

Planning Committee Agenda Packet

April 21, 2015 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

April 21, 2015 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. **Call to Order and Introductions**

2. **Approve March 17, 2015 Minutes. *Attachment 1***

3. **M.R. #15-12: Proposal by Mecklenburg County to Acquire Flood Prone Structures Located Along Edwards Branch of Briar Creek**

Background: Mecklenburg County's Storm Water Services Program proposes to acquire ten flood prone properties located in several areas along Edwards Branch, a tributary to Briar Creek (see Mandatory Referral for parcel numbers). These properties are located entirely within the 100-year floodplain and are subject to periodic and severe flooding. ***Attachment 2***

Staff Resources: Alysia Osborne, Planning
David Love, Mecklenburg County Storm Water Services

Action Requested: Approve Planning staff's recommendation for M.R. #15-12.

4. **M.R. #15-13: Proposal by Mecklenburg County to Acquire Land Located on Old Reid Road along Little Sugar Creek (in south Charlotte, near Archdale Drive)**

Background: Mecklenburg County proposes to acquire a .36 acre site located at 6400 Old Reid Road (Tax Parcel 173-083-01 p/o). The property will be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway Trail from Tyvola Road to Huntingtowne Farms Park. ***Attachment 3***

Staff Resources: Bryman Suttle, Planning
Lee Jones, Mecklenburg County Park and Recreation

Action Requested: Approve Planning staff's recommendation for M.R. #15-13.

5. **M.R. #15-14: Proposal by Mecklenburg County to Acquire Land for Crossridge Neighborhood Park in Northwest Charlotte**

Background: Mecklenburg County proposes to acquire approximately .43 acres located west of Little Rock Road and bounded by Tracey Avenue, Marietta Street and Ashford Street (Tax Parcel 055-162-05) to add to the Crossridge Neighborhood Park property. ***Attachment 4***

Staff Resources: Amanda Vari, Planning
Lee Jones, Mecklenburg County Park and Recreation

Action Requested: Approve Planning staff's recommendation for M.R. #15-14.

6. M.R. #15-15: Proposal by Mecklenburg County to Acquire Land Located on Bryant Farms Road for Addition to Flat Branch Nature Preserve

Background: Mecklenburg County proposes to acquire 1 acre of land located on Bryant Farms Road west of Ardrey Kell Road (Tax Parcel 229-162-79). This vacant parcel is located at the edge Flat Branch Nature Preserve and will be used to enhance access to the Nature Preserve.

Attachment 5

Staff Resources: Kent Main, Planning
Lee Jones, Mecklenburg County Park and Recreation

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

7. M.R. #15-16: Proposal by Mecklenburg County to Acquire the Old Second Ward High School Gym in Uptown Charlotte

Background: Mecklenburg County proposes to acquire Old Second Ward High School Gym from Charlotte-Mecklenburg Schools for a recreation center. The gym is located on Martin Luther King Jr. Boulevard between the Mecklenburg County Aquatic Center and the Metro School (Tax Parcel 125-071-261 p/o). ***Attachment 6***

Staff Resources: John Howard, Planning
Lee Jones, Mecklenburg County Park and Recreation

Action Requested: Approve Planning staff’s recommendation for M.R. #15-16.

8. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner(s)	Scheduled Meeting(s)
<i>Prosperity Hucks Area Plan</i>	Nancy Wiggins	Planning Committee Public Comment May 19, 2015 5 p.m.

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

Action Requested: For Committee discussion.

9. Adjourn

Charlotte-Mecklenburg Planning Commission**Planning Committee Meeting Minutes****DRAFT****March 17, 2015 – 5:00 p.m.****CMGC – 2nd Floor, Room 280****Attendance:**

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

Commissioner Absent: Commissioner Emma Allen

Planning Staff Present: Kathy Cornett, Garet Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Ed McKinney (Interim Planning Director), Catherine Stutts, Amanda Vari and Jonathan Wells

Other Staff Present: Amanda Byrum and Tim O'Brien (City Real Estate), Peggy Hey (Charlotte-Mecklenburg Schools) and Jennifer Morell (County Asset and Facility Management)

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 January 20, 2015 Minutes and March 2, 2015 Minutes

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve the January 20, 2015 minutes and March 2, 2015 minutes. The vote was unanimous to approve the minutes.

