

Planning Committee

Agenda Packet

March 17, 2015 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

March 17, 2015 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve January 20, 2015 Minutes and March 2, 2015 Minutes. *Attachments 1 and 2*

3. Draft *University City Area Plan* Update

Background: The Planning Committee received public comments on the draft *University City Area Plan* update at their January meeting. At this meeting, staff will share responses to public comments, discuss implementation and summarize proposed revisions to the draft plan. [Click here](#) or visit <http://ucap.charlotteplanning.org> to view the draft plan and Implementation Guide. *Attachments 3A and 3B.*

Staff Resources: Amanda Vari, Planning
Kathy Cornett, Planning

Action Requested: Consider recommending adoption of the draft *University City Area Plan* update.

4. M.R. #15-03: Proposal by Charlotte-Mecklenburg Schools to Build a School on the Corner of West Boulevard and Billy Graham Parkway (The Renaissance)

Background: Charlotte-Mecklenburg Schools (CMS) proposes to develop a new 49-classroom school (Pre-Kindergarten through Grade 8) on approximately 8.6 acres of land located on the northeast corner of West Boulevard and Billy Graham Parkway (Tax Parcel 115-042-01) in The Renaissance development (former Boulevard Homes site). Charlotte Housing Authority will convey this land to CMS. *Attachment 4*

Staff Resources: Catherine Stutts, Planning
Susan Cannella, CMS Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-03.

5. M.R. #15-04: Proposal by the City of Charlotte to Sale or Transfer Property Located at 2839 Mayfair Avenue

Background: The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to sell or transfer approximately 0.13 acres located at 2839 Mayfair Avenue (Tax Parcel 115-028-25) for reoccupation by a low income family. *Attachment 5*

Staff Resources: Catherine Stutts, Planning
Amanda Byrum, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-04.

6. M.R. #15-05: Proposal by Mecklenburg County to Acquire Land to Serve as Future Teddington Neighborhood Park

Background: Mecklenburg County proposes to acquire approximately 1.6 acres located at 5829 Freedom Drive (Tax Parcel 059-161-03) for the development of Teddington Neighborhood Park. The property will be assembled with adjoining park property. **Attachment 6**

Staff Resources: Amanda Vari, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-05.

7. M.R. #15-08: Proposal by Mecklenburg County to Acquire Land Located on Amay James Avenue for Expansion of Reid Neighborhood Park

Background: Mecklenburg County proposes to acquire two parcels totaling approximately 0.28 acres located on Amay James Avenue (Tax Parcels 145-172-11 and 145-172-09) in the Reid Park neighborhood. Most of the surrounding land will be used for the future Reid Neighborhood Park and Irwin Creek Greenway. **Attachment 7**

Staff Resources: Catherine Stutts, Planning
Jennifer Morrell, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-08.

8. M.R. #15-09: Proposal by the City of Charlotte to Sale .51 acres of Land Located at 1215 South Boulevard (Fire Investigation Task Force Building)

Background: The City of Charlotte proposes to sale a 0.51 acre parcel of City-owned land located at 1215 South Boulevard (Tax Parcel 123-025-05). The property includes one 6500 square foot structure that is currently being used by the Fire Investigation Task Force. The task force is relocating to offices on North Graham Street near the new Fire Administration facility. **Attachment 8**

Staff Resources: Kent Main, Planning
Amanda Byrum, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-09.

9. M.R. #15-10: Proposal by the City of Charlotte to Sale 5.3 acres of Land Located on West Tyvola Road

Background: The City of Charlotte proposes to sale a 5.3 acre parcel of City-owned land located on West Tyvola Road (Tax Parcel 143-051-01) adjacent to the site of the Veterans' Administration hospital currently under construction. **Attachment 9**

Staff Resources: Alberto Gonzalez, Planning
Amanda Byrum, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-10.

10. M.R. #15-11: Proposal by the City of Charlotte to Sale or Transfer Four Parcels of Land Located in the Freedom Drive/Thomasboro-Hoskins Area

Background: The City of Charlotte proposes to sale or transfer four parcels located along Freedom Drive, near Edgewood Road and Bradford Drive (see mandatory referral for parcel numbers) that are no longer needed for City use. The parcels, which are vacant, were purchased for the Freedom Drive road widening project that is complete. This Mandatory Referral includes parcels that were originally included in M.R. #15-01. **Attachment 10**

Staff Resources: Amanda Vari, Planning
Amanda Byrum, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-10.

11. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner(s)	Scheduled Meeting(s)
<i>University City Area Plan Update</i>	Deborah Ryan Nancy Wiggins	To be determined
<i>Prosperity Hucks Area Plan</i>		To be determined

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

Action Requested: For Committee discussion.

12. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
January 20, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

DRAFT

Attendance:

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

Commissioners Absent: Commissioner Emma Allen

Planning Staff Present: Pontip Aphayarath, Kathy Cornett, Sonda Kennedy, Melony McCullough, Catherine Stutts, Jonathan Wells and Amanda Vari

Other Staff Present: Robert Drayton (City Real Estate)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:07 p.m., welcomed those present and asked everyone to introduce themselves.

Approve December 16, 2014 Minutes

A motion was made by Vice-chairperson Fink and seconded by Commissioner Wiggins to approve the December 16, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #15-01: Proposal by the City of Charlotte to Sale or Transfer Thirteen Parcels of Land Located in the Freedom Drive/Thomasboro-Hoskins Area

Amanda Vari (Planning) gave an overview of the City of Charlotte's proposal to sale or transfer thirteen vacant parcels of surplus land not needed for future projects. The parcels are located along Freedom Drive, Edgewood Road and Bradford Drive (see mandatory referral for parcel numbers) They were purchased for the Freedom Drive road widening project which is complete. Selling the land will generate revenue as well as reduce maintenance costs and liability for the City.

Ms. Vari explained that the northernmost parcels are located within the boundaries of the *Northwest District Plan* (1990). The adopted future land use in this plan recommends single family land uses at a density of up to six dwelling units per acre for those parcels. The parcels are zoned R-4 which is consistent with the recommended land use.

The remaining parcels are located with the *Thomasboro-Hoskins Neighborhood Plan* (2002). Some of the parcels are zoned R-4; however, there are four parcels zoned R-22MF that are located on the northerly side of Freedom Drive. This zoning classification is inconsistent with the adopted future land use. Therefore, Planning staff recommends deferral because the existing zoning would allow development that is inconsistent with the adopted future land use. Staff would like additional time to consider this portion of the proposal.

Commissioner Low asked if the parcels that are zoned R-4 are compatible with the existing land use. Ms. Vari answered yes and explained that R-4 is a lower density than R-6. Commissioner Low pointed out that this is an older neighborhood with a lot of single family homes. He stated that the R-4 zoning classification does not have design guidelines that would prevent snout houses. He shared his concerns about future development being inconsistent with the character of existing houses in the area. Commissioner Low also stated that if action on the parcels zoned R-4 is deferred, it could allow time to consider other things like form making elements that are conducive to the walkable character of the neighborhood. This could allow time to rezone the parcels or to reconsider this after the zoning ordinance update that would include form making elements. Ms. Vari responded that the schedule for the zoning ordinance update is not set and she is not sure what the update will include. Commissioner Low said the R-4 does not assure that the character of future development will be consistent with the character of existing homes. Ms. Vari replied that is correct.

Commissioner Watkins asked if there is a timeline for bringing this mandatory referral back to the Committee. Ms. Vari replied that it could come back in February.

A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-01 to sale the following nine parcels zoned R-4: 4209, 3921, 3901, 3821, 3807, 3801 and 3745 Freedom Drive and 1223 and 1227 Edgewood Road.

The vote was unanimous to approve staff's recommendation for the sale of nine parcels in Mandatory Referral #15-01.

A second motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-001 to defer the sale of the following four parcels: 3932, 3924 and 3740 Freedom Drive and 815 Bradford Drive. The vote was unanimous to approve staff's recommendation to defer the sale of four parcels in Mandatory Referral #15-01.

M.R. #15-02: Proposal by Mecklenburg County to Acquire Land Located on Purser Drive in the Eastwood Acres Neighborhood for Floodplain Mitigation along Briar Creek

Catherine Stutts (Planning) gave an overview of this proposal by Mecklenburg County to accept the donation of 0.5 acres of land located at 2250 Purser Drive. Acceptance of the Purser Drive donation will complement floodplain mitigation efforts in the area and secure the property for water quality and greenway purposes. The proposed land use is consistent with recommendations in the *East District Plan* (1990).

Commissioner Watkins asked if anyone lives there. Ms. Stutts replied no, it's vacant.

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #15-02. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-02.

Receive Public Comment on the draft *University City Area Plan Update*

Amanda Vari presented background information and reviewed the draft plan recommendations. The *University City Area Plan* (2007) update establishes a vision and provides policy direction to guide future growth and development for three of the eleven Blue Line Extension (BLE) Light Rail Transit (LRT) stations – University City Boulevard, McCullough, and J. W. Clay Blvd./UNC Charlotte as well as surrounding areas.

Ms. Vari shared information on the *Centers, Corridors and Wedges Growth Framework* and gave an overview of the LYNX Blue Line and the LYNX Blue Line Extension. The overview included the process, new techniques, policy recommendations and implementation process. She explained that this area is in the Northeast Corridor, a Growth Corridor.

Ms. Vari reviewed the 11 character areas that reflect the desired development pattern. Next, she explained the 23 policy areas that provide more detail and specific policy guidance. The plan includes geographically specific policies for land use, open space, mobility and design. Ms. Vari summarized some of the key plan recommendations and reviewed the recommended future land use and future transportation maps. Next, she highlighted some of the public comments received to date. Vice-chairperson Fink asked why the comments reviewed rose to the top. Ms. Vari said they were heard most frequently. Commissioner Wiggins commented on the need for public art.

Ms. Vari shared that the plan recommends more intense development, new streets and better connectivity in the University City Boulevard Transit Station area and more employment in the McCullough Transit Station area. The vision is for the J.W. Clay Station area to become more of the University Area Town Center. She stated that UNC Charlotte has its own master plan and that this plan should complement their plan. She concluded her presentation by reviewing the next steps in the review and adoption process.

