pontip Aphayarath, Alberto Gonzalez, Sonda Kennedy, Kent Main, Melony McCullough, Jonathan Wells, Amanda Vari and Bryman Suttle

Other Staff Present: Katie Daughtry and Jacqueline McNeil (Mecklenburg County Asset and Facility Management), Robert Drayton (City Real Estate), Dennis LaCaria (Charlotte-Mecklenburg Schools) and Vicki Saville (Central Piedmont Community College - Facilities & Construction)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:16 p.m., welcomed those present and asked everyone to introduce themselves.

Approve July 15, 2014 Minutes

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Fink to approve the July 15, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #14-33: Proposal by Charlotte-Mecklenburg Schools to Acquire Three Parcels Located Adjacent to Northridge Middle School

Alberto Gonzalez (Planning) presented this proposal by Charlotte-Mecklenburg Schools to acquire three parcels located on East W.T. Harris Boulevard, totaling approximately 8.6 acres. Vice-Chairperson Fink asked Mr. Dennis LaCaria (CMS) to talk about the area. Mr. LaCaria said that this is an opportunity to tie Northridge Middle School, J.W. Grier Elementary School and the Central Piedmont Community College Cato Campus together.

The site is directly adjacent to the existing Northridge Middle School and CPCC Cato Campus. This joint project will allow for shared parking and site circulation. Northridge currently has 40 classrooms; the proposed addition of 14 classrooms will raise the facility to the 54 classroom baseline for a middle school and offset the campus's reliance on mobile classrooms.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-33. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-33.

M.R. #14-34: Proposal by Mecklenburg County to Accept the Donation of Land in the Blakeney Greens Neighborhood for Flat Branch Greenway

Alberto Gonzalez (Planning) summarized the proposal by Mecklenburg County to accept the donation of approximately 17 acres of land located off Rea Road in the Blakeney Greens neighborhood. The property will be assembled with other greenway property in the area and eventually become a part of Flat Branch Greenway.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-34. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-34.

M.R. #14-35: Proposal by Mecklenburg County to Acquire Land Located in the Reid Park Neighborhood for Irwin Creek Greenway

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire .6 acres of land located in the Reid Park Neighborhood for Irwin Creek Greenway. Vice-Chairperson Fink stated that a portion of the property appears to be outside the floodplain area. He asked if the County would ever considered subdividing and selling property that is not in the floodplain. Ms. Katie Daughtry (County Asset and Facility Management) stated that she does not think that the County is interested in doing that.

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning Staff's recommendation for Mandatory Referral #14-35. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-35.

M.R. #14-36: Proposal by Mecklenburg County to Acquire Property Located along I-485 between Brookshire Boulevard and Oakdale Road for a Park and Long Creek Greenway

Alberto Gonzalez explained Mecklenburg County's proposal to acquire 21 acres and lease 144 acres of land from North Carolina Department of Transportation located off Simpson Road to eventually create a park and Long Creek Greenway. Commissioner Wiggins commented that she is normally opposed to leasing land. However, because the land is owned by the State of North Carolina and Interstate 485 may have to be widened in the future, she does not oppose this proposal. Ms. Daughtry stated that although it is unlikely that the State will need the land in the future, the lease allows the State to retain ownership in case the right-of-way is ever needed. The property is being leased to the County at no cost.

Chairperson Lathorp asked if the two isolated properties not included in this mandatory referral are usable for anything. Ms. Daughtry said the property owners have not been willing to sell but the County still hopes to purchase the property.

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning Staff's recommendation for Mandatory Referral #14-36. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-36.

M.R. #14-37: Proposal by Central Piedmont Community College to Develop Phase 3 of the Levine Campus

Bryman Suttle (Planning) presented Central Piedmont Community College's proposal to construct a 94,000 square foot, three story classroom building and related site improvements on the existing Levine Campus in the Town of Matthews.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-37. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-37.

M.R. #14-38: Proposal by Central Piedmont Community College (CPCC) to Purchase Property at 1409 E. Fifth Street for Parking

Amanda Vari (Planning) presented CPCC's proposal to purchase 0.14 acres located at 1409 E. Fifth Street to develop parking for the adjacent property at 1230 *Charlottetowne* Avenue, which houses the college's Procurement and Accounts Payable departments. She explained that the subject property is currently used as a residential duplex and the proposed use is a surface parking lot.

Vice-Chairperson Fink asked if a private user purchased this parcel, is there anything to prevent them from demolishing the structure and using the land for surface parking. Ms. Vari said there is nothing to prohibit someone from demolishing the structure; however, surface parking is inconsistent with the *Elizabeth Neighborhood Plan* land use recommendations.

Chairperson Lathrop suspended the rules to ask Ms. Vicki Saville (CPCC) a question. He asked her to explain why CPCC wants to use this property for parking. Ms. Saville stated that CPCC acquired a building located at 1230 *Charlottetowne* Avenue several years ago and converted it to an office building. However, the building does not have enough parking or enough space to turn around. This presents a safety issue.

Ms. Saville stated that the owner of the subject property approached CPCC about purchasing the property. She thinks the best and highest use for this property today is parking. The parking will be a placeholder or short term use. In the future, this area may be a gateway to the campus.

Chairperson Lathrop asked if any input was received from the Elizabeth community. Ms. Vari stated that CPCC sent information to neighborhood leaders about this proposal but there was no response.

Commissioner Wiggins stated that she doesn't like getting rid of older buildings but that she understands the traffic patterns on *Charlottetowne* Avenue and the safety concerns. Therefore, she recommends approval.

Commissioner Allen asked staff if there are reasons for not recommending this mandatory referral other than it is inconsistent with the plan. Ms. Vari said that this request is one block from a future Gold Line streetcar stop and there is a big push for neighborhood preservation in this area. Ms. Vari said that there is a limit on surface parking in transit station areas. The *Transit Station Area Principles* recommend the establishment of parking maximums rather than minimums.

Commissioner Allen then stated that the Elizabeth community is usually vocal and since we haven't heard from them, she wonders if they are concerned. She asked if the parking could be used by streetcar riders. Ms. Saville said the parking will be limited to CPCC. Commissioner Allen said that makes this proposal less attractive to her. Commissioner Wiggins asked if safety arms will be put up to regulate parking for college use. Ms. Saville said most likely but the design has not been finalized.

Vice-Chairperson Fink stated that he is pleased that staff did not support this request. He thinks it is an inappropriate use of office space. He does not want to see the 1980s – 1990s Charlotte approach to getting rid of older buildings.

Chairperson Lathrop asked if the building is designated as historic. Ms. Vari said that it is not designated as a historic structure but it was built in 1947. Commissioner Wiggins asked if this mandatory deferral is time sensitive or can it be deferred until next month. Ms. Saville said that the college plans to purchase the property next month. Chairperson Lathrop said the Committee can act now or defer. Commissioner Wiggins moved to defer unless the purchase is time sensitive. Commissioner Watkins seconded the motion to defer.

Commissioner Allen asked what is gained by deferring this request and if additional information is needed. Commissioner Wiggins said the Committee needs more information from Alan Goodwin, who is not here tonight. Chairperson Lathrop moved to defer. He said that we should be clear on our decision. Chairperson Lathrop asked if the Committee defers action tonight, how the College will proceed. Ms. Saville said she is not sure. Commissioner Wiggins asked if CPCC will still purchase the property, if this mandatory referral is denied. Ms. Saville said she cannot speak for the CPCC Board of Trustees. Commissioner Watkins seconded the motion to defer for discussion and to move forward on this agenda item. She added that she thinks a deferral needs definitive reasons.