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)

Catherine Stutts (Planning) gave an overview of Charlotte-Mecklenburg Schools' (CMS) proposal to develop a new 49-classroom school (Pre-Kindergarten through Grade 8) on the northeast corner of West Boulevard and Billy Graham Parkway in The Renaissance development (former Boulevard Homes site). Charlotte Housing Authority will convey this land to CMS. The project will provide crowding relief for Berryhill School and Reid Park Academy. Construction of a relief school is consistent with the CMS Capital Needs Assessment and the *Central District Plan* (1993) adopted land use for this site.

Commissioner Wiggins asked if there are a number of old schools in the area, some of which have been leased to charter schools. Peggy Hey, Executive Director of Facilities Planning and Management (Charlotte-Mecklenburg Schools) introduced herself. She said Commissioner Wiggins may be speaking about Amay James. Commissioner Wiggins agreed and said she thought Brookstone had a charter school at that location. Ms. Hey confirmed that there was a charter school at the Amay James location. It is no longer there.

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #15-03. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-03.

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

Catherine Stutts gave an overview of the City of Charlotte’s Neighborhood and Business Services Department’s (N&BS) proposal to sell or transfer approximately 0.13 acres located at 2839 Mayfair Avenue for reoccupation by a low income family. The transfer of this parcel supports City Council’s recommendation to develop affordable housing. This project also provides support for home ownership opportunities and neighborhood revitalization.

Ms. Stutts stated that this parcel became City property as the result of a foreclosure. The use of this property for residential purposes is consistent with land use recommendations in the *Central District Plan* (1993) and staff recommends approval.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff’s recommendation for Mandatory Referral #15-04. The vote was unanimous to approve staff’s recommendation for Mandatory Referral #15-04.

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

Amanda Vari (Planning) gave an overview of Mecklenburg County’s proposal to acquire approximately 1.6 acres located at 5829 Freedom Drive for the development of Teddington Neighborhood Park. The property will be assembled with adjoining park property. *The Mecklenburg County Park and Recreation 10 Year Master Plan (2008)* supports creating and expanding neighborhood parks. The property lies within the *Northwest District Plan (adopted 1990)* and is consistent with the adopted land use plans.

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning staff’s recommendation for Mandatory Referral #15-05. The vote was unanimous to approve staff’s recommendation for Mandatory Referral #15-05.

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

Catherine Stutts gave an overview of Mecklenburg County’s proposal to acquire two parcels totaling approximately 0.28 acres located on Amay James Avenue in the Reid Park neighborhood. Most of the surrounding land will be used for the future Reid Neighborhood Park and Irwin Creek Greenway. Vice-Chairperson Fink asked if the home is owner occupied. Commissioner Watkins asked if ownership will delay the sale. Jennifer Morrell (County Real Estate) answered that the home is owner occupied and the owner has expressed an interest in selling the property.

A motion was made by Commissioner Watkins and seconded by Commissioner Low to approve Planning staff’s recommendation for Mandatory Referral #15-08. The vote was unanimous to approve staff’s recommendation for Mandatory Referral #15-08.

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)

Kent Main (Planning) gave an overview of the City of Charlotte’s proposal to sale a 0.51 acre parcel of City-owned land located at 1215 South Boulevard. 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. This project is consistent with the adopted public policies and consistent with the *South End Transit Station Area Plan (adopted*

2005). Commissioner Low asked if this is an historical building and Mr. Main replied that it is not. However, there is a historic Fire Station in the next block.

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #15-09. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-09.

M.R. #15-10: Proposal by the City of Charlotte to Sale 5.3 acres of Land Located on West Tyvola Road
Catherine Stutts (Planning) gave an overview of the City of Charlotte's proposal to sale a 5.3 acre parcel of City-owned land located on West Tyvola Road adjacent to the site of the Veterans Administration hospital currently under construction. Commissioner Wiggins asked if this is a methane prone area. Jennifer Morell (County Asset and Facility Management) said there are no known environmental issues in the area. Commissioner Watkins asked if environmental concerns would have been researched and addressed prior to construction of the new Veterans Administration's building.

Ms. Stutts shared that Neighborhood & Business Services have expressed an interest in a multi-family development geared toward veterans at this location. Vice-Chairperson Fink mentioned the age of the *Central District Plan* which was adopted in 1993. The adopted land use for this site is office/industrial as per the *Central District Plan* (1993). However, since the property is currently zoned R-22MF (Multi-family), the property would have to be rezoned to allow office or industrial land uses.

Tim O'Brien (City Real Estate) explained that if a buyer comes in they will try to market for other uses. He further explained that staff cannot restrict the use of the property because they will restrict the sale and they are supposed to get the highest price. Also, he added that the Veterans Administration may work with the County to create a park setting in the area.