Commissioner Wiggins stated that she noticed the refrain of “gas stations not being allowed in this area” and that she thinks there are areas where gas stations and electrical stations should be allowed.

Next, the Committee received public comments on the draft plan recommendations. Chairperson Lathrop thanked the public for attending the meeting and provided the guidelines for speakers. There were nine speakers.

Walter Fields, represented Withrow Capital, owner of Mallard Pointe Shopping Center

Mr. Fields stated some things in the plan are not clear. He would like a better understanding of the existing retail and thinks what’s in the plan needs to be clearer.

He stated that the plan notes that there are 4-1/2 million transit riders in this area. There are issues with policy area 7A (on the map), this area is recommended for a mix of office and residential uses and doesn’t recognize the existing retail uses. It will likely redevelop with retail uses. He said that having to read through the plan policies to find the full use of permitted uses and community design criteria is cumbersome. Commissioner Low suggested that Mr. Fields be proactive and share his ideas about design.

Terry Williams, representing Withrow Capital

Mr. Williams shared that he has worked with staff throughout the process. He has 100% retail on 15 acres. Commissioner Low asked Mr. Williams if he has a vision for the parcel that he can share with the Committee. Although he doesn't have a plan at this time, he would like for the 15 acre center to be shown as recommended for office, retail and residential land uses on the map.

John Couchell, 228 Eastway Drive

Mr. Couchell owns a small shopping center located at 228 Eastway Drive. He said that the closing of the Eastway Bridge, which has eliminated traffic in the area, is a hardship to his business. He's not sure that the business can survive more than a month with the continued closure. He has met with City staff about this. He said no work has been done on the bridge for eight months. He is excited about the Blue Line Extension but concerned about his loss of business.

Carol Burke, NorthEnd Partners

Ms. Burke stated that she supports the plan. She is excited that this is coming to fruition. She thanked the Planning Commission. She stressed the importance of open space from Sugar Creek Road to the community garden at Hidden Valley. She asked if there are plans to redo the intersection at Eastway Drive and North Tryon Street.

Chairperson Lathrop said staff will follow up on this question.

Christy Kluesner, area resident

Ms. Kluesner complemented staff and asked about public space for senior citizens in the area, similar to the Marion Diehl Center.

Martin Zimmerman, Bonnie Lane

Mr. Zimmerman, also an area resident, distributed copies of his comments to the Committee and staff (see attachment to these minutes). He talked about a discrepancy between Transit Oriented Development (TOD) zoning being applicable within the ½ mile walk distance, but the station area plans refer to the ¼ mile walk distance. He asked when the Implementation Plan will be made available. He would like to review it. He also said that provisions for affordable housing at stations, green architecture/LEED policies in station areas and language that addresses suburban sprawl are needed.

Darlene Heater, University City Partners (UCP).

Ms. Heater stated that the University City area is the second largest employment area in Charlotte; with a workforce of over 73,000 and 8,000 more jobs have been announced. She supports the plan and has participated as a stakeholder with UNC Charlotte. She is working with Land Design on a park master plan.

Jane Watson, Lakeshore Village resident

Ms. Watson stated that the language should require the redevelopment of shopping centers with an urban form. She is concerned about the loss of retail in the area.

Will Russell, Sustain Charlotte, University City resident and former City Council District 4 candidate

Mr. Russell supports the plan. He would like to see added language about pedestrian connectivity, pedestrian oriented uses and redevelopment without large parking lots. He would like to see pedestrian connections strengthened, reduced parking and increased density. He would like to see the *Implementation Plan*. He also said that the *Implementation Plan* needs to include development timelines and the plan should be revised every 5 to 10 years.

Vice-Chairperson Fink asked Mr. Russell how he proposes pedestrian cross Harris Boulevard – bridges or tunnels. Mr. Russell suggested pedestrian bridges.

Commissioner Wiggins stated that CATS needs a better system of capturing riders to make sure they are paying the fare.

Commissioner Low said the maps show the biggest challenges in the area. There is no real connectivity or block structure.

Commissioner Watkins agrees with the need for an implementation timeline. She stated that some quick wins are needed. The public should be kept engaged and updated of progress along the way.

Chairperson Lathrop thanked the public for coming and for their comments.

Area Plan Status and Meeting Report

Commissioner Wiggins did not give a report for the *University City Area Plan Update* since the Committee received public comments on the draft plan at this meeting.

Ms. McCullough stated that she will keep the Committee informed about the status of the *Prosperity Hucks Area Plan*. No meetings have been scheduled.

Adjourned: 6:30 p.m.

Charlotte-Mecklenburg Planning Commission
Planning Committee Special Meeting Minutes
March 2, 2015 – 11:40 a.m.
CMGC – 2nd Floor, Room 280

ATTACHMENT 2
DRAFT

Attendance:

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

Commissioner Watkins (arrived at 11:54 a.m.)

Planning Staff Present: Pontip Aphayarath, Sonda Kennedy, Melony McCullough, Amanda Vari and Jonathan Wells

Other Staff Present: Dennis LaCaria, Mecklenburg County Manager's Office

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 11:43 a.m., welcomed those present and asked everyone to introduce themselves.

The chair explained that due to the cancellation of the February Planning Committee meeting because of inclement weather, this special meeting was scheduled. There are a couple of mandatory referrals that need to be addressed before the March 17 Planning Committee meeting.

Dennis LaCaria, Mecklenburg County Manager's Office, gave a broad overview of *Mecklenburg County's Comprehensive Government Facilities Master Plan* update. The information that he shared was presented at the Board of County Commissioners Budget Retreat on February 28. He explained that Mecklenburg County recently announced plans to decentralize County service facilities in order to serve customers where they live. This is a fifty year plan to geographically disperse and improve service delivery. This plan has significant potential to align with other agencies' capital and facility plans and to open up new opportunities for collaboration between the County and other entities.

Charlotte-Mecklenburg Schools is leaving Walton Plaza and County staff is being relocated from the Hal Marshall Services Center. Both sites are proposed for redevelopment. The County has plans to purchase the vacant Charlotte School of Law building located on Wilkinson Boulevard. This building will primarily house code enforcement, permitting services and GIS staff. Co-locating services will offer one stop shopping for customers. Other plans include the relocation and expansion of Medic headquarters from Statesville Avenue to Wilkinson Boulevard. The target relocation date is 2016.

Mr. LaCaria reviewed projects in the five year Capital Improvement Plan and shared the phasing plan for site acquisitions and construction. This plan includes renovations to the Valerie C. Woodard Center and the Government District facilities, site acquisitions, design of Community Resource Centers and construction.

Commissioner Lowe asked Mr. LaCaria if he considers accessibility for walking and transit when locating facilities. Mr. LaCaria answered yes and emphasized that transit is very important. He explained some of the variables that are considered in selecting sites and gave examples of areas that are close to transit facilities.

M.R. #15-06: Proposal by Mecklenburg County to Acquire Land Located on Wilkinson Boulevard to Serve as Future Medic Site

Amanda Vari (Planning) presented Mecklenburg County's proposal to purchase three warehouse facilities on approximately 14 acres located at 4301 and 4403 Wilkinson Boulevard for the relocation of Medic, Mecklenburg County Emergency Medical Services Agency. Medic is currently housed in leased space located at 4525 Statesville Road. Mecklenburg County's approved Capital Investment Plan includes the relocation of Medic from leased space on Statesville Road. The intent of this relocation is to create operating efficiencies and eliminate lease expenditure while providing a facility that will support Medic's service to the community for the next 50 years.

The proposed transaction is consistent with the *Mecklenburg County Capital Investment Plan* and the *Mecklenburg County Comprehensive Government Facility Master Plan* as well as the *Southwest District Plan (1991)*.

Commissioner Fink asked if Medic is considered a retail or industrial use. Mr. LaCaria answered that the Medic facility functions as a warehouse use. He explained that the vehicles come in and are loaded for a shift; they leave and deploy from a post, then return at the end of a shift and are unloaded, cleaned and refueled.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-06. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-06.

M.R. #15-07: Proposal by Mecklenburg County to Acquire Land Located on Suttle Avenue (Former Charlotte School of Law Building) for Several County Administrative Functions

Amanda Vari presented Mecklenburg County's proposal to purchase approximately 10 acres located at 2145 Suttle Avenue, Charlotte School of Law, for the relocation of functions in the Hal Marshall Services Center on North Tryon Street. Mecklenburg County's approved *Capital Improvement Plan (CIP)* includes the relocation of services from the Hal Marshall Services Center to other locations. The intent of this relocation is to improve the customer service experience for County citizens and to improve employee working conditions while preparing the Hal Marshall site for redevelopment.

This proposal is consistent with the *Mecklenburg County CIP*, *Mecklenburg County Comprehensive Government Facility Master Plan* and the *Bryant Park Land Use and Streetscape Plan*. This proposal will fulfill a need for County offices readily accessible to the public in a location appropriate for such a use. It also makes use of an existing building in a way that supports future development in the area.

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #15-07. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-07.

Adjourned: 12:00 p.m.

