

Planning Committee Agenda Packet

December 16, 2014 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

December 16, 2014 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve November 18, 2014 Minutes. *Attachment 1*

3. M.R. #14-51: Proposal by the City of Charlotte to Exchange Interests in Real Property with Mecklenburg County

Background: The City of Charlotte proposes to transfer a City-owned parcel of land located on Morris Field Drive (Tax Parcel 115-075-01) to Mecklenburg County for greenway and park use in exchange for easements on three County-owned parcels (Tax Parcels 143-031-07, 115-075-03, 115-051-08) needed for the Charlotte Mecklenburg Utilities Department (CMUD) Taggart Creek Outfall project. *Attachment 2*

Staff Resources: Catherine Stutts, Planning
Tim O'Brien, City Engineering

Action Requested: Approve Planning staff's recommendation for M.R. #14-51.

4. M.R. #14-52: Proposal by Mecklenburg County to Acquire Land Located in the Reid Park Neighborhood for Irwin Creek Greenway

Background: Mecklenburg County proposes to accept the donation of 0.10 acres of land located in the 3400 block of Reid Avenue (Tax Parcel 145-179-26) in the Reid Park neighborhood to assemble with other greenway property in the area and eventually become an extension of Irwin Creek Greenway trail. *Attachment 3*

Staff Resources: Catherine Stutts, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-52.

5. University City Area Plan Update

Background: Staff gave a brief overview of the University City Area Plan Update at the December Planning Commission meeting. Staff will provide a summary of the comments received at the December 9 community meeting and share next steps in the Planning process.

Staff Resource: Kathy Cornett, Planning

Action Requested: For Committee discussion.

6. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner(s)	Scheduled Meeting
<i>University City Area Plan Update</i>	Deborah Ryan Nancy Wiggins	January 20, 2015 Planning Committee will receive public comment on draft plan recommendations.
<i>Prosperity Hucks Area Plan</i>		To be determined

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

Action Requested: For Committee discussion.

7. Adjourn

Planning Committee Meeting Minutes

November 18, 2014 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

Attendance:

Commissioners Present: Chairperson Tony Lathrop, Vice-chairperson Randy Fink, Commissioners Cozzie Watkins, Nancy Wiggins and Ray Eschert

Commissioner Eschert, Zoning Committee member, attended this meeting to ensure a quorum.

Commissioners Absent: Commissioners Emma Allen and Thomas Low

Planning Staff Present: Alberto Gonzalez, Sonda Kennedy, Melony McCullough, Bryman Suttle and Jonathan Wells

Other Staff Present: Katie Daughtry (County Asset and Facility Management), Timothy J. O'Brien (City Estate Division), Amanda Byrum (City Real Estate) and Pamela Wideman (Neighborhood and Business Services)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:05 p.m., welcomed those present and asked everyone to introduce themselves.

Approve October 21, 2014 Minutes

A motion was made by Commissioner Eschert and seconded by Commissioner Wiggins to approve the October 21, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #14-47: Proposal by the City of Charlotte to Sell or Transfer Six Properties Located throughout the City for Affordable Housing

Alberto Gonzalez presented the proposal by The City of Charlotte to sell or transfer six properties for affordable housing. These properties were acquired by the City as the result of loan foreclosures or through in rem liens and neighborhood revitalization projects.

A motion was made by Commissioner Wiggins and seconded by Commissioner Eschert to approve Planning staff's recommendation for Mandatory Referral #14-47. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-47.

M.R. #14-49: Proposal by Mecklenburg County to Acquire Land Located along Freedom Drive for a Park

Alberto Gonzalez presented the proposal by Mecklenburg County to acquire approximately one acre of land located along Freedom Drive for the future development of Teddington Neighborhood Park in northwest Charlotte.

A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #14-49. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-49.

M.R. #14-50: Proposal by the City of Charlotte to Transfer Properties Located in the Cherry Neighborhood to a Developer for Affordable Housing

Alberto Gonzalez presented the proposal by the City of Charlotte to transfer five vacant parcels located along Baxter Street in the Cherry neighborhood to a private company. This company specializes in developing affordable housing. Vice-chairperson Fink asked about the mix of multi-family and single family housing in the neighborhood. Mr. Gonzalez explained the housing pattern and pointed out properties owned by Charlotte Housing Authority and Stonehunt Properties.