Vice-Chairperson Fink added that although this is not a recently adopted plan, he thinks that any development should be consistent with the adopted plan. He wants the inconsistency between the land use and zoning to be acknowledged. He thinks that this is the one area where the Committee can add value to the mandatory referral process - to make sure that requests are consistent with the plan.

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #15-10. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #15-10.

Yeas: Chairperson Lathrop and Commissioners Low, Watkins and Wiggins

Nays: Vice-chairperson Fink

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

Amanda Vari (Planning) gave an overview of the City of Charlotte's proposal to sale or transfer four parcels located along Freedom Drive, near Edgewood Road and Bradford Drive 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. The Committee discussed M.R. #15-01 at their January meeting and recommended approval of a portion of M.R. #15-01. Action on these four parcels was deferred.

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 5 dwelling units per acre. However, the parcels are zoned R-22MF which allows multi-family residential development at a density of up to 22 dwelling units per acre. The properties will be sold as currently zoned with no intended use at this time. Ms. Vari stated that staff will not support a rezoning for a density higher than 5 dwelling units per acre.

Vice-Chairperson Fink asked if there is a way to stop by-right development of R-22MF. Vice-Chairperson Fink stated that the nature of ownership would prevent development at R-22 MF and possible small developers. Commissioner Wiggins said that it probably needs to be rezoned. Ms. Vari stated that this could be developed to single family up to five units.

Vice-Chairperson Fink shared that his concerns are similar to his concerns about the previous mandatory referral. He thinks that any development should be consistent with land use recommendations in the adopted plan.

A motion was made by Vice-Chairperson Fink not to approve Planning staff's recommendation for Mandatory Referral #15-11 because the zoning is inconsistent with the plan recommendation. The motion died for a lack of a second.

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #15-11. The vote was 4 to 1 to approve Planning staff's recommendation for Mandatory Referral #15-11.

Yeas: Chairperson Lathrop and Commissioners Low, Watkins and Wiggins

Nays: Vice-chairperson Fink

Draft University City Area Plan Update

Amanda Vari gave an overview of the plan and reminded the Planning Committee that they received public comments on the draft *University City Area Plan* update at their January meeting. Ms. Vari shared responses to public comments, explained the implementation process and summarized proposed revisions to the draft plan. As a part of her presentation, she highlighted some of the issues and concerns shared during the public comment session at the January Planning Committee meeting:

- Concern that retail is not shown on maps at specific sites
- Desire for transit-oriented development within ½ mile of transit stations
- Consideration for a senior center
- Desire for open space opportunities
- Desire for public art
- Need to see the Implementation Plan.

Additional details were shared by Ms. Vari and included in the packet that was distributed at the meeting. She reviewed some of the changes to the plan. She emphasized the importance of referring to the document in order to fully understand the land use recommendations and not solely the color on the map.

Commissioner Fink asked about pedestrian and bike access to the library. Ms. Vari stated that University Hospital Drive is a private street and does not meet City standards. The plan recommends

connections between the university and the hospital. It also recommends a trail system that provides connectivity in the area. Mandy explained that a multi-path is proposed in the area that will separate pedestrians and bicyclists from cars.

Magnasco, Matt (Charlotte Department of Transportation) stated that all City streets are built to accommodate bikes and pedestrians. The plan recommends that City staff work with North Carolina Department of Transportation to address this issue. Vice-chairperson Fink said that this is important to the library . Commissioner Watkins said that if lanes are widened, drivers will just drive faster.

Commissioner Low explained Transit-Oriented Development (TOD) versus Traditional Neighborhood Development (TND) which is less dense than TOD, He emphasized that a part of the challenge in not having the right tools in place and said that TND is needed in addition to TOD. Ed McKinney (Interim Planning Director) responded that there are a range of tools and he believes that we have the needed tools. Commissioner Low shared his concern about the 5 year zoning ordinance rewrite and what may take place in the meantime.

Commissioner Wiggins read her report (see attached). She shared her concern about height restrictions. Mr. McKinney stated that we do not want to get too descriptive with the minimum or maximum heights. He said that we are trying to strike the right balance. Recommendations in the plan are an effort to reach that balance.

Chairperson Lathrop asked the Committee to suspend the rules so that questions could be asked of Mr. Fields. Mr. Fields stated that he has not seen the information that staff passed out today. However, he will continue to work with staff. He is looking for clarity and understanding.