University City Area Plan – Issue Matrix
Public Comments and Staff Responses
As of March 9, 2015

#	Public Comment	Location of Current Text, Map or Graphic	Staff Response
1	Plan says there are 4-1/2 million light rail transit riders in Charlotte. How is this calculated?	Pg. 154, Table: Annual Ridership Routes Serving the Northeast Corridor	<p>Charlotte Area Transit System (CATS) generates ridership through the Automatic Passenger Counters (APC) on the Light Rail vehicles as well as an accounting of ticket sales. The 4.7 million is consistent with what we reported to the National Transit Database (NTD) in 2011, viewable through the below link. Ridership is called on the NTD report annual unlinked trips.</p> <p>http://www.ntdprogram.gov/ntdprogram/pubs/profiles/2011/agency_profiles/4008.pdf</p>
7	Concern with policy area 7A – on the map, this area is recommended for a mix of office and residential uses and doesn't recognize the existing retail use. It will likely redevelop with retail uses. Having to read through the plan policies to find the full use of permitted uses and community design criteria is cumbersome.	Pg. 17, Map 4: Recommended Future Land Use Map; Pg. 56, Land Use Policy 7a #2	<p>The intent is for this area to transition from the suburban, single-use building and form of development that currently exists to a more urban form of development near a future transit station.</p> <p>Staff proposes the following changes to address the public comment:</p> <p>Proposed Revision: Policy Area 3 #2 and #5; Policy Area 7a #2 and #7; Policy Area 7b #1 and #3 Map: Update Map 4: Recommended future land use map to include residential, office, and retail stripe.</p> <p>Land Use Policy Revision In areas outside of the core, existing businesses and residences are anticipated to remain in the near term. Over time, properties should be redeveloped with a mix of residential, office, retail, and civic/institutional uses. Residential and office uses should be the primary uses in these areas. Retail uses should complement the primary uses and be integrated into a multi- or mixed-use</p>

#	Public Comment	Location of Current Text, Map or Graphic	Staff Response
			<p>development. Ground floor retail uses may include drive through facilities only if they meet the Community Design criteria below (#7). Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with gasoline pumps are not appropriate in the transit station area.</p> <p>Design Policy Revision: In areas outside of the core, buildings should be multi-stories (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. Not more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Retail uses should activate the street with appropriate building orientation, accessible entrances, and space for outdoor seating and display near the sidewalk. Retail uses should not have parking located between the building and the street. Structured parking for retail uses is strongly encouraged to reduce the need for surface parking. Drive-through facilities may be appropriate in areas indicated above (#2) if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.</p>
8	Mallard Pointe shopping center is a 15 acre center – would like it to be shown as recommended for office, retail and residential uses on the map.	Pg. 17, Map 4: Recommended Future Land Use Map; Pg. 56, Land Use Policy 7a #2	Please refer to response above.
9	Closing of Eastway bridge is causing hardship to his business and he's not sure that the business can survive more than a month with the continued closure.	n/a	We have let CATS business liaison Jennifer Duru know about your concerns.
10	Wants to stress the importance of open space from Sugar Creek Road to the community garden at	n/a – outside of plan area	This area and intersection are outside of the University City Area Plan Update geography. CDOT will respond to the question regarding Eastway Dr. directly.

#	Public Comment	Location of Current Text, Map or Graphic	Staff Response
	Hidden Valley. Are there plans to redo the intersection of Eastway and North Tryon Street?		
11	Are there plans for a senior center (similar to Marion Diehl)?	Land Use and Open Space policies for All Policy Areas (Concept Plan Pg. 13-104)	Parks and Recreation has not identified a location for a senior center in this area. Area plans don't typically identify specific locations for new park/recreation, civic or institutional uses. These are appropriate in most areas as indicated in the policies. University City Partners intends to undertake a Park and Open Space analysis with Mecklenburg County Parks and Recreation.
12	Discrepancy between TOD zoning being applicable within the ½ mile walk distance, but the station area plans referring to the ¼ mile walk distance. Needs more language that addresses suburban sprawl.	Pg. 17, Map 4: Recommended Future Land Use Map; Pg. 22 Policy Area 1a, Land Use Policies; Pg. 25 Policy Area 1B Land Use Policies; Pg. 28 Policy Area 1C Land Use Policies; Pg. 41 Policy Area 3 Land Use Policies; Pg. 56 Policy Area 7a Land Use Policies; Pg. 59 Policy Area 7B Land Use Policies	<p>The Area Plan defines Transit Station Areas as within generally 1/2 mile walk distance from each transit station. The land use policies indicate TOD land use for most of this area, however in some areas a mix of uses is shown, rather than TOD. This does not preclude property owners from seeking TOD zoning. It is meant to recognize that some areas farther from the station may redevelop to the intensity of TOD at much later intervals and the policies provide for a more realistic transition by not requiring the use of TOD zoning.</p> <p>To address suburban sprawl even outside the transit station areas, land use policies generally encourage a mix of uses, designed to create more walkable environments and to allow intensification over time. The land use policies encourage a transition away from the primarily retail pattern of development we see today.</p>
13	When will the Implementation Plan be made available? Would like to review it.	Pg. 105	<p>The Implementation has been available on the project website: http://UCAP.charlotteplanning.org since February 5, 2015.</p> <p>Implementation Guide is not adopted by City Council and is updated periodically, as needed.</p>
14	Need provisions for affordable housing at stations.	n/a	City Council has adopted policies that address the provision of affordable housing in transit station areas.
15	Need green architecture/LEED policies in station areas.	n/a	Environmental sustainability is an inherent characteristic of the policies for the transit station areas. These policies provide for compact, walkable development and efficient use of land and infrastructure. Further, the policies in the Natural Environment chapter encourage environmentally sensitive site design and

#	Public Comment	Location of Current Text, Map or Graphic	Staff Response
			minimizing runoff from development. Additional green architecture/LEED elements such as building architecture, internal layout and materials are not specifically addressed in area plans.
16	Supports the plan and has participated as a stakeholder with UNC Charlotte. Working on a park master plan with Land Design.	Open Space Policies for all Policy Areas (Concept Plan Pg. 13-104) and Implementation Guide (Pg. 105)	The Park Master Plan will be part of the Implementation of this area plan.
17	Language should require the redevelopment of shopping centers with an urban form.	Land Use and Design policies for All Policy Areas (Concept Plan Pg. 13-104)	The area plan recognizes that redevelopment to a more urban form may be more feasible adjacent to transit stations, especially in the short term future. Over time, other areas are expected to redevelop as well and this plan supports a transition to a more urban form in these areas as well. The policies for areas outside of transit stations emphasize designing for pedestrian mobility and transitioning to a more urban form of development by bringing buildings to the sidewalk and reducing parking lots along street frontages.
18	Consider adding language about pedestrian connectivity, pedestrian oriented uses and redevelopment without large parking lots.	Design and mobility policies for All Policy Areas (Concept Plan Pg. 13-104)	Within transit station areas (TSA), the policies emphasize pedestrian and bicycle connectivity as part of site and street design. In areas outside of TSA's, the policies are intended to address the pedestrian network and encourage providing clear, comfortable, direct connections between sidewalks along streets and building entrances. In addition, the policies will be implemented by the zoning ordinance, subdivision ordinance, and urban street design guidelines that require certain block lengths and elements like sidewalks and bike lanes where appropriate.
19	The Implementation Plan needs to include development timelines.	Pg. 105	The Implementation has been available on the project website: http://UCAP.charlotteplanning.org since February 5, 2015. It includes time-frames for the various implementation actions. Although we are not able to predict timelines for private development, we do track development in the station areas. Implementation Guide is not adopted by City Council and is updated periodically, as needed.
23	Can the plan strongly state five	Pg. 105	An implementation guide for the area plan was made available on

#	Public Comment	Location of Current Text, Map or Graphic	Staff Response
	<p>year increments that list specific development and redevelopment goals to accomplish each period? Can such stated development and redevelopment goals be measurable? Also can feasible 'carrots and sticks' incentives be on the plan to ensure it is realized through a strong likelihood of implementation?</p>		<p>February 5, 2015. It includes time-frames for the various implementation actions. Although we are not able to predict timelines for private development, we do track development in the station areas.</p> <p>In terms of incentives, in addition to the light rail line itself, the City has a number of capital projects planned or underway to facilitate future development. These projects are included in the plan with anticipated timelines.</p> <p>Implementation Guide is not adopted by City Council and is updated periodically, as needed.</p>

University City Area Plan – Issue Matrix
Staff Proposed Revisions to Draft Plan
As of March 9, 2015

#	Recommendation and Location	Purpose of Change	Current Text, Map or Graphic	Proposed Revision
1	Entire Document	Minor edits to correct text, graphics, or tables that don't affect the content or intent of the document. Staff will make these changes as needed.	Entire Document	Not identified.
2	A-3: North Bridge cross section (Pg. 97) – Requested by CDOT.	To be consistent with Policy Area 8 #14. Since the cycle-track and/or multi-use path are being investigated.	Pg. 97, Cross Section dimensions	<p>Sidewalk: TBD (footnote 1) Planting Strip: 8' (footnote 2) Bike Lane: TBD (footnote 1) Travel Lanes 11'-NA-NA-NA-11' (footnote 3) Bike Lane: TBD (footnote 1) Planting Strip: 8' (footnote 2) Sidewalk: TBD (footnote 1)</p> <p><i>Footnotes:</i></p> <ol style="list-style-type: none"> 1. Determinations of the appropriate pedestrian and bicycle treatments to be deferred to project planning process for the I-85 North Bridge project. 2. Across the bridge, the planting strip can be deleted. Add additional width to pedestrian and/or bicycle treatment as appropriate. 3. 11-foot left-turn lanes permitted where needed
3	<i>Character Area 2: Regional Services South</i> description (Pg. 30)	Sentence in summary needs to be revised to be consistent with the actual policy area language which does allow these uses in some areas, but focuses on how they are designed.	Pg. 30, paragraph 3	<p>Existing sentence: "Pedestrian unfriendly uses are discouraged, such as drive-throughs, strip shopping centers, heavy industrial uses, and parking or ancillary structures between buildings and key streets.</p> <p>Revision: "Pedestrian unfriendly design is discouraged in this area. Uses with drive through facilities, gasoline pumps, or large surface parking lots should be designed to comfortably accommodate pedestrians.</p>

#	Recommendation and Location	Purpose of Change	Current Text, Map or Graphic	Proposed Revision
4	<i>Character Area 10: Primarily Residential</i> (Pg. 72) Opportunities bullet	UCP and the University believe we have adequate supply [of housing] for the University's projected growth for the next 3-5 years. Restate Character Area description for Character Area 10 - Opportunities	Pg. 72, Opportunities and Challenges	Existing sentence: "Strong demand for student housing, but need to provide housing for other residents as well" Change to: Need to provide adequate supply and mix of housing options to meet demand
5	Implementation Guide	Library is not sure when funding will be available.	Pg. 112, Action Items for Policy P-6	Change from: Long (>10 years) Change to: As funding becomes available
6	Street Activation Transit Station Areas and Policy Areas 5 and 8	Street activation policies (E.g. Pg. 23 Policy 1a #8) are too limiting.	Pg. 23 Policy Area 1a #8; Pg. 26 Policy Area 1b #7; Pg. 29 Policy Area 1c #5; Pg. 42 Policy Area 3 #8; Pg. 51 Policy Area 5 #10; Pg. 57 Policy Area 7a #11; Pg. 60 Policy Area 7b #6; Pg. 63 Policy Area 8 #11	The intent is to provide a menu of options to achieve street activation. Staff proposes the following change for this policy in every applicable Policy Area. Existing language: The ground floor of buildings should be designed to activate streets and open space through a variety of design techniques that may include, but are not limited to: <ul style="list-style-type: none"> a. Non-residential ground floor uses should have clear glass windows and prominent entrances with operable doors allowing access from the sidewalk. b. Non-residential and multi-family building facades should have architectural elements that will help distinguish the ground floor from upper stories. Building corners at street intersections should be designed to feature prominent entrances and distinctive architectural features. c. Multi-family residential development should include direct connections to the sidewalk. Where feasible, ground floor units should also have direct connections to the sidewalk. For the privacy of residents, ground floor units should include vertical separation and/or increased setbacks from the sidewalk. Revision: The ground floor of buildings should be designed to activate streets and open space through a combination of design techniques that