Chairperson Lathrop suspended the rules to ask Ms. Saville more questions. He asked what problems a deferral would cause. Ms. Saville said the Board of Trustees has approved the transaction and the owner is anxious to move forward. Chairperson Lathrop said that he thinks that staff's recommendation and complete silence from Elizabeth community are reasons to defer. He would like for Alan Goodwin (Planning) to be available to answer questions about the area plan recommendations. Chairperson Lathrop said he would like due process for the college and prefers deferring. The motion to defer failed.

Commissioner Wiggins made a motion to approve and Chairperson Lathrop seconded the motion. Commissioner Wiggins said she thinks it is important for CPCC to purchase and use the property because Charlottetown Avenue is a busy street to cross. Commissioner Allen asked if we don't look at CPCC, would we grant this to someone else. Commissioner Watkins agreed with Commissioner Allen and said she doesn't think we should compromise Charlotte for more concrete. Commissioner Wiggins pointed out that there are a lot of surface parking lots in the area.

Chairperson Lathrop said that he is not comfortable with the level of information and denying this request without having received more information is drastic. Vice-Chairperson Fink said he would reconsider his vote and support a deferral. He then asked Ms. Saville if the request is deferred, would CPCC be out of the market and if they are waiting on a recommendation. Ms. Saville said that she would have to take this matter to her superiors because she cannot answer for them.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to defer action on Mandatory Referral #14-38. The vote was 5 to 0 to defer action on Mandatory Referral #14-38 until the October meeting.

Ms. McCullough will send the Committee a reminder to send staff any questions about this request before the October meeting.

M.R. #14-39: Proposal by Central Piedmont Community College to Develop Phase 4 of the Harper Campus

Amanda Vari (Planning) presented CPCC's proposal to construct a 120,000 square foot, four story classroom building and related site improvements on the Harper Campus located at 315 West Hebron Street. She noted that the project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-39. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-39.

M.R. #14-40: Proposal by Central Piedmont Community College to Develop Phase 3 of the Cato Campus

Amanda Vari (Planning) presented Central Piedmont Community College's proposal to construct an 85,000 square foot, four story classroom building, a 2,000 square foot horticulture building and related site improvements (including approximately 300 parking spaces) at the Cato Campus located on the southeast corner of East W.T. Harris Boulevard and Grier Road. This proposal reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-40. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-40.

M.R. #14-41: Proposal by the City of Charlotte to Acquire Land for Expansion of the Police and Fire Training Academy Located at Beam Road

Amanda Vari (Planning) presented the City of Charlotte's proposal to acquire 7.26 acres of land located at 3210 Beam Road for future expansion of police training facilities. She explained that the Charlotte-Mecklenburg Police Department *Strategic Plan* emphasizes the ownership of properties utilized by the department.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-41. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-41.

M.R. #14-42: Proposal by Mecklenburg County to Acquire Land in Pineville for Expansion of the Little Sugar Creek Greenway

Bryman Suttle (Planning) presented this proposal by Mecklenburg County to acquire 26 acres of land located in the Town of Pineville along Little Sugar Creek for the construction of the Little Sugar Creek Greenway trail to the South Carolina line. Mr. Suttle stated that this project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need to expand the County's greenway system.

A motion was made by Commissioner Watkins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-42. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-42.

M.R. #14-43: Proposal by Mecklenburg County to Acquire Land in Mint Hill to Serve as Future Regional Parkland

Bryman Suttle (Planning) presented Mecklenburg County's proposal to acquire approximately 140 acres of land located between Brief and Fairview roads in the Town of Mint Hill for a regional park. Commissioner Wiggins stated that there is a transportation element that has not been worked out and she would hate to put anything in there before the corridor plan has been decided. She reiterated her concern that roads are needed and that the major thoroughfare issues need to be resolved.

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-43. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-43.

Yeas: Chairperson Lathrop, Vice-Chairperson Fink, Commissioners Allen and Watkins

Nays: Commissioner Wiggins

M.R. #14-44: Proposal by Mecklenburg County to Acquire Land in the Back Creek Area for Greenway and a Neighborhood Park

Amanda Vari (Planning) presented Mecklenburg County's proposal to acquire approximately 33 acres of land located off the southwest quadrant of I-485 and University City Boulevard (NC 49) for greenway trails and a neighborhood park. The proposed transaction is consistent with the *Rocky River Area Plan* (2006) which recommends residential land uses up to 8 dwelling units to the acre and greenway/park/open space for the subject parcels. Commissioner Wiggins stated that she shares Charlotte Department of Transportation's concern that the Eastern Circumferential Road will significantly impact this parcel and that any issues regarding this road need to be resolved. Mecklenburg County staff said they are aware of the project and are willing to work with Engineering on the proposed roadway.

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-44. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-44.

Yeas: Chairperson Lathrop, Vice-Chairperson Fink, Commissioners Allen and Watkins

Nays: Commissioner Wiggins

Area Plan Status and Meeting Report

Chairperson Lathrop stated that there are no meetings scheduled for the *University City Area Plan-Blue Line Extension - Transit Station Area Plans*. Commissioner Wiggins noted that the last meeting was cancelled and there is no new information to report.

Chairperson Lathrop shared that the work session for the Prosperity Hucks area planning process is today. He said that an open house will be held on September 17 and a summary review is scheduled for September 23. Since a commissioner is not assigned to this area, anyone can attend the public meetings and bring information back to the Committee. Commissioner Thomas Low was originally assigned to this plan. The Planning Committee's recommendation for this plan went to City Council for adoption but additional public meetings were scheduled in response to public concerns. Staff will provide an update on the plan at the next meeting.

Adjourned: 6:30 p.m.

Submitted by: Kenneth A. Reid, CPCC Facilities Services

Initiated by: Kenneth A. Reid, CPCC Facilities Services

MANDATORY REFERRAL-REPORT NO. 14-38
Proposed Acquisition by CPCC of 1409 E. 5th Street Adjoining Central Campus

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) proposes to purchase property at 1409 E. 5th Street in Charlotte (parcel 08019303, totaling 0.14 acre) for the purpose of developing adequate parking for the adjacent property at 1230 Charlottowne Avenue owned by the College adjoining their Central Campus.

The property currently consists of a residential duplex constructed in 1946 and is zoned O-2 (Office) according to the Charlotte Zoning Ordinance. The property is located within an area that is a mixture of commercial structures and residential duplexes.

PROJECT JUSTIFICATION:

CPCC owns the adjacent property at 1230 Charlottowne Avenue (parcel # 08019302). The building provides administrative offices for the college's Procurement and Accounts Payable departments. The existing parking lot is inadequate and does not function as needed to serve these departments. Expansion of the parking area is therefore needed to allow for proper vehicular maneuverability and to provide sufficient parking for staff and visitors.

Once the property at 1409 East 5th street is purchased, CPCC plans to demolish the existing duplex and redevelop the parcel to allow for the needed parking expansion.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Off street parking and loading will be provided in accordance with Sections 12.201 and 12.202 of the Charlotte Zoning Ordinance.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject parcel is in a preliminary future Transit Station Subarea per the 2011 *Elizabeth Area Plan*. The land use recommendation is that residential use is appropriate at a density of less than 22 units per acre. Also appropriate are ground floor neighborhood-serving retail or office uses. A mix of the above uses would also be supported by the plan.

Because this area has been identified as the potential location of a future Southeast Corridor rapid transit station, and because it is also in close proximity to the Gold Line streetcar line now under construction, the *Elizabeth Area Plan* recommends that "any development or redevelopment that occurs within the [area] should adhere to the land use, community design, and mobility guidelines outlined in the *Transit Station Area Principles* (which are part of the 2007 *General Development Policies*). The *Transit Station Area Principles* recommend the establishment of parking maximums rather than minimums, and "minimizing surface parking and encourage shared parking facilities".