Commissioner Wiggins made a motion to recommend approval of the plan and direct staff to respond to Mr. Field's concerns. Commissioner Wiggins is concerned about the height issue. Commissioner Low thinks the land use recommendations are too vague which is Mr. Field's concern. Chairperson Lathrop suspended the rules and asked Mr. Fields if this discussion addresses his concerns. Mr. Fields said he is not sure and he believes that staff will continue to work with him on the Mallard Pointe Shopping Center issue. However, he thinks there are other areas that face similar issues to Mallard Pointe. He is concerned that he will be back in the future because every development request will require a rezoning. Therefore, he is looking for clarity and understanding.

Vice-chairperson Fink assumed the role of the chair and Chairperson Lathrop made a substitute motion to recommend approval of the plan with the following actions:

1. *Incorporate staff's recommended change (see attached)*
2. *Staff continue editing the plan to incorporate walkable urbanism principles at stations as well as other areas in the plan;*
3. *Staff work to provide clarity about how the plan is going to be administered, particularly to address the concerns in Mr. Walter Fields' emails;*
4. *Staff add language in the plan to clarify that building heights will not have required minimums nor maximum caps; and*
5. Commissioner Wiggins made a friendly amendment for staff to include language to reference the current Zoning Ordinance.

The vote was unanimous to recommend adoption of the draft University City Area Plan update.

Area Plan Status and Meeting Report

There were no reports since the *University City Area Plan* update has been discussed.

Adjourned at 7:00 p.m.

Planning Committee Report on the University City Area Plan Public Hearing January 2015-Commissioner Nancy Wiggins Remarks Regarding Testimony & the Citizens' Comments

Blue - in Update

Nancy Wiggins, Commissioner

Thank you Mr. Chairman and thank you Staff for your hard work on the project. I would like once again to commend the residents of the Northeast Corridor who came out to the Public Hearing and made comments both for the public record and to the Commissioners regarding this exciting opportunity. The entire group was enthusiastic about the overall project even when expressing concern over problems or having reservations about certain policy issues.

I will be making my remarks in rather thematic summaries of the individual remarks that I heard and have reviewed in the document presented to the Committee. First I believe that the inclusion of those neighborhoods to be considered within the "Transit Oriented Development" should include neighborhoods within a pedestrian mile of a station (as Mr. Zimmerman recommended. As a practical matter in other mass transit corridors this is the rule "of transit impact" not the exception. Our neighborhoods like Hidden Valley need to be somehow included into this TOP as do neighborhoods on the south side of Tryon Street down as far as Garinger High School.

Secondly, I have a sincere concern that the Plan as devised does not address ways in which we can assist our current businesses in weathering the "development/construction" storm and maintaining their current viability into the immediate future without deleterious effects. I believe that we need to address these serious issues.

Third, I believe that we need to address our intersections to make them safe for all concerned. We need to direct engineering to take precautions to keep pedestrian and auto related accidents to a minimum. Transit platforms also need to be safe. CMPD also needs to take a role in this activity.

Fourth, as stated, the Plan calls for residential and office to be the primary forms of development. The omission of retail as a component has caused concerned by commercial owners, their representatives, and local residents like in the public hearing. This lack of retail is a serious omission from the typical transit model because retail provides much of the vibrancy necessary for the station's urban character.

I personally believe that the Plan should call for **Commercial, Institutional and Residential** development giving each of those groupings the broadest inclusionary list of subgroups -i.e. commercial should include light manufacturing. As the CEO of University Partners testified, the University Area is the second largest employment center in Charlotte. Given the strength of the Engineering, Architecture, Business and Science schools of UNC-Charlotte, it would be reasonable for a drone, robot or other new device to setup a factory in the corridor. I do not believe that this Plan should narrow the potential commercial development opportunities available in the future for the corridor.

Planning Committee Report on the University City Area Plan Public Hearing January 2015-Commissioner Nancy Wiggins Remarks Regarding Testimony & the Citizens' Comments

Blue Line Update

Nancy Wiggins ,Commissioner

Most of the speakers and members of the audience wanted us to provide each station with a sense of place- be it with greenspace, a special work of art, or unique gathering opportunities. To the degree possible I hope that we can deliver on these requests.

One issue ,that has come to our attention after the fact of receiving out packet that concerns me greatly ,involves the notion that this Plan involves placing height and density restrictions on this area. I for one believe that the issue was resolved decades ago by the University itself when it developed high rise buildings to accommodate its needs for academic and residential space. Given the anticipated Urban Growth anticipated in the future of Charlotte, this seems like an unrealistic and burdensome demand on the community that will be expensive to undo this aspect of the Plan when the time for that type of growth presents itself.