#	Recommendation and Location	Purpose of Change	Current Text, Map or Graphic	Proposed Revision
				<p>may include, but are not limited to:</p> <ul style="list-style-type: none"> a. Non-residential ground floor uses with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk. b. Non-residential and multi-family building facades with architectural elements that will help distinguish the ground floor from upper stories. c. Building corners that feature prominent entrances and distinctive architectural design. d. Multi-family residential development with direct connections to the sidewalk, preferably for ground floor units, where feasible. Ground floor residential units may have vertical and/or horizontal separation from the sidewalk for privacy or to address site issues.
7	<p>Diversity of housing/building types</p> <p>Policy Areas 1a, 1c, 2b, 2c, 2d, 3, 4a, 5, 8, 9a, 9c, 10a, 10b, 10c</p>	<p>Policy language to require at least two building types for residential development is not clear. Seems to indicate that every development must include at least two types of housing. May not be feasible on smaller sites.</p>	<p>Pg. 22 Policy Area 1a #3 and add new design policy; Pg. 26 Policy Area 1b add new design policy; Pg. 28 Policy Area 1c #1 and add new design policy; Pg. 33 Policy Area 2b #1 and add new design policy; Pg. 35 Policy Area 2c #1 and #5; Pg. 37 Policy Area 2d #2 and add new design policy; Pg. 41 Policy Area 3 #3 and add new design policy; Pg. 45 Policy Area 4a #1 and #6; Pg. 50 Policy Area 5 #4 and #9; Pg. 57 Policy Area 7a add new design policy, Pg. 60 Policy Area 7b add new design policy, Pg. 62 Policy Area 8 #1 and #10;</p>	<p>The intent is to minimize the potential for several large multi-family buildings and to achieve a diversity of building types of different height, sizes, and scales – regardless of the type of housing.</p> <p>Existing language: E.g. Pg. 22 Policy Area 1a #3: Development outside of the core and beyond approximately 500 ft. of N. Tryon St. should include more than one building type, such as single family, duplexes, triplexes, townhomes, and multi-family buildings. Retail services...area.</p> <p>Revision: Land Use Policy revision E.G. Pg. 22 Policy Area 1a #3: Development outside of the core and beyond approximately 500 ft. of N. Tryon St. is appropriate for moderate to high density residential development (8 to above 22 DUA). Development in this area is encouraged to include a variety of housing options (e.g. single family, duplex, triplex, quadraplex, multi-family, etc.). Retail services...area. <i>(Highlighted sentence is recommended revision – rest of the policy language should remain as is for each Policy Area).</i></p> <p>Add Community Design Policy:</p>

#	Recommendation and Location	Purpose of Change	Current Text, Map or Graphic	Proposed Revision
			Pg. 66 Policy Area 9a #4 and add new design policy; Pg. 70 Policy Area 9c #2 and add new design policy; Pg. 73 Policy Area 10a #1 and #6; Pg. 75 Policy Area 10b #2 and #6; Pg. 77 Policy Area 10c #1 and #3	Buildings should be designed to avoid the appearance of having a long, continuous building wall and to break up visual mass and bulk. Consider a combination of design techniques to achieve this including, but not limited to: <ul style="list-style-type: none"> a. Façade modulation that provides variation in the building wall. b. Building mass separation between all, or part, of a single building to create the appearance of multiple buildings. c. Use of varying architectural styles, building heights, and/or roof pitches to reduce the apparent size of a building. d. Multi-family residential development with a variety of building mass, scale, and type (e.g. townhomes, carriage houses, apartments, etc.).
8	Land Use Recommendations related to areas currently developed as primarily retail Policy Areas 3, 7a, and 7b	These areas are developed as primarily retail uses. While these areas are in transit station areas, they are outside the “core” area where TOD is more likely to occur in the short term. The proposed revision is intended to allow flexibility for future redevelopment, and transition to a mixed use, walkable, urban form.	Policy Area 3 #2 and #5; Policy Area 7a #2 and #7; Policy Area 7b #1 and #3	<p>The proposed revision is intended to allow flexibility for future redevelopment, and transition to a mixed use, walkable, urban form.</p> <p>Existing Policy Language: (e.g. Pg. 56, Policy Area 7a, #2)</p> <p>2. In areas outside of the core, existing businesses and residences are anticipated to remain in the near term. Over time, properties should be redeveloped for residential, office, and civic/institutional uses. Retail uses are also appropriate if located within multi-storied buildings. Ground floor retail uses may include drive through facilities only if they meet the Community Design criteria below (#7). Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with gasoline pumps are not appropriate in the transit station area.</p> <p>7. In areas outside of the core, buildings should be multi-storied (typically 3-5) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. No more than 35% of a site’s street frontage should be</p>

#	Recommendation and Location	Purpose of Change	Current Text, Map or Graphic	Proposed Revision
				<p>devoted to surface parking or driveway access. Drive-through facilities may be appropriate in areas indicated above (#2) if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.</p> <p>Proposed Revision:</p> <p>Land Use Policy In areas outside of the core, existing businesses and residences are anticipated to remain in the near term. Over time, properties should be redeveloped with a mix of residential, office, retail, and civic/institutional uses. Residential and office uses should be the primary uses in these areas. Retail uses should complement the primary uses and be integrated into a multi- or mixed-use development. Ground floor retail uses may include drive through facilities only if they meet the Community Design criteria below (#7). Structured parking should be lined with active uses along the street or screened from view from streets and sidewalks. Commercial uses with gasoline pumps are not appropriate in the transit station area.</p> <p>Design policy: In areas outside of the core, buildings should be multi-stories (typically 3-5 stories) and be placed at or near the back of the sidewalk. Surface parking lots should be located to the rear or side of buildings. Not more than 35% of a site's street frontage should be devoted to surface parking or driveway access. Retail uses should activate the street with appropriate building orientation, accessible entrances, and space for outdoor seating and display near the sidewalk. Retail uses should not have parking located between the building and the street. Structured parking for retail uses is strongly encouraged to reduce the need for surface parking. Drive-through facilities may be appropriate in areas indicated above (#2) if located on the interior of a parking deck and are designed to minimize conflicts with pedestrians.</p>

Submitted by: Susan Cannella, Real Estate Coordinator, CMS

Initiated by: Susan Cannella, Real Estate Coordinator, CMS

MANDATORY REFERRAL-REPORT NO. 15-03

Proposed Development of a Pre-K – 8 School at The Renaissance/Former Boulevard Homes Site

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to develop a new 49-classroom school (grades Pre-Kindergarten through 8) on approximately 8.615 acres located at the northeast corner of West Blvd. and Billy Graham Pkwy (parcel #115-042-01) in West Charlotte. The site is zoned MUDD-O (Mixed Use Development District – Optional) according to the Charlotte Zoning Ordinance. The Zoning Ordinance allows for elementary and secondary schools within MUDD-O zoning, so a re-zoning would not be required. The integration of schools in neighborhoods is encouraged. Properties north and east of the site are undergoing development as a mixed-income residential community. Property to the south across West Blvd. is largely vacant and low-density residential, and west across Billy Graham is a multi-family residential development.

The Charlotte Housing Authority (CHA) has implemented a revitalization plan for The Renaissance, formerly the CHA Boulevard Homes community. The redevelopment site will include mixed-income housing, radically improved cradle-to-college educational opportunities, youth and adult development programs, job training, health and wellness programs, transportation access and recreational opportunities. The proposed school located at The Renaissance will serve as a community hub and have an integrated focus on academics, health and family services, youth programs and community engagement. CHA will convey approximately 8.615 acres of land within this development to CMS for the purposes of the construction and operation of a Pre-K-8 school.

This project will provide crowding relief for Berryhill School and Reid Park Academy, which both house grades Pre-Kindergarten through 8. Berryhill is supported by a wastewater treatment plant which is currently near its capacity. Reid Park is significantly over capacity and requires immediate relief.

PROJECT JUSTIFICATION:

Funding for this project will come from the 2013 School Bond Package in which \$30.376 million was allocated for a relief Pre-K-8 school for Berryhill School/Reid Park Academy.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Construction of a relief school is consistent with the Charlotte-Mecklenburg Schools Capital Needs Assessment, upon which the 2013 bond referendum was based.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) adopted land use for this site, as amended by rezoning petition 2009-043 calls for mixed-use development (multi-family, institutional and office). The proposed land use (Institutional) is consistent with the adopted land use.

PROJECT IMPACT:

Traffic impacts are expected to be limited, especially given that a large percentage of the children attending the school are expected to be from The Renaissance and adjoining neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Construction is underway on multiple phases of The Renaissance. Phase one, The Retreat at Renaissance, an 110-unit seniors building was completed September 2013. Building features include covered resident/visitor entry with patio seating, covered resident drop off entry, garden plots, courtyard area with gazebo and patio, multipurpose room, exercise room, library and game room. The second phase of the development, The Residences at Renaissance, 74 mixed-income family units, was completed May 2014. The third phase is currently under construction and includes 150 family units.

ESTIMATED PROJECT COMPLETION DATE:

Construction of the pre K-8 school is slated for completion August 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their February 4, 2015 meeting and had no comments.