The current CPCC office building at 1230 Charlottowne Avenue has approximately 5,076 square feet of floor area. There appears to be a minimum of 15 surface parking spaces currently available on site. The minimum number of parking spaces required by zoning for an office use of this size is 17 (1 space per 300 square feet). However, both on-street and CPCC structured parking is available within 800 feet of the site. CPCC has expressed concerns about its employees crossing Charlottowne Avenue mid-block to get from existing structured parking to the 1230 Charlottowne Avenue site. However, signalized crosswalks are available and so mid-block crossing is not necessary. It should be noted that there have been some recent discussions within the City about a reconfiguration of Charlottowne Avenue in the coming years, which may include the addition of a mid-block crossing with pedestrian refuge island in the area of Park Drive not far from the site.

The property at 1409 East 5th Street is a single-story brick structure built in 1946. It is the northernmost of four similar structures on the east side of East 5th Street, all constructed in the same era. These four structures back up to four quadruplex structures on Park Drive (built in 1939), forming a more or less cohesive block of World War II-era buildings that contribute to the fabric of the Elizabeth neighborhood.

Demolition of one of these existing structures to create a surface parking lot is inconsistent with the goal of minimizing surface parking and encouraging shared parking. It is also inconsistent with the overall land use goal of the *Elizabeth Area Plan* to "maintain and preserve the area's predominant historic residential character".

PROJECT IMPACT:

The new expanded parking area will provide safe and convenient parking for the staff and visitors at 1230 Charlottowne Avenue. Congestion on East 5th street will be reduced. Proper screening and landscaping will improve the overall appearance of the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project and its related site improvements should not result in any degradation of any of the adjacent properties.

ESTIMATED PROJECT COMPLETION DATE:

The College plans to close on the purchase of the property this fall and hopes to complete the new parking lot for use by March 2015.

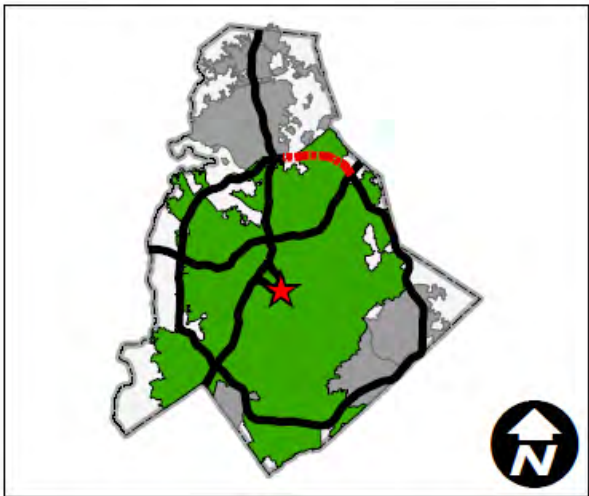
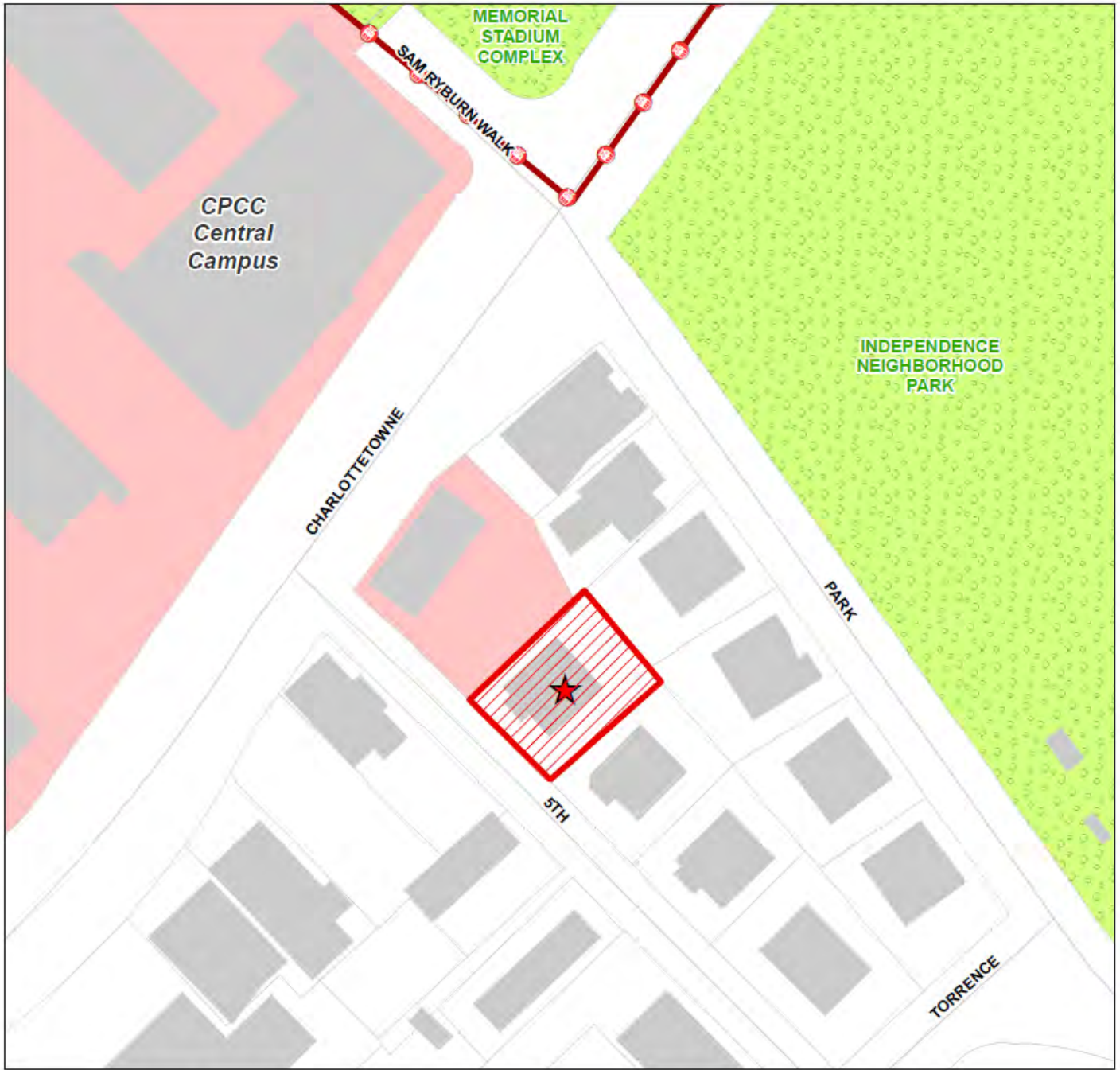
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this case at its September 3, 2014 meeting. No joint use comments were offered, although some questioned the need for additional on-site parking with several structured parking decks in the vicinity of the site. CPCC staff reported concern with employees and visitors making mid-block crossings between the office building and the parking structure across Charlottetown Avenue.