~~I would like to close by asking the Chair and fellow Commissioners to accept a motion to include Mr. Field's email comments into our report and request Staff to respond to his concerns before we vote on the Plan itself.~~

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	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) <i>Footnotes:</i> 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	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. 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.

#	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

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				<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	The proposed revision is intended to allow flexibility for future redevelopment, and transition to a mixed use, walkable, urban form. Existing Policy Language: (e.g. Pg. 56, Policy Area 7a, #2) 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. 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

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				<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: Katie Daughtry, Asset and Facility Management

Initiated by: David Love, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 15-12**Proposed Acquisition by Mecklenburg County of Flood Prone Structures Along Edwards Branch of Briar Creek****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire flood prone properties in several areas in fiscal years 2015 and 2016. Those areas are along Edwards Branch, a tributary to Briar Creek.

Each of the ten parcels listed below and proposed for acquisition is improved with a single family or a multi-family dwelling (the parcel located at 2014 Woodland drive contains six units). Eight are currently occupied, while two (3815 Winfield and 2001 Woodland are vacant, while the remaining structures are currently occupied (3838 Sheffield is owner-occupied while the remaining seven properties are reportedly occupied by tenants). These flood prone properties are subject to periodic and severe flooding, as they are located entirely within the 100-year floodplain. Use of the Storm Water Services capital funds is proposed for acquisition of these properties, whose owners will need to express a willingness to participate in the program. It should be noted that participation in this program is voluntary on the part of the properties' current owners.

The County as part of the program offers moving expense payments to tenants in good standing that vacate the properties within 90 days of the County's acceptance of the owners offer to sell. The County will not agree to close on the properties unless and until they are vacant.

Parcel ID	Property Address	Zoning ⁽¹⁾	Area Plan and Recommended Land Use
131-102-07	3821 Winfield Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 Dwelling Units to the Acre (DUA)</i>
131-102-05	3803 Winfield Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>
131-092-01	3774 Dresden Dr. East/ 2000 Woodland Dr.	R-22MF	Independence Boulevard Area Plan <i>Transit Oriented Development – Residential (TOD-R)</i>
131-102-04	2001 Woodland Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>
131-102-34	3838 Sheffield Dr.	R-4	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>
131-092-03	3760 Dresden Dr. East	R-22MF	Independence Boulevard Area Plan <i>TOD-R</i>
131-092-19	3748 Dresden Dr. East	R-22MF	Independence Boulevard Area Plan <i>TOD- R</i>
131-092-14	2014 Woodland Dr.	R-22MF	Independence Boulevard Area Plan <i>TOD-R</i>
131-092-02	3766 Dresden Dr. East	R-22MF	Independence Boulevard Area Plan <i>TOD-R</i>
131-102-06	3815 Winfield Dr.	R-22MF	Independence Boulevard Area Plan <i>Residential up to 4 DUA</i>

(1) Per City of Charlotte Zoning Ordinance

PROJECT JUSTIFICATION:

The proposed acquisitions are located within a Federal Emergency Management Agency (FEMA)-designated floodplain 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.

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 aimed 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 2) by the *Flood Mitigation Structure Identification Planning & Implementation Process for FY2015* (endorsed by the Storm Water Advisory Committee June 19, 2014).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Independence Boulevard Area Plan (2011)* provides the future land use guidance for the subject parcels. The table above provides the land use designations for each parcel as identified in the area plan. The parcels identified for residential up to 4 DUA are to recognize the existing low density residential that is currently developed in the area. The transit oriented development – residential designation is in response to the 2030 Transit System Plan’s proposed rapid transit line (Silver Line), a proposed Amity Garden transit station location and the potential for redevelopment at this transit station.

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

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:

The purpose of these acquisitions is the protection of life and property. Additionally, 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 or early in fiscal year 2016, subject to owners’ agreement to participate.