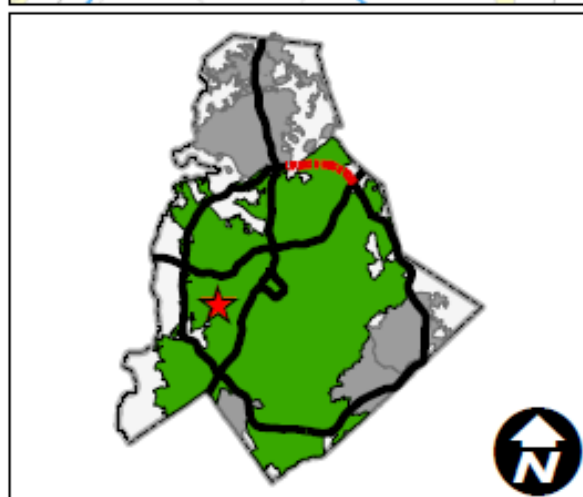
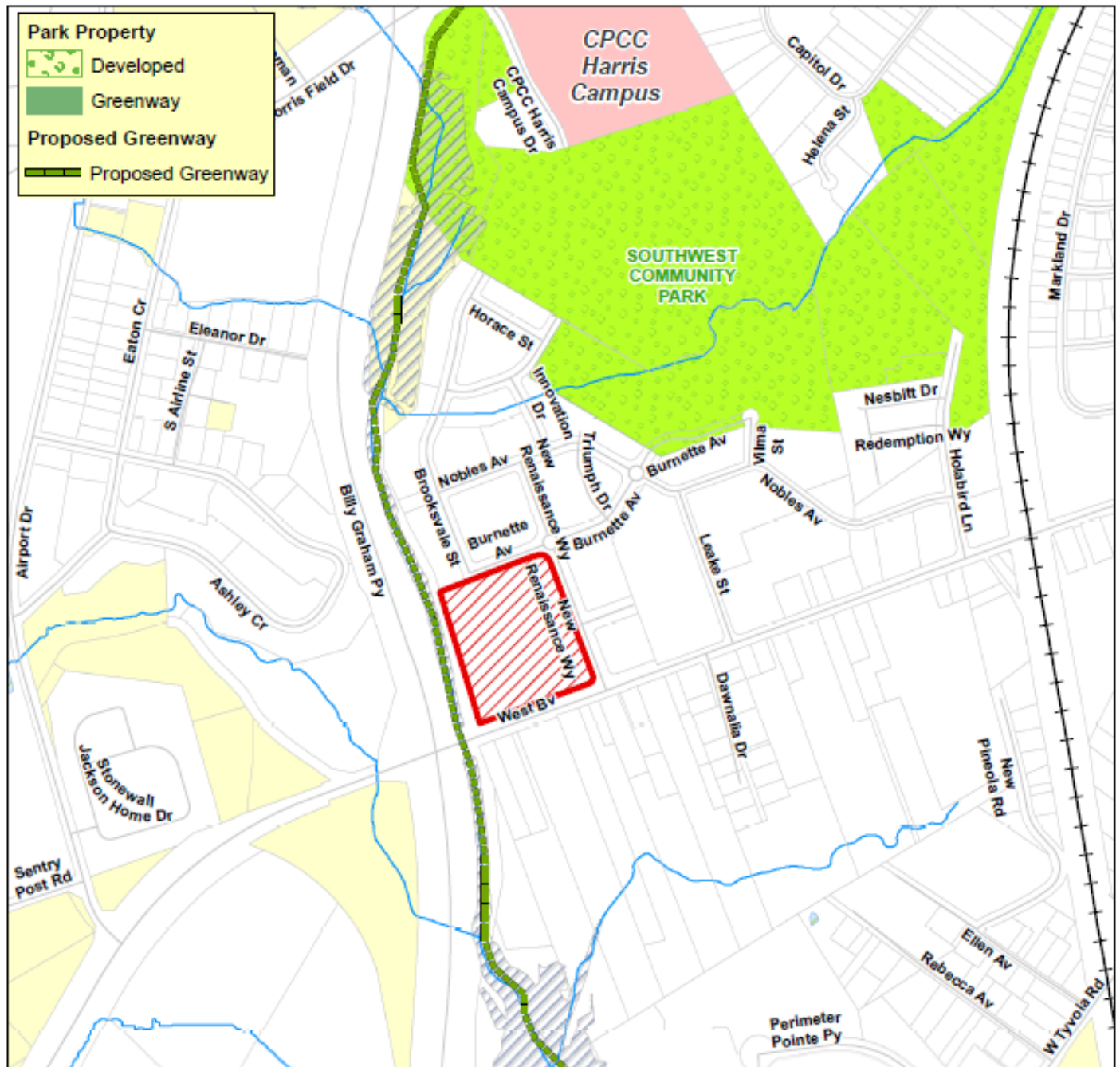
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the conveyance of land from CHA to CMS for the development of a school.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 17, 2015 meeting, the Planning Committee recommended

Staff resource: Alberto Gonzalez



Mandatory Referral 15-03

Initiated and Submitted by: CMS

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

Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Amanda Byrum, E&PM, Real Estate

Initiated by: Warren Wooten, N&BS

MANDATORY REFERRAL-REPORT NO. 15-04
Proposed Sale or Transfer of City-Owned Property on Mayfair Avenue

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to sell or transfer a City-owned property out of the City's inventory for reoccupation by a low income family. This property was acquired by the City as the result of foreclosures of a loan generated by N&BS. The property is located at 2839 Mayfair Avenue (115-028-25) and consists of approximately .137 acres. The property includes a vacant single family residence and is zoned R-5 (single family residential) according to the Charlotte Zoning Ordinance.

N&BS works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) to partner in making more affordable housing available in neighborhoods throughout the City. N&BS uses surplus properties received through foreclosure in strategic ways to meet community housing needs.

PROJECT JUSTIFICATION:

This property was acquired as the result of foreclosure and is not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. N&BS works with non-profit and neighborhood organizations in order to transfer properties for rehabilitation and re-occupancy by the organizations' qualified clients.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of this parcel supports City Council's recommendation to develop affordable housing.

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.

PROJECT IMPACT:

The project provides support for home ownership opportunities and neighborhood revitalization.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the property for use by non-profit organizations and the availability of funds for these organizations to undertake rehabilitation or rebuilding will dictate the completion of the transfers.

JOINT USE TASK FORCE REVIEW COMMENTS:

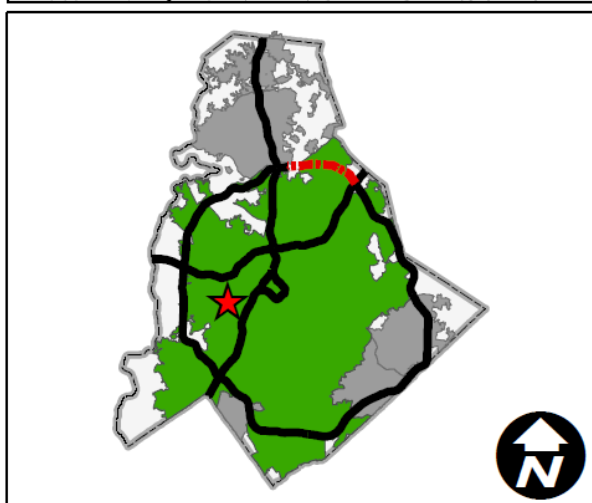
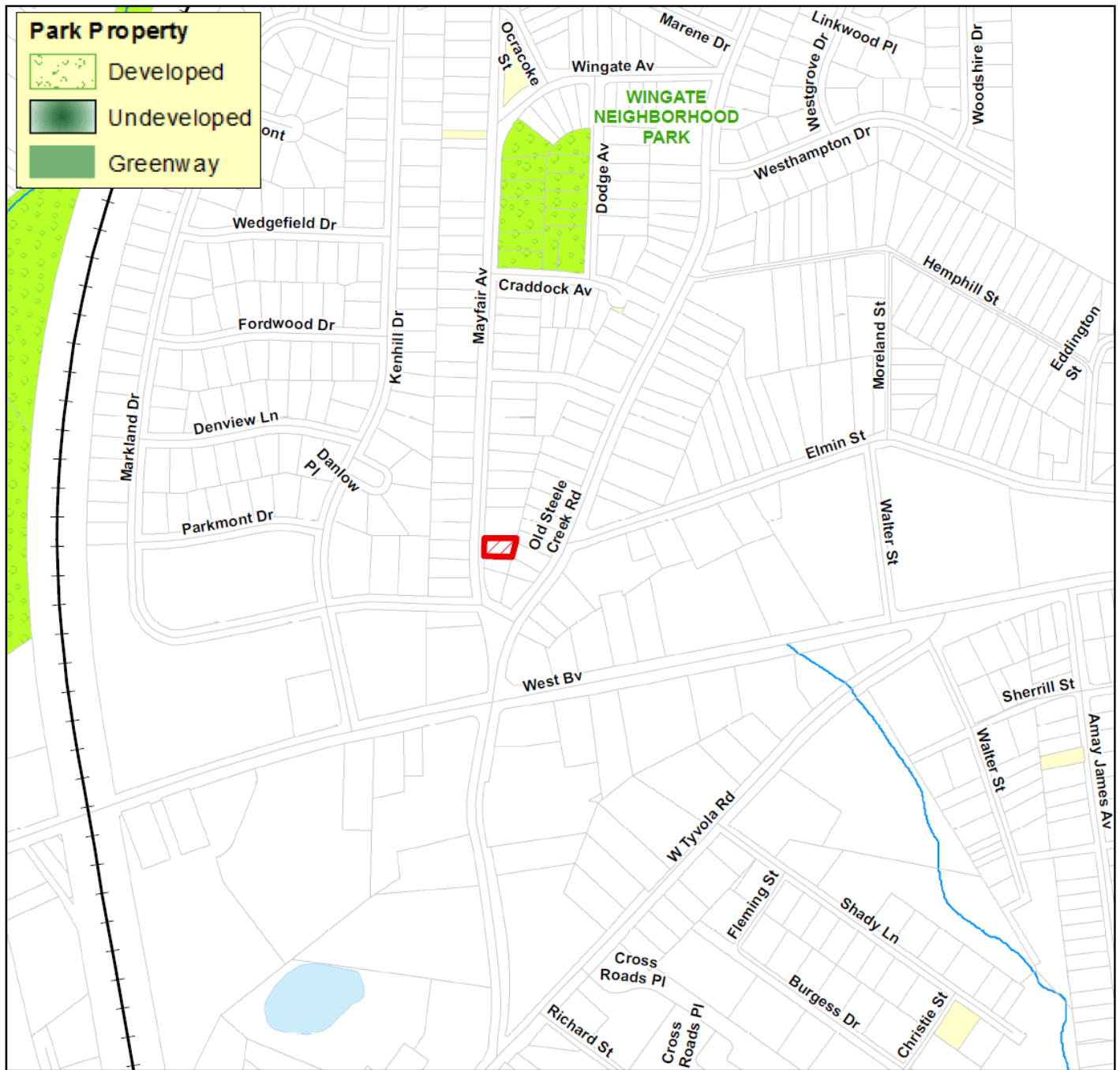
The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION: Planning staff recommends approval of the proposed transaction. The proposed land use is consistent with the *Central District Plan* (1993).