Vice-chairperson Fink asked Mr. Gonzalez if the area plan recommends ownership versus rental housing. Mr. Gonzalez said that ownership versus rental was not discussed during the Midtown Morehead Cherry area planning process. Vice-chairperson Fink then asked if this proposal has been discussed with the neighborhood. He voiced concern about the density and what is appropriate based on what has happened in the Cherry community over the last ten years.

Chairperson Lathrop asked if staff is supporting the land transfer or land use. Mr. Gonzalez replied the land transfer which is consistent with recommendations in the area plan. He explained that the plan recommends six dwelling units per acre for the area and the proposal is consistent with this recommendation. The plan also references maintaining and preserving the historic character of the area. Mr. Gonzalez emphasized that a rezoning will be required to redevelop the property and that staff will utilize the rezoning process to make sure that any proposed development is consistent with the area's character.

Vice-chairperson Fink expressed caution that a lot could go wrong if we are not careful. Mr. Gonzalez said that there have been conversations with neighbors who support this project. Vice-chairperson Fink said that he asked the question earlier but that was not the answer given.

Commissioner Wiggins said that she is familiar with the type of houses to be built, she knows people who live in the area and thinks the proposed housing is consistent with what some residents desire. This gives people who are aging out of their homes the opportunity to remain in the neighborhood.

Chairperson Lathrop asked the Committee to vote to suspend the rules so that a question could be asked of the staff representative from Neighborhood and Business Services. The vote was unanimous to suspend the rules. Pamela Wideman, Deputy Director, Neighborhood and Business Services (N&BS) shared background information on the proposal. She explained that the Cherry neighborhood actually approached N&BS a couple of years ago with concerns about the lack of affordable housing in the neighborhood. She added that the City is working to make sure that the architecture of the development is consistent with the neighborhood's character and provides affordable housing opportunities.

Vice-chairperson Fink said it should be noted that this proposal is partially consistent with the adopted plan. He also clarified that this is a recommendation and not a decision. City will take the final action. He thinks the predominant characteristic of the neighborhood, single family, should be recognized and stated that he will not be able to support this mandatory referral.

Commissioner Watkins asked if there was discussion about having multi-family or single family housing and were the neighbors okay with either. Ms. Wideman answered yes and stated that some residents would like to have an option that allows them to age in their neighborhood. They also would like to have an option to rent or buy. Chairperson Lathrop thanked Vice-chairperson Fink for his comments.

A motion was made by Chairperson Lathrop and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-50. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-50.

Yeas: Chairperson Lathrop and Commissioners Eschert, Watkins and Wiggins

Nays: Vice-chairperson Fink

Area Plan Status and Meeting Report

Chairperson Lathrop stated that the *University City Area Plan-Blue Line Extension - Transit Station Area Plans* community meeting is scheduled for Tuesday, December 9 at the Oasis Shriner's Temple. Commissioner Wiggins stated that there is no new information to report at this time; however, she will attend the meeting.

Adjourned: 5:30 p.m.

Submitted by: Tim O'Brien, City Real Estate

Initiated by: Jim Garges, Park and Recreation Dept.

MANDATORY REFERRAL-REPORT NO. 14-51
Proposed Exchange of Interests in Real Property with Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to transfer a City-owned parcel on Morris Field Drive (PID 115-075-01) to Mecklenburg County (County) for greenway and park use in exchange for easements on three County parcels needed for the Charlotte Mecklenburg Utilities Department (CMUD) Taggart Creek Outfall project (PIDs 143-031-07, 115-075-03, 115-051-08). The City intends to retain a sanitary sewer easement across the parcel intended to be deeded to the County.

The City parcel is a wooded lot of approximately 6.1 acres and is zoned B-1(CD), according to the Charlotte Zoning Ordinance. The majority of this parcel is in the floodplain. All of these properties are located on the west side of Charlotte. County-owned parcel 143-031-07 is part of the Irwin Creek Greenway and is zoned I-1(CD); parcels 115-075-03 and -08 are part of the Southwest Community Park and are zoned B-1(CD) and I-1(CD) respectively.

The County will utilize the City-owned parcel (with the sanitary sewer easement) to add to its greenway and to connect to Southwest Community Park and Recreation Center on Morris Field Drive. This segment of the greenway is particularly important as it will provide access for residents in the Hope 6 "Renaissance" development located at the northwest corner of Billy Graham Parkway and West Boulevard to the CPCC Harris Campus located at 3210-3216 CPCC Harris Campus Drive.