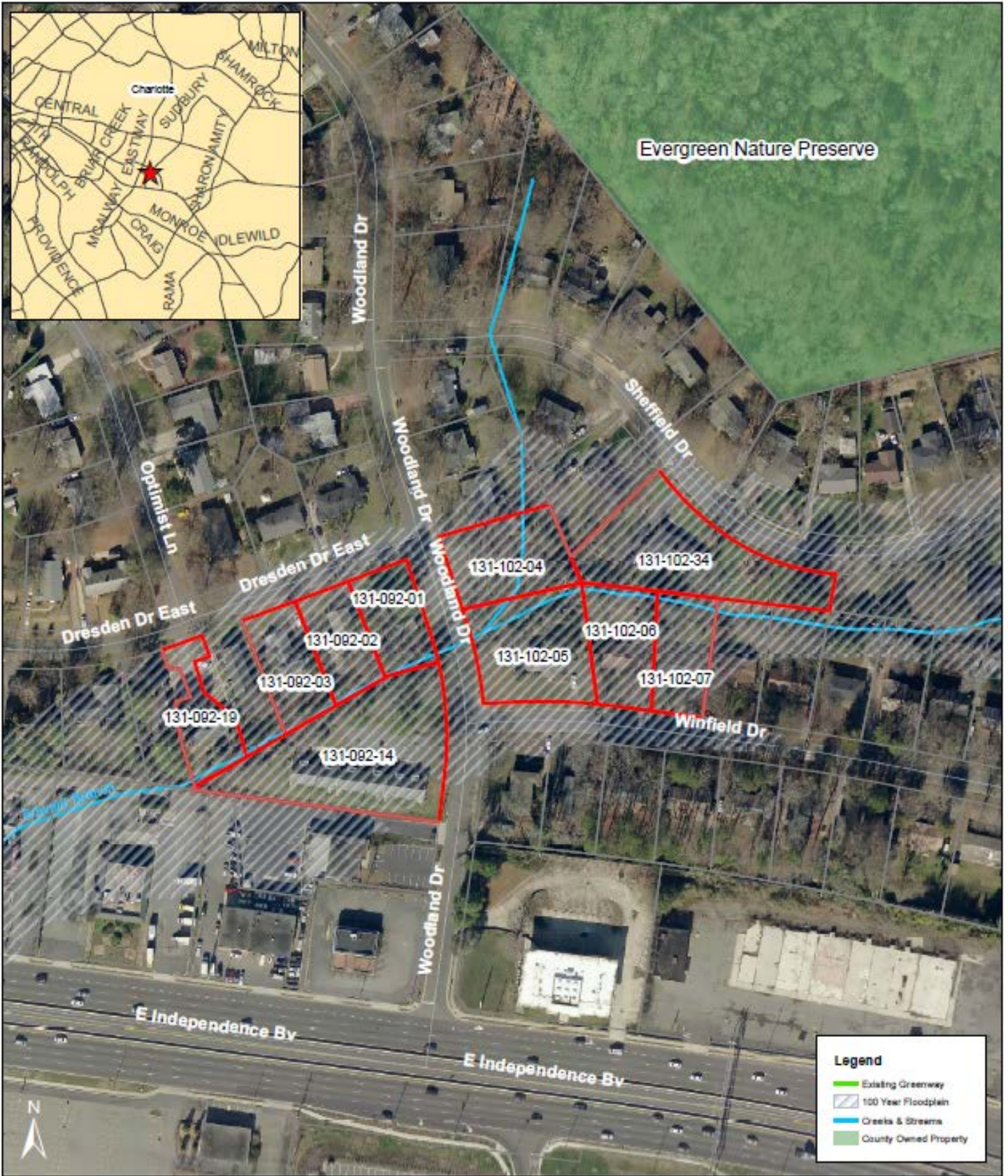
JOINT USE TASK FORCE REVIEW COMMENTS:

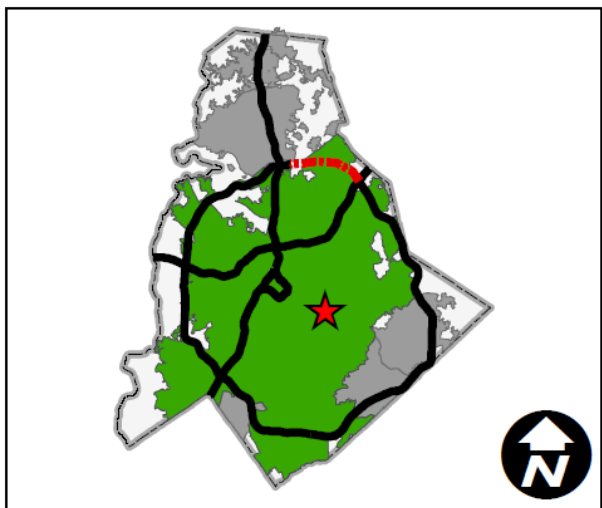
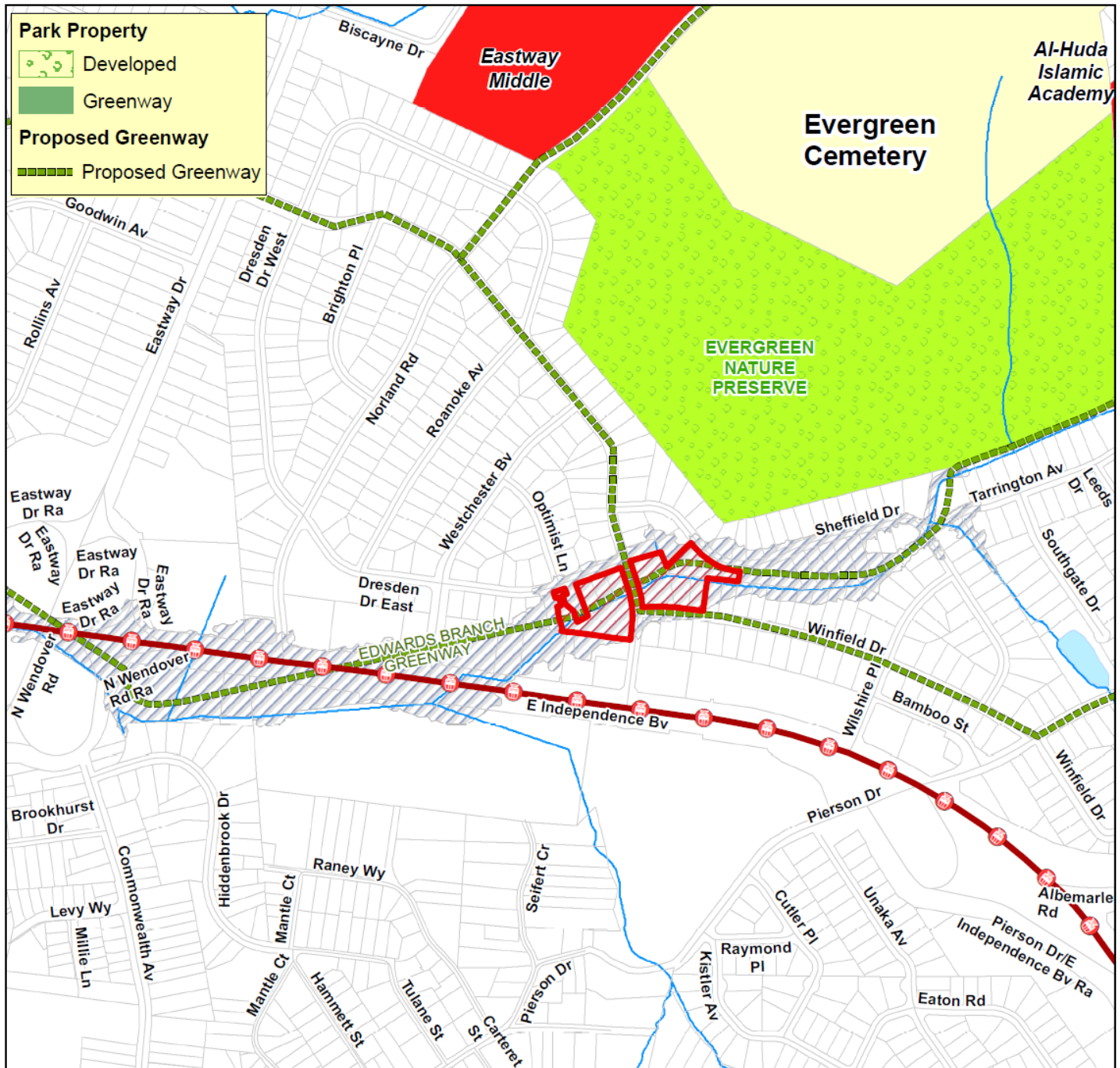
The Joint Use Task Force reviewed this matter at their April 1, 2015 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as a greenway 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 and land lease to be used for a park space and a greenway.







CMPC PLANNING COMMITTEE RECOMMENDATION:





Mandatory Referral 15-12

Initiated by: Storm Water
 Submitted by: BSSA-Asset & Facility Management

-  Mandatory Referral
-  City Property
-  County Property
-  Schools
-  FEMA 100 Year Floodplain
-  Proposed Southeast Corridor Rapid Transit Alignment



Submitted by: Katie Daughtry, BSSA-AFM

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

MANDATORY REFERRAL-REPORT NO. 15-13
Proposed Acquisition of a Portion of Little Sugar Creek Greenway on Old Reid Road

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire a portion of tax parcel 173-083-01 (± 0.362 acres) in south Charlotte at 6400 Old Reid Road along Little Sugar Creek near Archdale Drive. The property will eventually be assembled with other properties along the creek for the construction of Little Sugar Creek Greenway trail from Tyvola Road to Huntingtowne Farms Park. The portion of the site contemplated for acquisition is vacant and lies largely within the 100-year floodplain.