PLANNING STAFF RECOMMENDATION:




Planning Staff recommends against the acquisition of the subject parcel by Central Piedmont Community College because the proposed demolition of the existing structure and re-use of the site as a parking lot is inconsistent with the goals and policies of the *Elizabeth Area Plan*.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-38

Initiated & Submitted by: CCCC

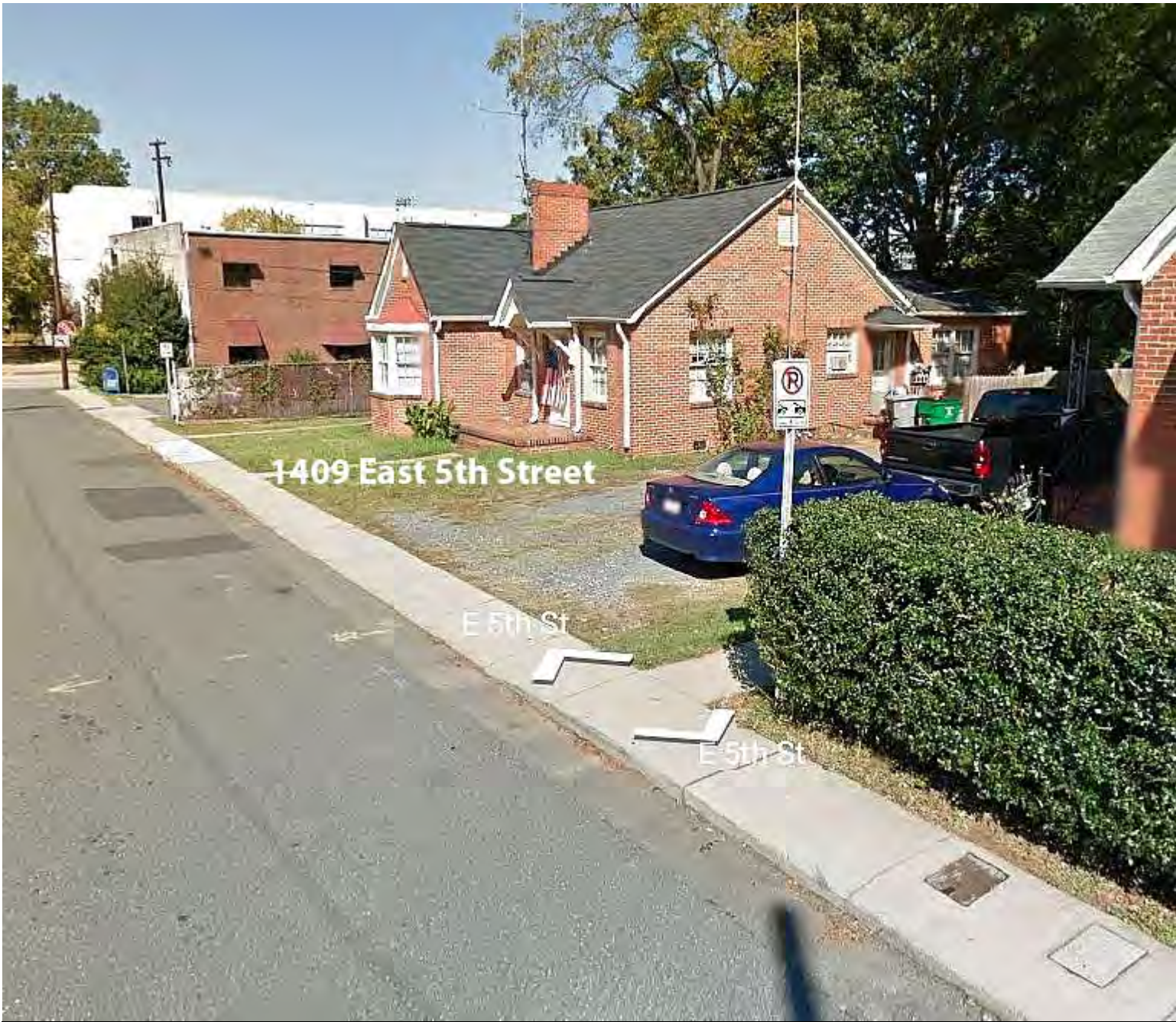
-  Mandatory Referral
-  Colleges
-  Proposed Streetcar Route





**1230 Charlottetowne
Avenue**

**1409 East 5th
Street**



1409 East 5th Street

E 5th St

E 5th St



Submitted by: Katie Daughtry, BSSA-AFM

Initiated by: Jim Garges, Director of Mecklenburg County Park and Recreation

MANDATORY REFERRAL-REPORT NO. 14-45
Proposed Mallard Creek Tributary Greenway Donation

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept the donation of tax parcels 043-211-97 (\pm 0.118 acres) and 043-211-99 (\pm 2.1 acres) in north Charlotte along a tributary of Mallard Creek. The property will eventually be assembled with other properties along the tributary for the construction of Mallard Creek Tributary Greenway trail.

The property is currently vacant and is zoned R-6 (Residential) according to the City of Charlotte Zoning Ordinance. The property is surrounded by single-family residences to the north, east and west and County-owned Thereasea C. Elder Neighborhood Park to the south.

PROJECT JUSTIFICATION:

Park and Recreation would like to acquire this property for the future construction of Mallard Creek Tributary Greenway trail. Mallard Creek Tributary is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed use is consistent with the *Northeast District Plan* (1996) which does not prescribe locations for open space or the network for greenway improvements. Rather, the plan seeks to promote recreational opportunities and preservation of portions of the natural ecosystem when and where appropriate. The Mallard Creek Greenway is identified in the plan as a major need for the livability of area residents and land banking for future greenway expansion is strategically important to achieving this policy objective. This acquisition would further greenway expansion in the area connecting neighborhoods to Thereasea C. Elder Neighborhood Park to the south and then eventually to a LYNX Red Line station location. Therefore, the proposed acquisition for greenway expansion is considered to be consistent with the *Northeast District Plan*.

PROJECT IMPACT:

At build out, this greenway will provide a connection from Thereasea C. Elder Neighborhood Park to the residential communities, and eventually connect to Mallard Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other known public or private projects taking place in the area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late fall/early winter 2014.