PROJECT JUSTIFICATION:

Easements on the County properties are necessary in order to complete the Taggart Creek Outfall project, which involves the construction of a mixture of gravity sewer and force main (pressure sewer). The portion of the sewer line on the parcels in question is all gravity sewer.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Donation of the City-owned property to the County is consistent with the County's 2008 adopted *Parks Master Plan* which encourages the expansion and increased connectivity of the greenway system. During the master planning process, citizens within the County ranked providing more greenway trails and connections as their top recreation desire.

In addition, this transfer, as well as the Taggart Creek Project, is consistent with the City's sustainable priorities, goals and policies, including preservation of natural resources, protection of water quality, and maximization of transportation alternatives (i.e. greenways).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) identifies employment uses as an appropriate land use for the area in question. The plan also encourages the expansion of the county's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

The Taggart Creek Outfall project will replace or repair existing sanitary sewer infrastructure that is past its service life. Additionally, donation of the greenway property to the County will allow for added recreational amenities (a trail) and open space to serve this area of the County. The trail and open space will serve as an enhancement to the existing community assets, namely the Southwest Community Park and Recreation Center, CPCC Harris Campus, and the surrounding multi-family residential development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None are known at this time.

ESTIMATED PROJECT COMPLETION DATE:

The project (sewer line) is scheduled to begin construction in the summer of 2015, and completion is anticipated by the end of 2017. Conveyance of the City-owned property is anticipated to occur upon City and County approval.

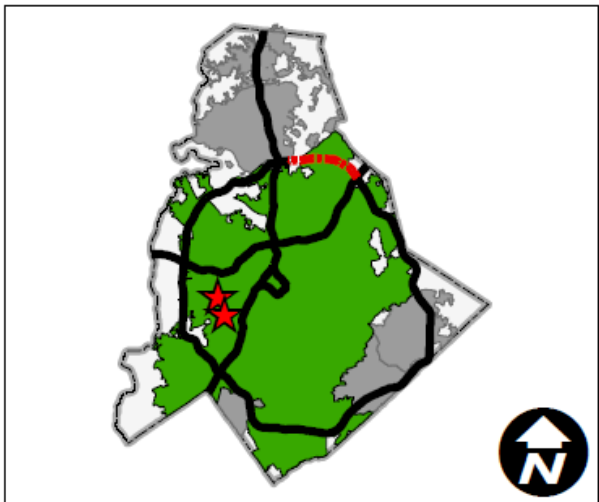
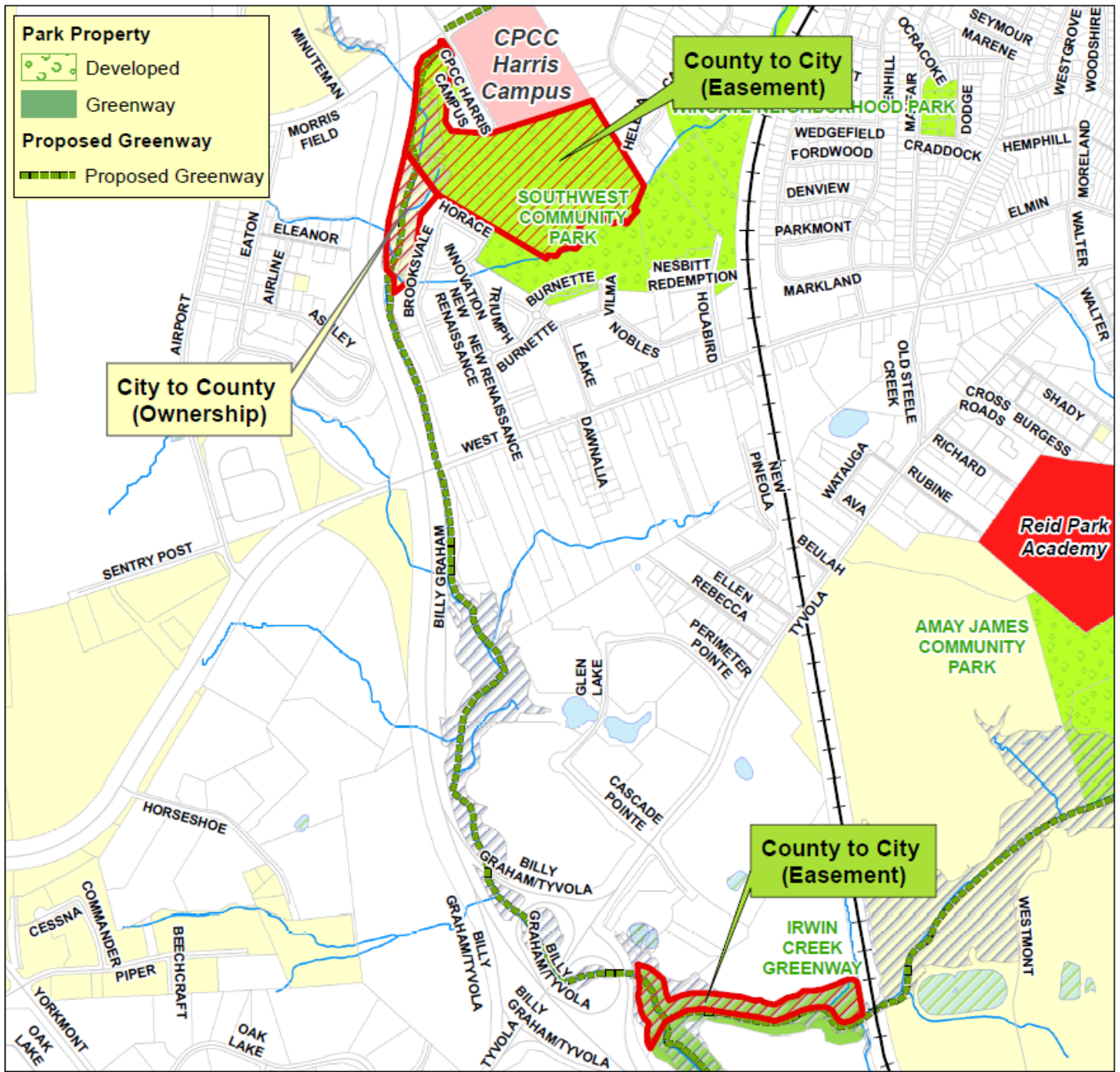
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their December 3, 2014, meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:





Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Central District Plan* (1993) goal of expanding the greenway network.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-51

Initiated by: Park & Recreation
 Submitted by: City of Charlotte Real Estate

-  Mandatory Referral
-  Schools
-  City Property
-  County Property
-  FEMA 100 Year Floodplain



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 14-52 **Proposed Acquisition in Reid Park Neighborhood for Irwin Creek Greenway**

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept a donation of a portion of tax parcel 145-179-26 (± 0.10 acres) located in the 3400 block of Reid Avenue in the Reid Park neighborhood in west Charlotte along Irwin Creek. The property will be assembled with the other greenway property in the area and eventually become an extension of Irwin Creek Greenway trail.

The property is currently vacant and is zoned R-5 according to the Charlotte Zoning Ordinance and is partially located in the FEMA floodplain. The property is surrounded by single-family residences to the north and south, Amay James Community Park to the west, and Reid Neighborhood Park to the east.

PROJECT JUSTIFICATION:

Mecklenburg County Park and Recreation would like to acquire the rear portion of the parcel for the future construction of Irwin Creek Greenway. Irwin Creek 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 *Central District Plan* (1993) identifies low-density residential uses as appropriate land uses for the area in question. The plan also encourages the expansion of the County's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

This greenway will provide a connection from Revolution Community Park, the Charles L. Sifford Golf Course and Clanton Community Park to the neighborhood. Eventually, Irwin Creek Greenway will connect to Renaissance Golf Course to the south.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None are known at this time.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by early winter 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