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 17, 2015 meeting the Planning Committee

Staff resource: Catherine Stutts



Mandatory Referral 15-04

Initiated by: Neighborhood & Business

Submitted by: E&PM, Real Estate

- Mandatory Referral
- County Property
- City Property
- Ponds

Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: Jim Garges, Park and Recreation Dept.

MANDATORY REFERRAL-REPORT NO. 15-05
Proposed Acquisition of Land to Serve as Future Teddington Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 059-161-03 (±1.613 acres) located at 5829 Freedom Drive in northwest Charlotte for the future development of Teddington Neighborhood Park. The property will be assembled with adjoining existing park property.

The property is currently vacant and is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance. The property is surrounded by park property and single-family residences.

PROJECT JUSTIFICATION:

Park and Recreation is currently in design for Teddington Neighborhood Park. During that process, this property was identified for potential enlargement of the proposed park. The park is anticipated to contain walking trails, seating areas, a shelter and possibly a playground. Construction of this park would fill in a critical gap in neighborhood parks in this area of the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The *Mecklenburg County Park and Recreation 10 Year Master Plan* (2008) supports creating and expanding neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *Northwest District Plan* (adopted 1990), which recommends the location of single-family land uses as well as parks and open space. Much of the site lies within the FEMA 100-year floodplain, which is the area recommended for parks and open space by the adopted land use plan.

Adopted land use policy plans do not identify all areas that are appropriate for planned or future greenways. Typically, greenways are compatible with the surrounding single-family land uses. The use of the property for an expansion of existing park and open space property meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land.

PROJECT IMPACT:

The addition of this property will allow for more complete development of the neighborhood park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is no known relationship to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

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

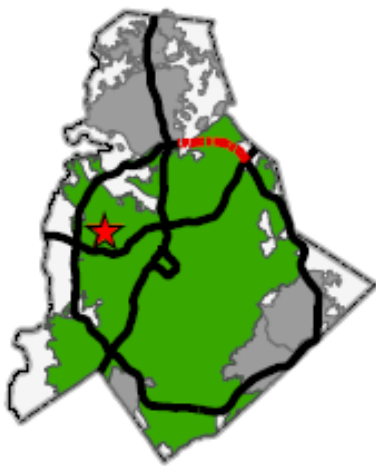
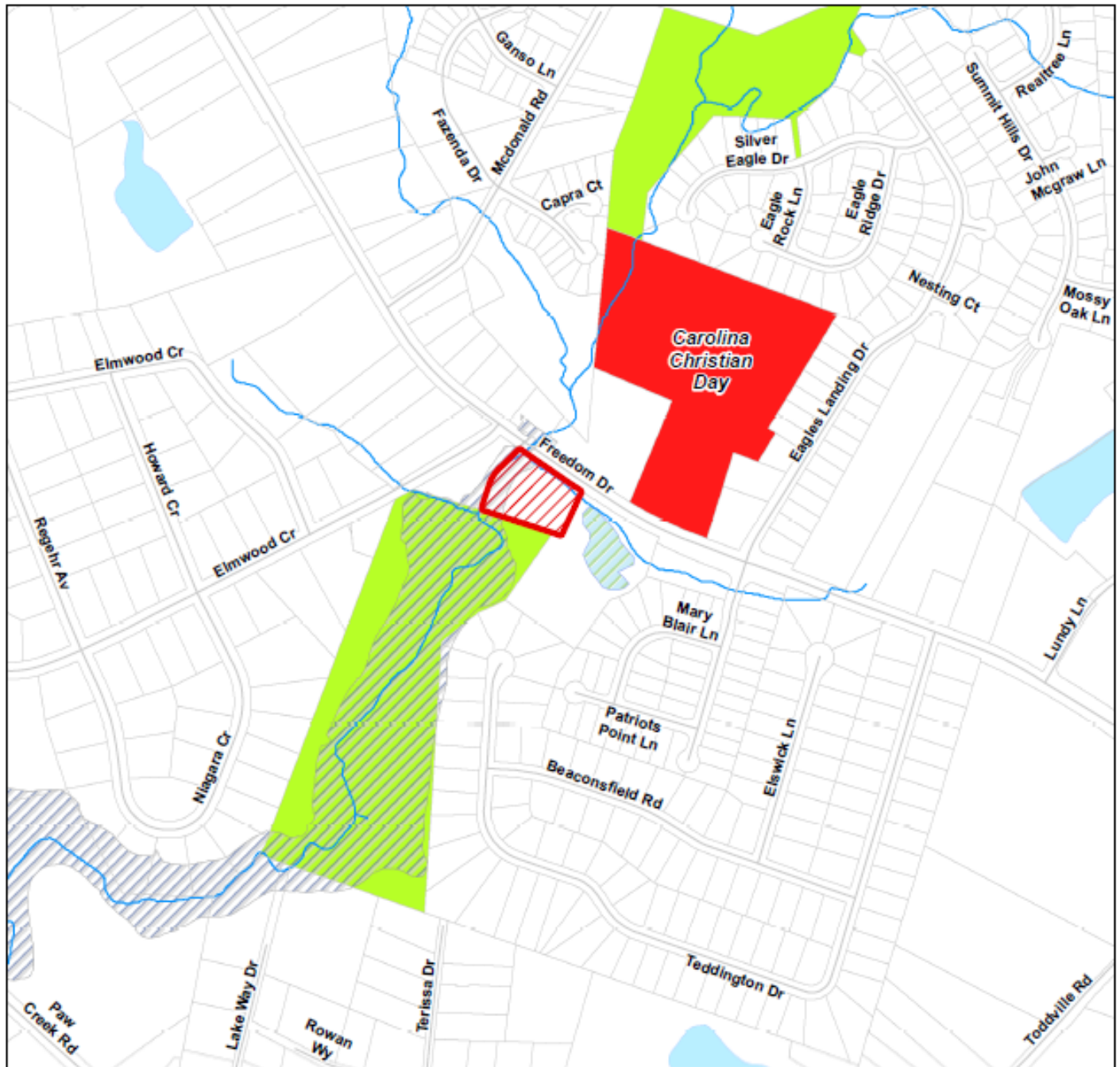
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property for expansion of existing park and open space property meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land. Staff recommends approval of the land acquisition to be used for a park and open space.







CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-05

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

-  Mandatory Referral
-  County Property
-  Schools
-  Wetland
-  Ponds
-  FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Jennifer Morell, County Real EstateInitiated by: Jim Garges, Park & Recreation

MANDATORY REFERRAL REPORT NO. 15-08
Proposed Acquisition of Property for Expansion of Reid Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire two parcels in the Reid Park neighborhood in West Charlotte. The properties are zoned R-5 Single Family Residential according to the City of Charlotte Zoning Ordinance. The immediate surrounding land uses are currently residential; however, much of the land in the surrounding area will be converted for future Reid Neighborhood Park and Irwin Creek Greenway.

- 145-172-11 3337 Amay James Avenue +/- .147 acres
- 145-172-09 Amay James Avenue +/- .136 acres

3337 Amay James Avenue is improved with an owner-occupied dwelling. Mecklenburg County staff has had conversations with the resident on site. The resident is interested in possible acquisition so Mecklenburg County is moving ahead with the appraisal process. This would be a voluntary acquisition. The second parcel, 145-172-09, is vacant land.

PROJECT JUSTIFICATION:

The properties are located at the edge of future Reid Neighborhood Park. Mecklenburg County Park & Recreation has already met with the neighborhood and has held planning sessions for the future park. The County has acquired several properties over the last year to make this park a reality for residents. The new park will provide additional recreational amenities for residents of this neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

These acquisitions are consistent with the County's 2008 *Parks Master Plan* to provide more neighborhood parks.

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 expanding parks and the greenway network where feasible. The proposed use is therefore considered consistent with the *Central District Plan*.

PROJECT IMPACT:

Acquisition of these parcels will give additional access to Reid Neighborhood Park and as well as add additional acreage to the park. Construction of the park can be expected to start in fiscal year 2015 or 2016.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcels being acquired are located near the old Amay James Rec Center, which is currently being leased to Charlotte Mecklenburg Schools (CMS) and is being used by CMS for recreation and office space. The parcels are also located near the future Irwin Creek Greenway. Further north of the project lies the Lester Avenue entrance to CMS's Reid Park Academy (kindergarten through grade 8).

The lease with CMS on the Recreation Center runs through June 30, 2016. The County has not identified a long-term use for this building.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these properties is expected to be completed by the end of fiscal year 2015 or early in fiscal year 2016.