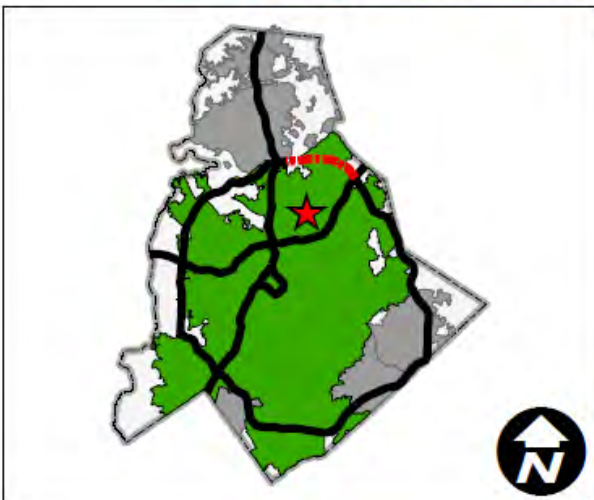
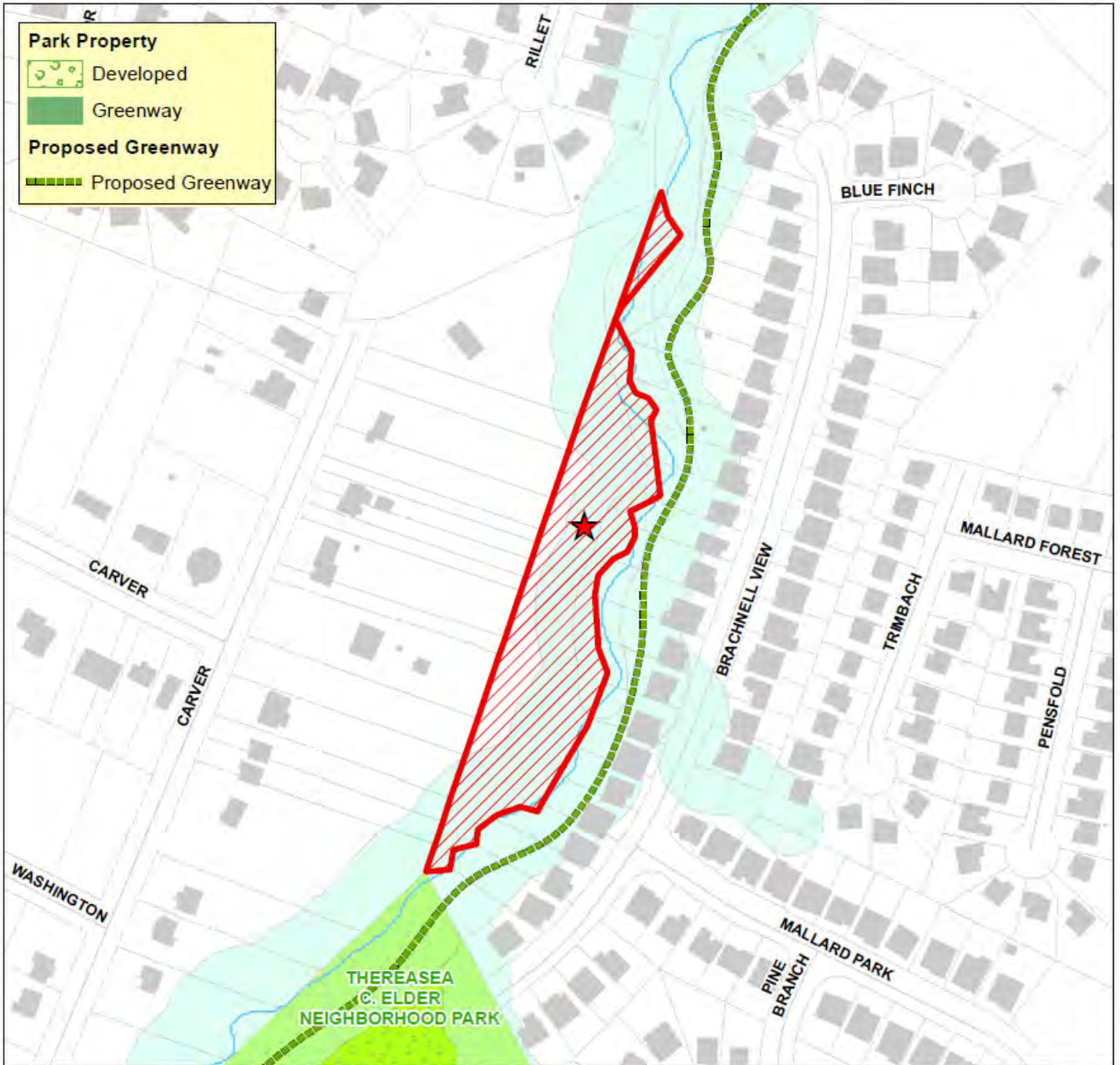
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their October 1, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Since this proposed use is consistent with the *Northeast District Plan* (1996) and achieves multiple goals and policy objectives of the *2008 Mecklenburg County Park & Recreation Master Plan*, staff recommends approval for this transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-45

Initiated by: Park & Recreation

Submitted by: BSSA-AFM

- Mandatory Referral
- SWIM Buffer
- County Property



Submitted by: Jennifer Morell, Asset and Facility Management

Initiated by: David Love, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 14-46

Proposed Acquisition by Mecklenburg County of Flood Prone Structures Along Several Streams in Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire flood prone properties in several areas during fiscal year 2015. Those areas are along **Briar Creek**, **Sugar Creek** and **Irwin Creek** (see attached list) and are all improved with single and multi-family dwellings. These flood prone properties are subject to periodic and severe flooding. Use of the Storm Water Services capital fund is proposed for acquisition of these properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program.

Property Address	Parcel Number	Zoning*	Adopted Land Use	Applicable District / Area Plan
1900 BANGOR ROAD	167-214-18	R-3	Greenway	Southwest District Plan (1991)
1919 BANGOR ROAD	167-157-30	R-3	Greenway	Southwest District Plan (1991)
1924 BANGOR ROAD	167-154-11	R-3	Greenway	Southwest District Plan (1991)
1927 BANGOR ROAD	167-157-02	R-3	Greenway	Southwest District Plan (1991)
4028 CRESTRIDGE DR	145-212-14	R-4	Greenway	Central District Plan (1993)
4034 CRESTRIDGE DR	145-212-13	R-4	Greenway	Central District Plan (1993)
4100 CRESTRIDGE DR	145-212-12	R-4	Greenway	Central District Plan (1993)
4108 CRESTRIDGE DR	145-212-11	R-4	Greenway	Central District Plan (1993)
5100 DOLPHIN LN	099-082-01	R-4	Greenway	East District Plan (1990)
5112 DOLPHIN LN	099-082-20	R-4	Greenway	East District Plan (1990)
5206 DOLPHIN LN	099-082-16	R-4	Greenway	East District Plan (1990)
5212 DOLPHIN LN	099-082-15	R-4	Greenway / Single Family	East District Plan (1990)
5209 KILDARE DR	099-082-02	R-4	Greenway	East District Plan (1990)
5215 KILDARE DR	099-082-03	R-4	Greenway	East District Plan (1990)
1943 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1935 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1931 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1309 SPRUCE ST	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1941 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1209 SPRUCE ST	119-042-10	R-5	Greenway / Single Family	Central District Plan (1993)
1233 SPRUCE ST	119-042-16	R-5	Greenway	Central District Plan (1993)
1237 SPRUCE ST	119-042-17	R-5	Greenway	Central District Plan (1993)
1243 SPRUCE ST	119-042-01	R-5	Greenway	Central District Plan (1993)
1315 SPRUCE ST	119-041-22	R-5 HD-O	Greenway	Central District Plan (1993)

* Zoning in accordance with Charlotte Zoning Ordinance (see "Consistency with Adopted Public Policies" section below for detail)

PROJECT JUSTIFICATION:

The proposed acquisitions are located within FEMA-designated floodplains and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements that are susceptible to flooding.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aims to:

- 1) prevent and reduce the loss of life, property damage, and service disruptions and
- 2) restore natural and beneficial functions of the floodplain.

The selection of these specific parcels for acquisition is supported both by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and by the *Flood Mitigation Structure Identification Planning & Implementation Process for FY2015* (endorsed by the Storm Water Advisory Committee June 19, 2014).

Zoning:

The R-3, R-4, R-5, and R-8 zoning designations in the chart above indicate single family residential zoning classifications; the "HD-O" signifies that the indicated parcels also fall under the Historic District Overlay classification.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

All the parcels proposed to be acquired have a Greenway adopted future land use designation, with two having a small portion recommended for Single Family land use as well (see table above). Some of the properties along Merriman Avenue and Spruce Street are within the Wilmore Historic District zoning overlay, and would be subject to the Historic District Commission rules and procedures (notably requiring pre-approval for demolition). The proposed acquisitions are consistent with the subject properties' adopted future land use classifications.

PROJECT IMPACT:

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None of the other parcels were identified as being a part of any other infrastructure improvements or other public or private development projects.

Storm Water Services has worked with the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department to provide training opportunities for police and fire personnel prior to the demolition of the structures. County Storm Water Services also works with Habitat of Humanity of Charlotte to recover any usable materials in the structures prior to demolition.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by the end of fiscal year 2015, subject to owners' agreement to participate.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their October 1, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

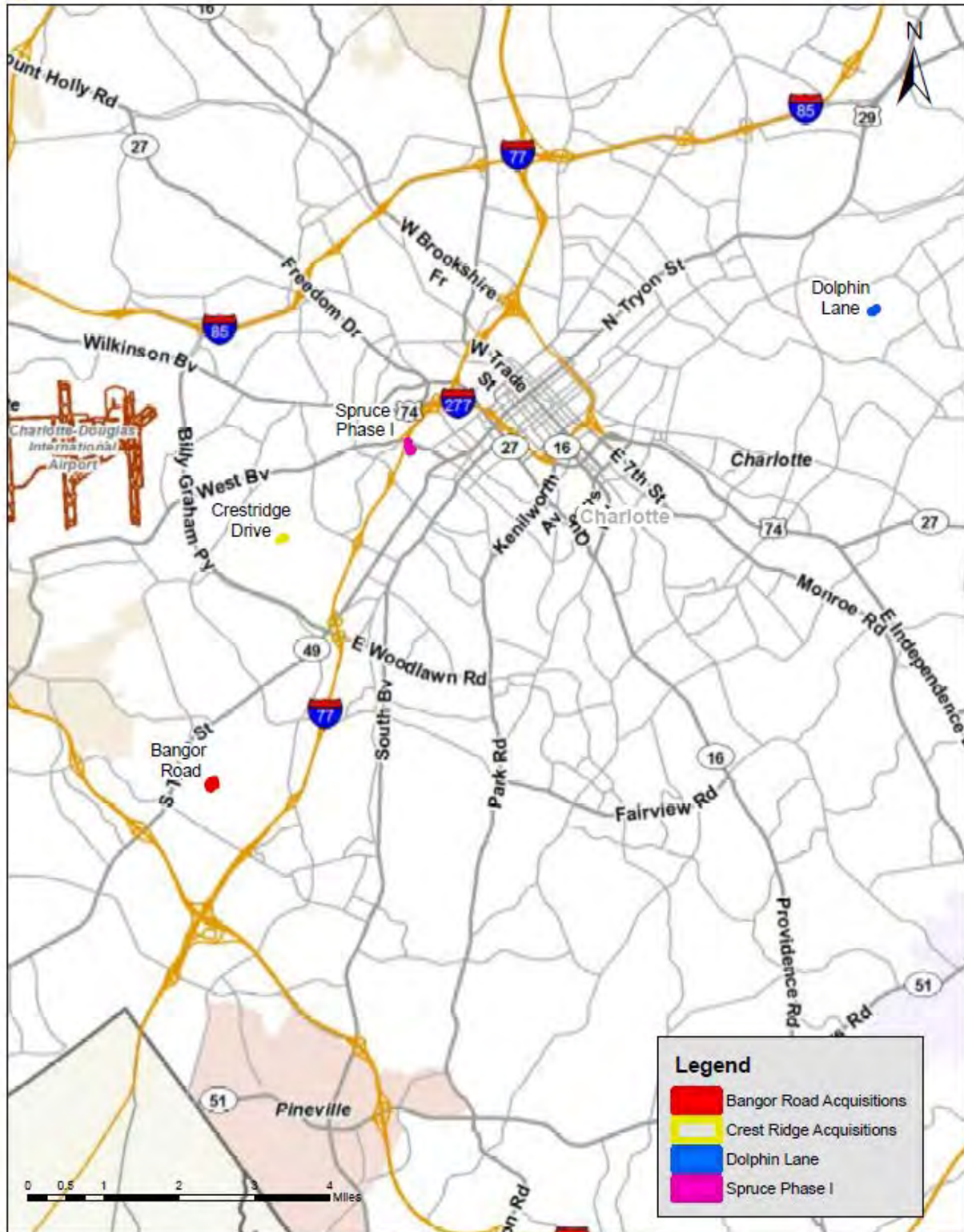
Planning Department staff recommends approval of the proposed land acquisitions.

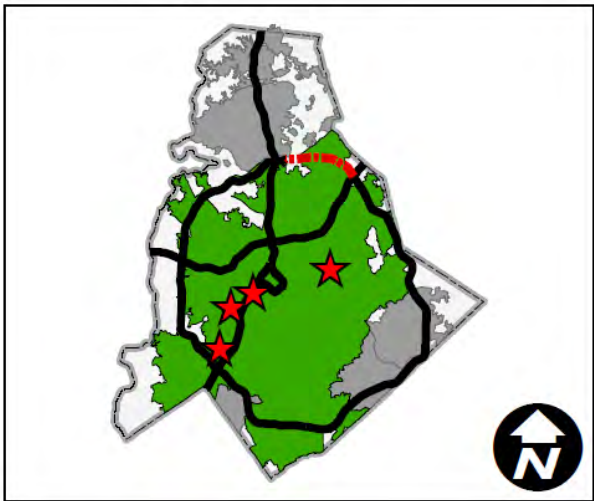
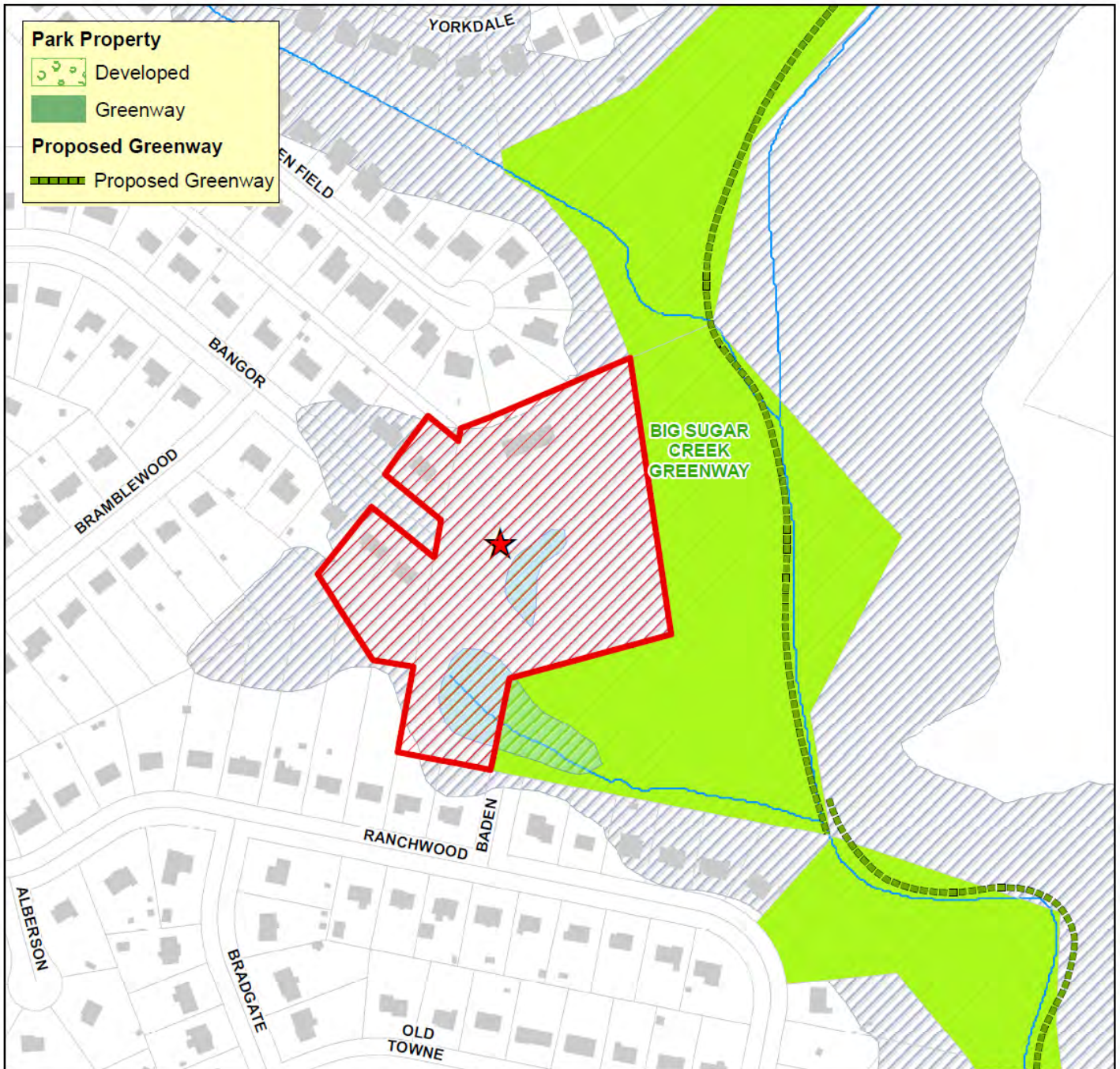
CMPC PLANNING COMMITTEE RECOMMENDATION:



FY15 Stormwater Acquisitions -

AFM 10/12/2014





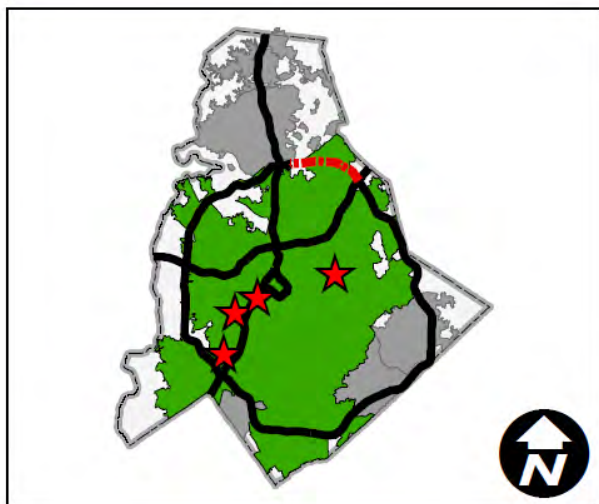
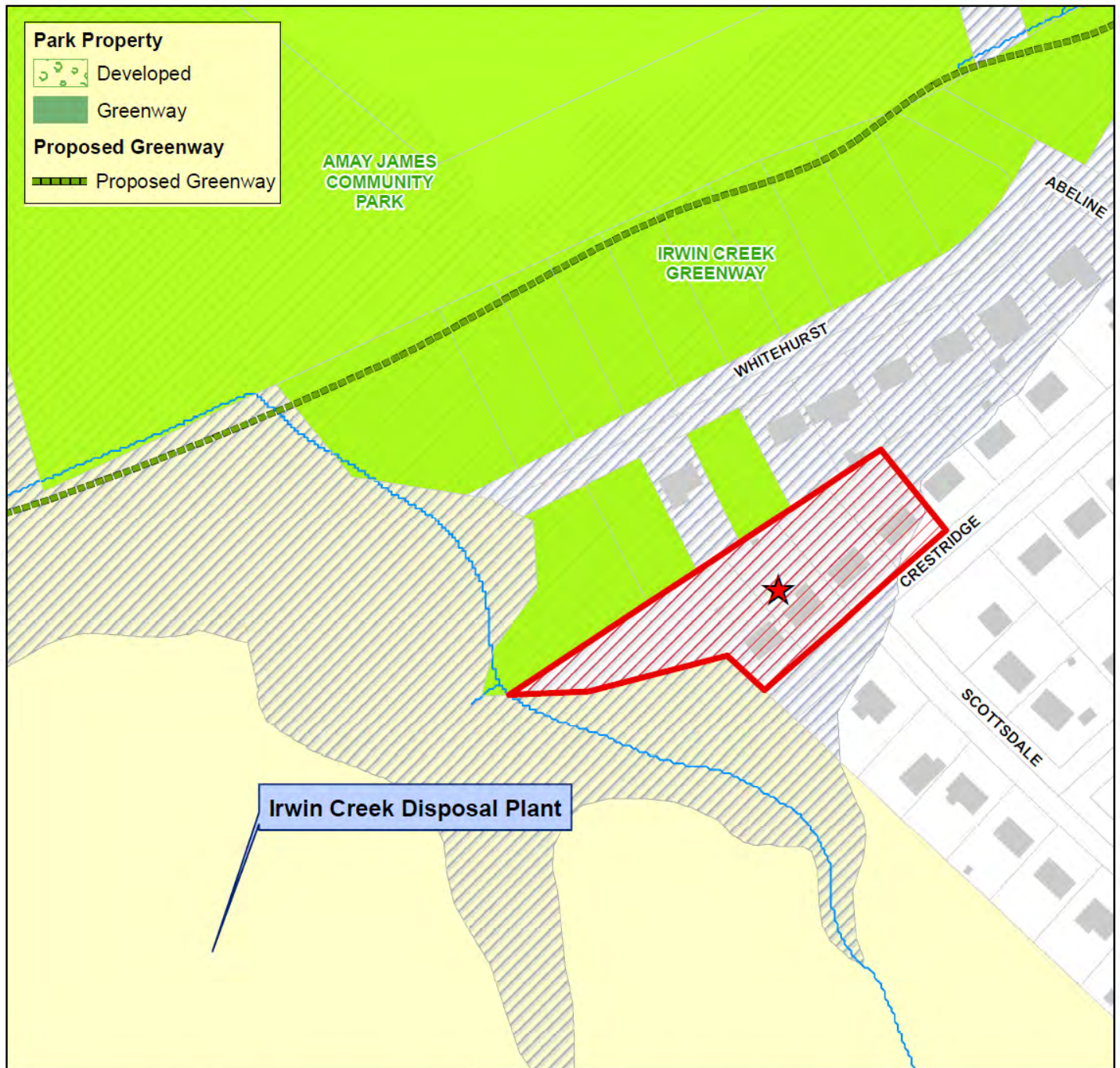
Mandatory Referral 14-46

Initiated by: Storm Water

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain





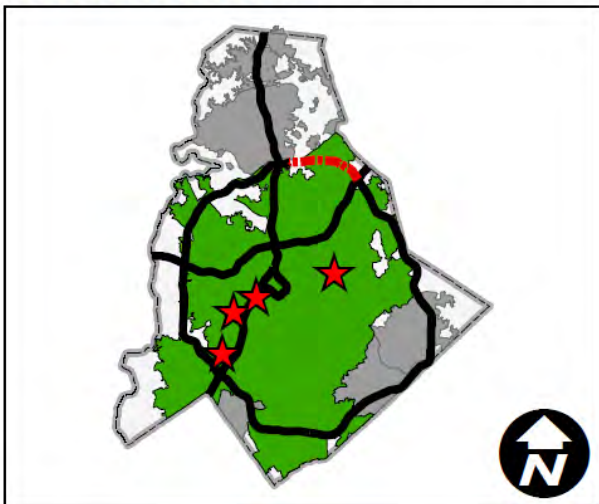
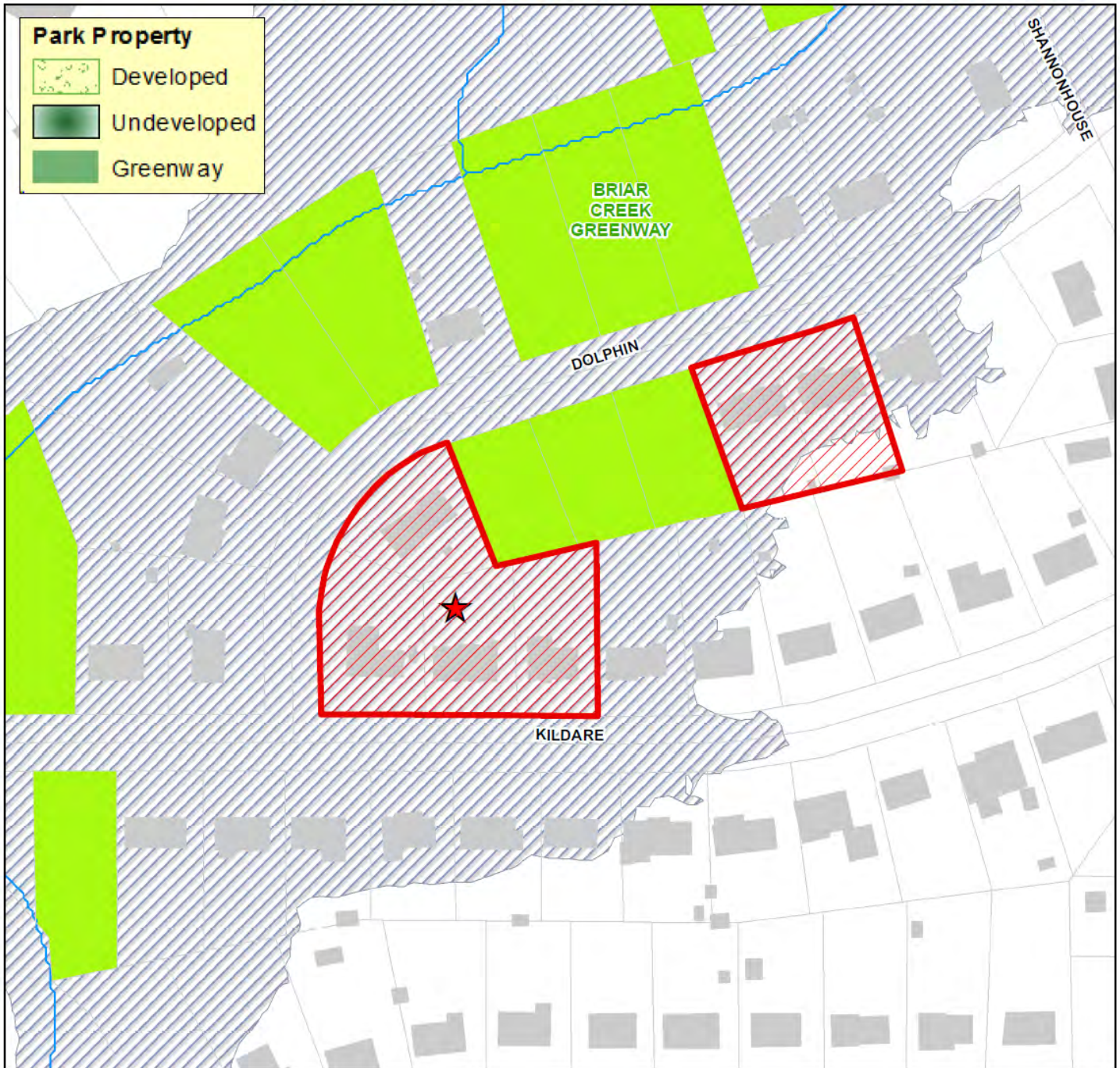
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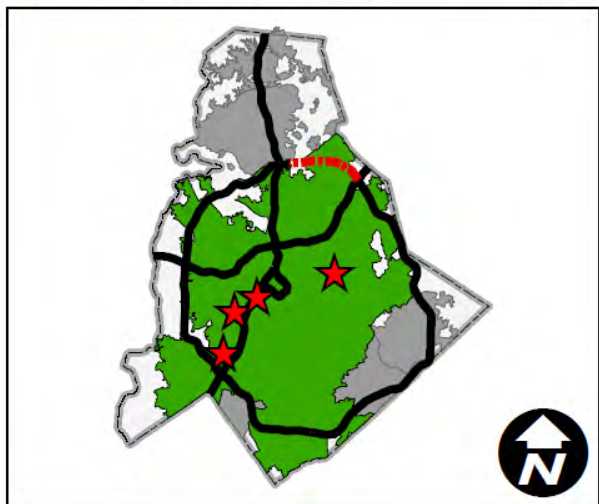
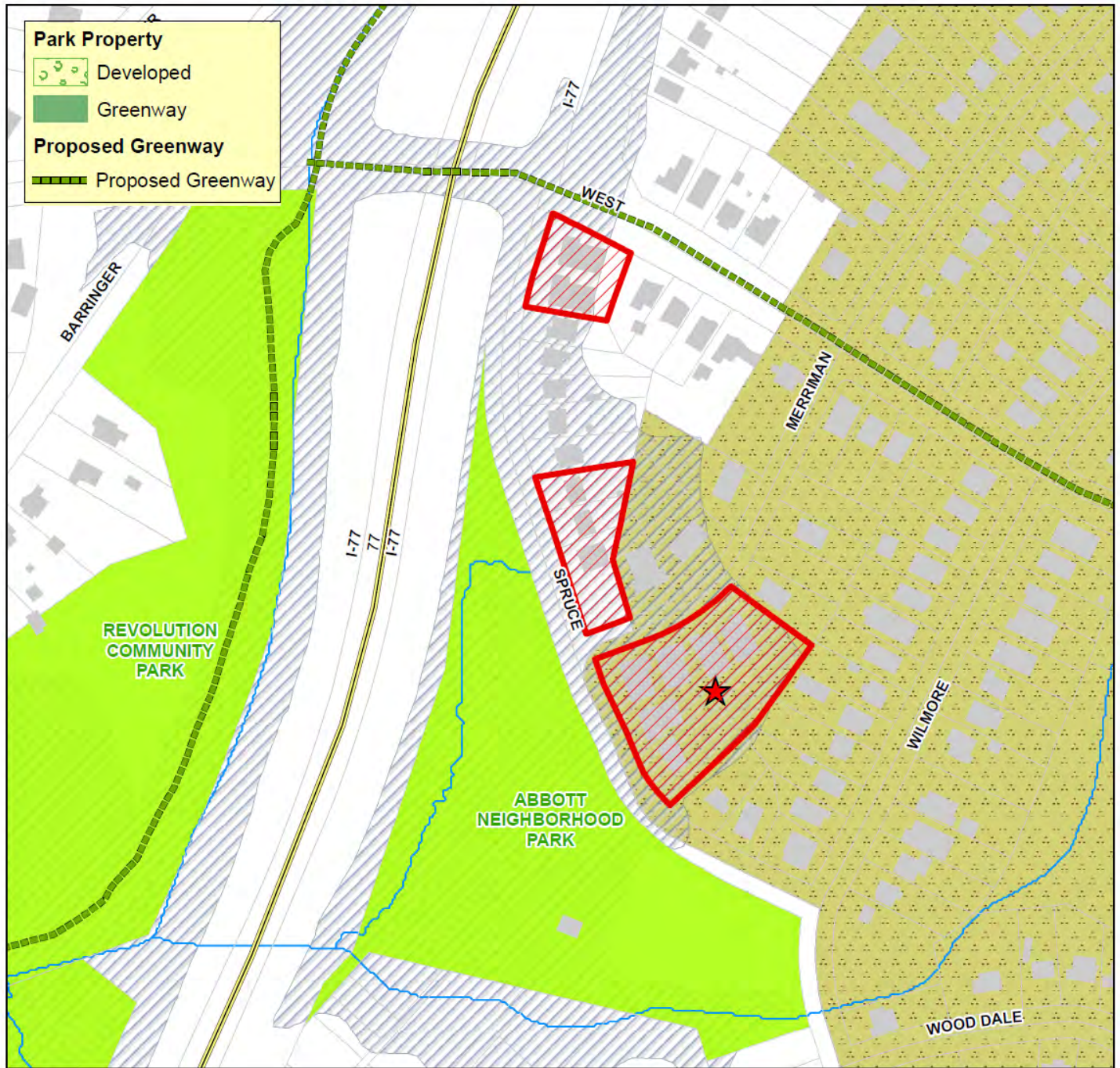
Mandatory Referral 14-46

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-  County Property
-  FEMA 100 Year Floodplain





Mandatory Referral 14-46

Initiated by: Storm Water

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- Historic Districts
- FEMA 100 Year Floodplain