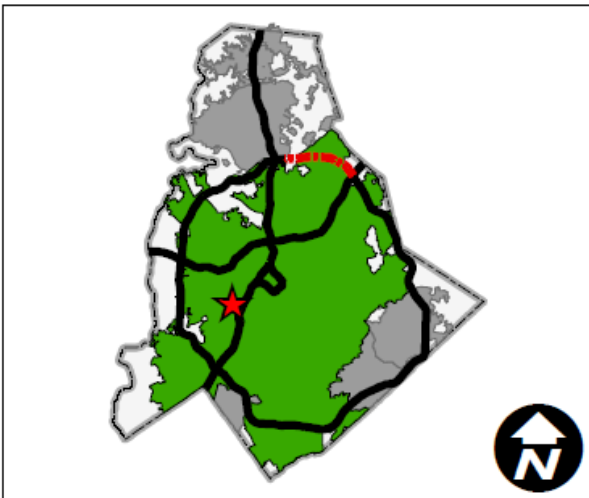
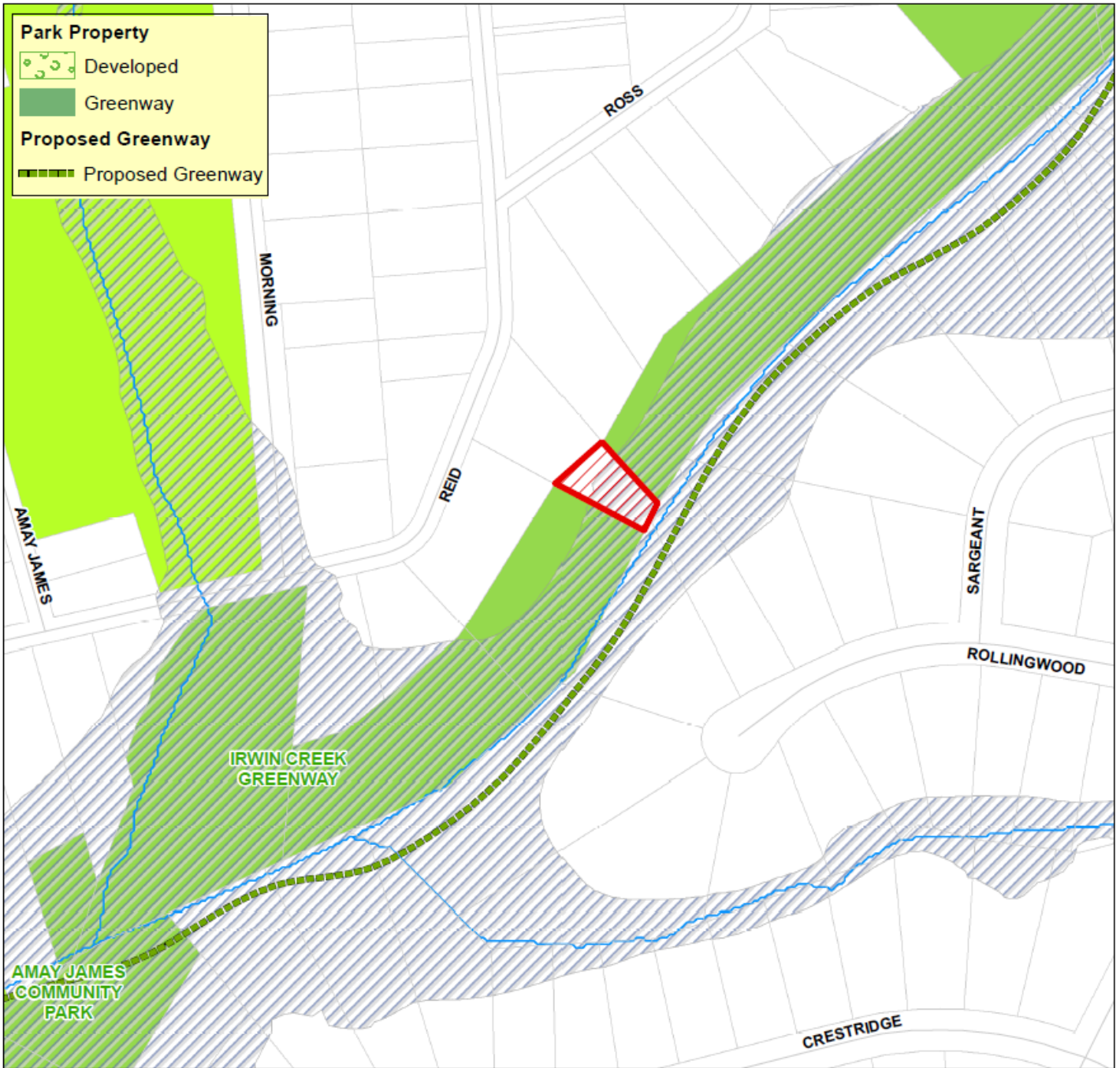
The Joint Use Task Force discussed this matter at their December 3, 2014 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Central District Plan* (1993).

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Catherine Stutts



Mandatory Referral 14-52

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain