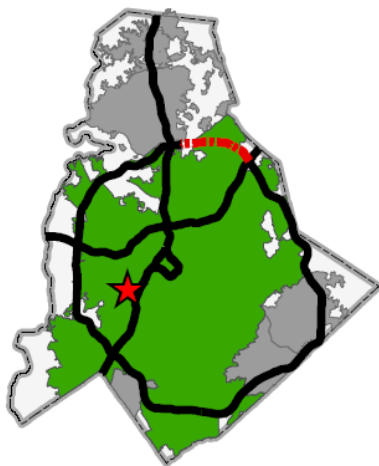
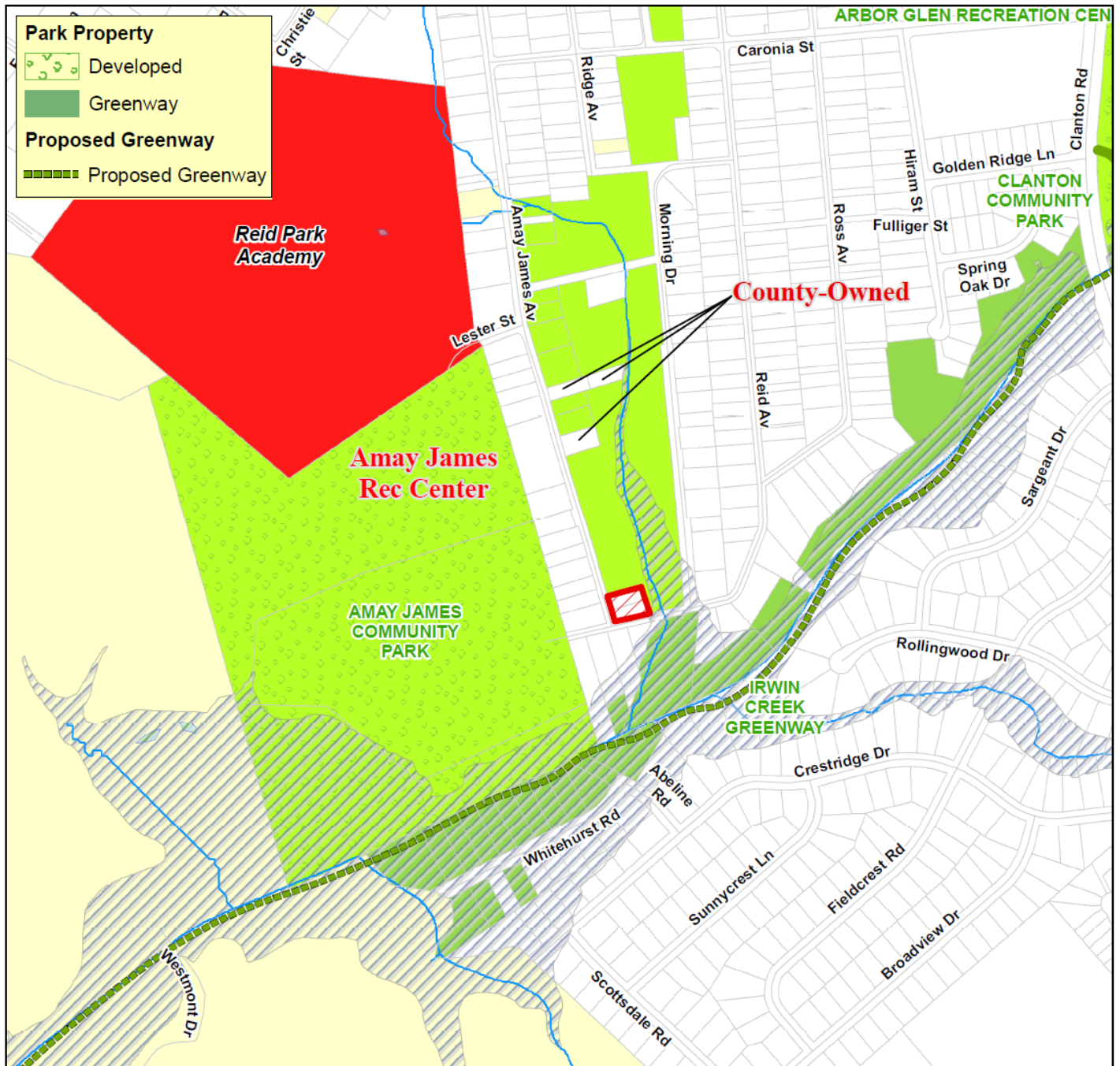
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-08

Initiated by: Park & Recreation

Submitted by: BSSA-Asset and Facility Management



Mandatory Referral



County Property



Schools



City Property



FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Amanda L. Byrum, E&PM, Real Estate

Initiated by: Tony Korolos, E&PM, Real Estate

MANDATORY REFERRAL-REPORT NO. 15-09
Proposed Sale of City-Owned Property at 1215 South Boulevard

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market a 0.51 acre parcel of City-owned land (PID #123-025-05) located at 1215 South Boulevard. The property includes one structure that is approximately 6500 square feet and is zoned R-22MF (Residential multi-family up to 22 dwelling units per acre) according to the Charlotte Zoning Ordinance. It is a fire station type building, built in 1958. It is not listed as being historically significant.

The property is located in an urban mixed-use area, adjacent to Pritchard Memorial Baptist Church, across South Boulevard from the Arlington Condominium Building, and across Caldwell Street from the Charlotte Housing Authority Strawn property rezoned in 2010 for TOD redevelopment. The CATS Blue Line light rail passes one block to the west of the property.

PROJECT JUSTIFICATION:

The property is currently being used by Fire Investigation Task Force which is relocating to offices on North Graham near the new Fire Administration facility, so the City no longer needs this property. The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South End Transit Station Area Plan* (adopted 2005) shows the subject property as appropriate for Mixed Use Transit Supportive Development. A sale of the property for future use as a mixed use development (consistent with the TOD-M zoning designation in the Charlotte Zoning Ordinance) would be considered consistent with the Plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Sale of this property is enabled by the fact that the Fire Investigation Task Force will be relocating to refurbished facilities on North Graham Street beside the new Fire Department headquarters. There are no other public or private projects involved.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

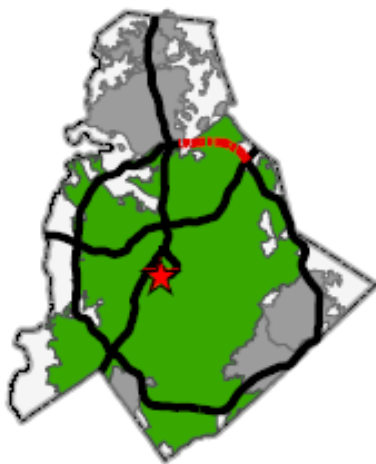
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 4, 2015, meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

In order to ensure future land use and development are consistent with the *South End Transit Station Area Plan*, Planning staff recommends approval of the sale, conditioned upon City Real Estate marketing the property specifically for transit-supportive mixed use development, and upon the buyers' willingness to commit to develop the property for this use.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Initiated Submitted by: E&PM, City Real Estate

-  Mandatory Referral
 City Property
 County Property
 Schools
 Historic Districts
 National Historic Properties
 CATS Blue Line Light Rail

Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Amanda L. Byrum, E&PM, Real Estate

Initiated by: Tony Korolos, E&PM, Real Estate

MANDATORY REFERRAL-REPORT NO. 15-10
Proposed Sale of City-Owned Property on West Tyvola Road

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market a 5.326 acre parcel of City-owned land (PID #143-051-01) located on West Tyvola Road. The property is zoned R-22MF according to the Charlotte Zoning Ordinance and is currently vacant.

PROJECT JUSTIFICATION:

The land is no longer needed for City use. Therefore, the City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for this site is office/industrial as per the *Central District Plan* (1993). However since the property is zoned R-22MF (Multi-family) currently, any office or industrial development on this site would have to seek a rezoning.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel adjoins the site of the Veterans' Administration hospital currently under construction.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

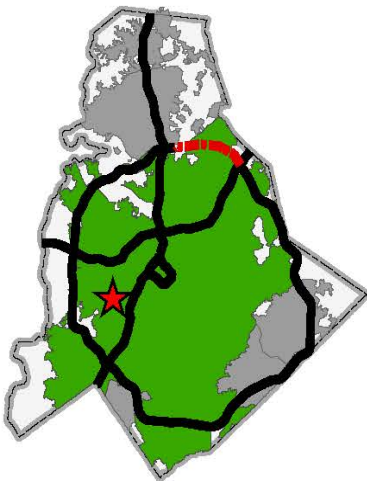
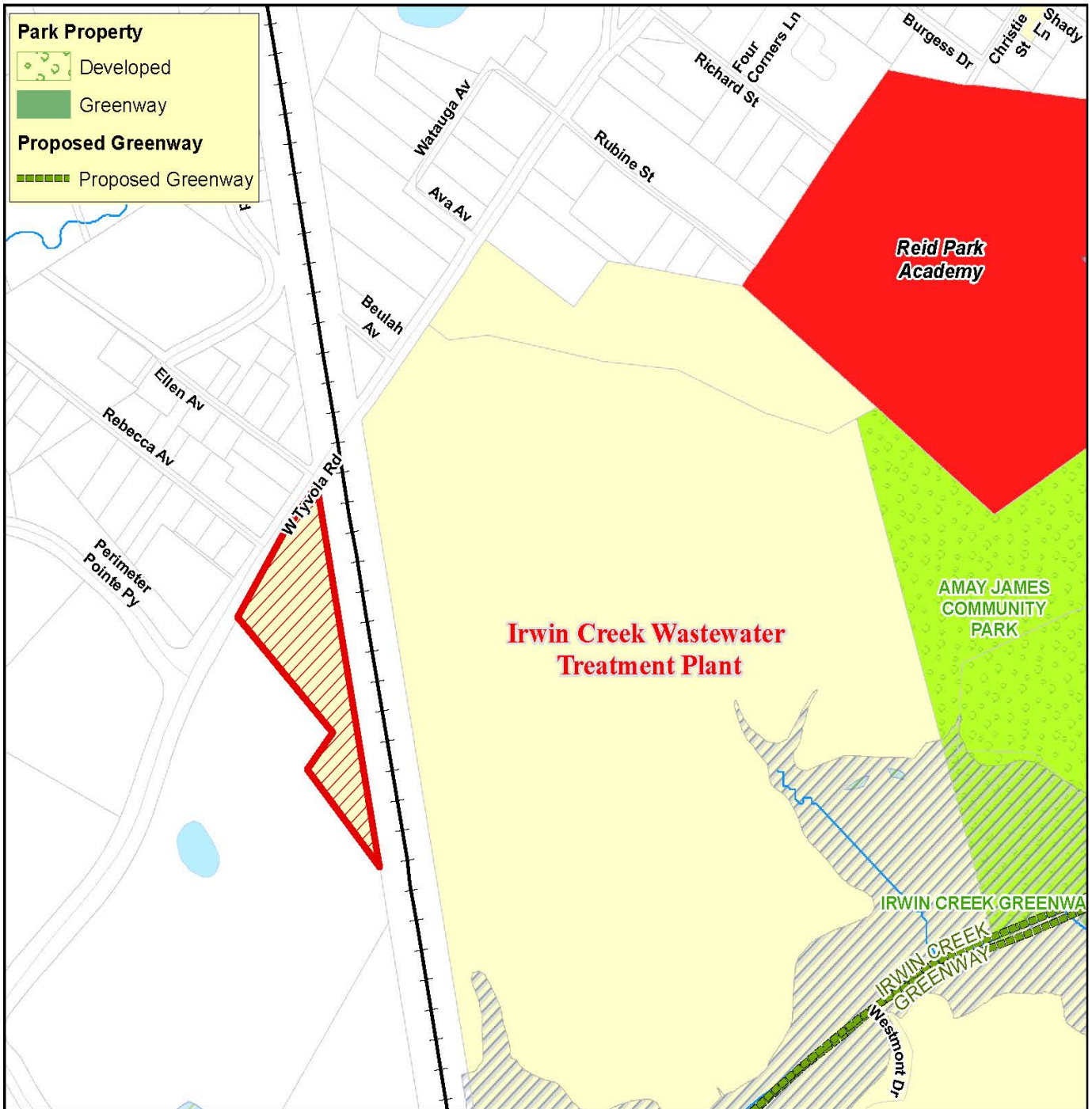
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 4, 2015, meeting and Neighborhood & Business Services expressed interest in this site for a multi-family housing development geared toward veterans, which would be allowed under current zoning.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends the sale of this property, contingent on reviewing what the intended development would be.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-10

Initiated Submitted by: E&PM, City Real Estate

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



Submitted by: Amanda L. Byrum, E&PM, City Real Estate

Initiated by: Timothy J. O'Brien, E&PM, City Real Estate

MANDATORY REFERRAL-REPORT NO. 15-11
Proposed Sale or Transfer of 4 City-Owned Property on Freedom Drive in Charlotte

PROJECT PROPOSAL AND LOCATION:

The four surplus vacant parcels listed below are located along Freedom Drive, near the intersections with Edgewood Road and Bradford Drive. They were purchased for the road widening project that was completed several years ago. The City of Charlotte is proposing to market the parcels for sale or, where the parcels' size or shape is not conducive to sale, transfer to the adjoining owners.

Planning staff and Planning Committee recommended nine of a total of 13 parcels for approval of sale at their meeting on January 20, 2015 (MR15-01). At the time it was also recommended that decisions be deferred on the other four parcels. The four that were deferred are listed below.

#	Parcel ID	Property Address	Zoning ⁽¹⁾	Site Size	Current Use	Area Plan and Land Use Recommendation
1	063-052-04	3932 Freedom Dr	R-22MF	.7 acres	Vacant	Thomasboro-Hoskins Area Plan, Single Family up to 5 DUA
2	063-052-05	3924 Freedom Dr	R-22MF	.5 acres	Vacant	Thomasboro-Hoskins Area Plan, Single Family up to 5 DUA
3	063-041-01	3740 Freedom Dr	R-22MF	.166 acres	Vacant	Thomasboro-Hoskins Area Plan, Single Family up to 5 DUA
4	063-041-15	815 Bradford Dr	R-22MF	.218 acres	Vacant	Thomasboro-Hoskins Area Plan, Single Family up to 5 DUA

⁽¹⁾ According to Charlotte Zoning ordinance

These four parcels will be marketed as R-5 (residential up to 5 dwelling units per acre) as that is the adopted land use of these parcels. However, the properties will not be rezoned prior to sale and could therefore be developed under their current zoning.

Inasmuch as prospective buyers have not been identified at this time, specific land uses can't be ascertained. Development in accordance with adopted land use would be preferred.

PROJECT JUSTIFICATION:

The parcels were acquired for the Freedom Drive road widening project and are no longer needed for City use. The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market for sale or transfer to adjoining owners these parcels. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Charlotte City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The four properties (PIDs 063-052-04, 063-052-05, 063-041-01, and 063-041-15) are within the Thomasboro-Hoskins Area Plan (2002) and are recommended for Single Family Residential land uses with a density of up to five dwelling units per acre. It has been noted that the properties will be sold as currently zoned with no specific intended use at this time. The current zoning is inconsistent with the adopted land use for Single Family Residential land uses with a density of up to five dwelling units per acre.

PROJECT IMPACT:

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax rolls.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 7, 2015 meeting and there were no joint use comments.

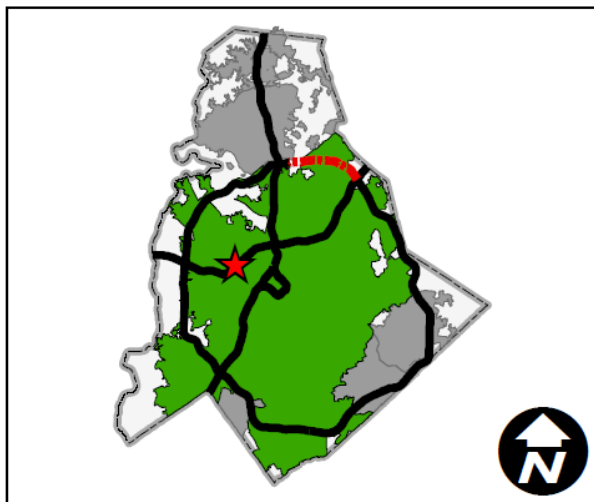
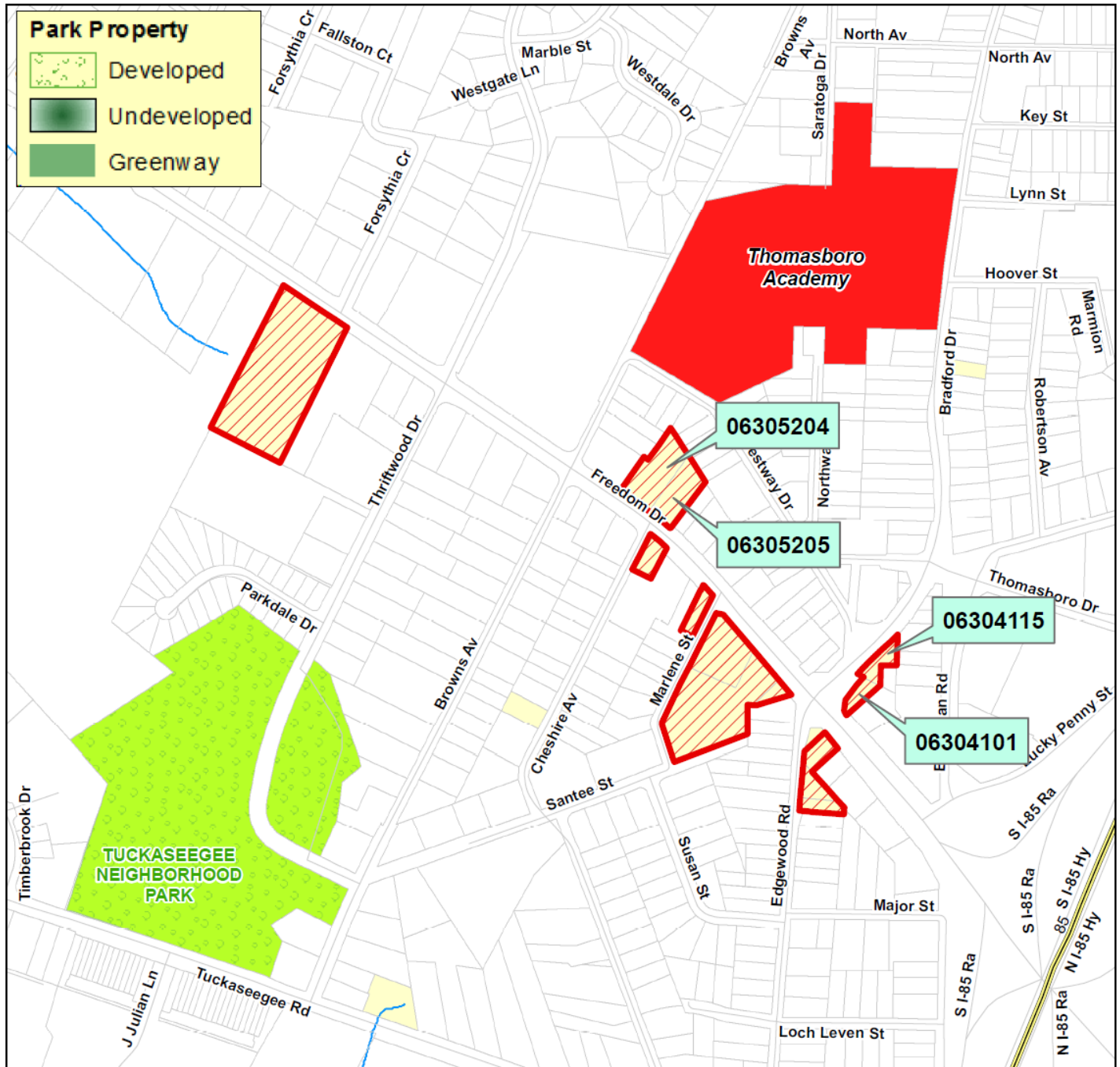
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the sale of the four parcels. They will likely be sold as currently zoned: R-22MF (Multi-family residential up to 22 dwelling units per acre) and could potentially be developed under current zoning.

It should be noted that since the current zoning is inconsistent with the adopted land use plan recommendation of single family up to 5 dwelling units per acre in the *Thomasboro-Hoskins Area Plan* (2002), staff would likely not support a rezoning greater than R-5 (Residential up to 5 DUA) were the buyers to seek a higher density zoning.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Mandy Vari



Mandatory Referral 15-10

Initiated & Submitted by: E & PM, City Real Estate

- Mandatory Referral
- City Property
- County Property
- Schools



Produced by the Charlotte-Mecklenburg Planning Department