The property currently houses the Iglesia Tabernaculo de Bendicion (which also owns the property) and is zoned R-3 (Single Family Residential), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses with Park Road Park being located to the north and northeast. Upon completion of the proposed acquisition, the church will continue to occupy the remainder of the property whose land use will remain unchanged.

PROJECT JUSTIFICATION:

Little Sugar Creek Greenway is the major north/south greenway corridor in the County. At build out, this greenway trail will connect South Carolina, Pineville, Uptown Charlotte and eventually Toby Creek Greenway in the University City area. It will also provide a connection to various neighborhood, community and regional parks as well as residential communities. Little Sugar Creek Greenway is also on the Carolina Thread Trail and Cross Charlotte Trail routes.

Park and Recreation would like to acquire this property for the future construction of Little Sugar Creek Greenway Trail. This section of trail is an FY15 Capital Improvement Project. Little Sugar Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

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. As a segment of the Cross Charlotte Trail, it also can be found in the City of Charlotte's *Community Investment Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This site falls within the *South District Plan* (adopted by City Council in 1993) and the adopted future land is Single Family up to 3 dwelling units per acre. The current use is institutional as a church currently occupies the site. Institutional uses are not typically prescribed in the City's land use plans and are generally appropriate within residential areas. Furthermore, greenway locations and public open space is encouraged throughout the district. Since the portion of the site being acquired lies within the 100 year flood plain and will not affect the current use of the property, this acquisition is considered to be consistent with the adopted plan.

PROJECT IMPACT:

The construction of Little Sugar Creek Greenway trail will allow pedestrians and cyclists to reach major destinations such as healthcare facilities, parks, other greenways, shopping destinations, restaurants and educational institutions. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for many County residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Completion of this portion of the greenway section represents a partnership between and among Mecklenburg County, the City of Charlotte, and other private and not-for-profit partners as it is both a segment of the Carolina Thread trail and the Cross Charlotte Trail. This particular portion will be constructed by Mecklenburg County (with other segments' land acquisitions and construction to be the responsibility of other funding partners).

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

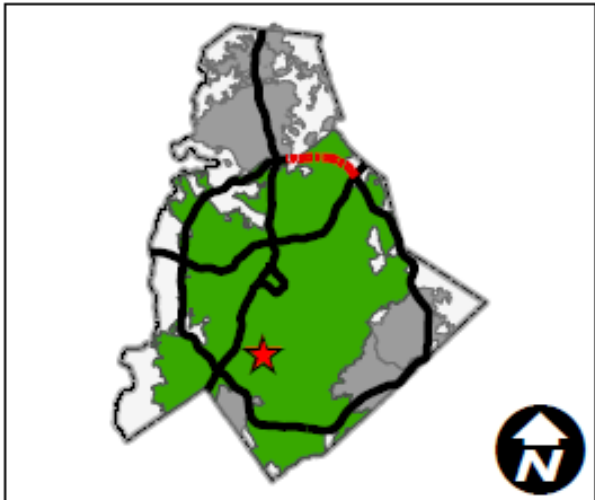
The Joint Use Task Force reviewed this matter at their April 1, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff supports this transaction as its intended use is consistent with the land use policies prescribed in the *South District Plan*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Bryman Suttle



Mandatory Referral 15-13

Initiated by: Storm Water

Submitted by: BSSA-Asset & Facility Management

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



Submitted by: Jennifer Morell, BSSA-AFM

Initiated by: Jim Garges, Park & Recreation

**MANDATORY REFERRAL REPORT NO. 15-14
Proposed Acquisition of Land for Addition to Crossridge Neighborhood Park in Northwest Charlotte**

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire tax parcel 055-16-205 in Northwest Charlotte to add to the Crossridge Neighborhood Park property. The property is vacant and located west of Little Rock Road in a primarily residential neighborhood. The property is approximately .43 acres and is zoned R-4 Single Family Residential according to the City of Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

Crossridge Neighborhood Park is currently in design. The new park will provide additional recreational amenities for residents of this neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's 2008 *Parks Master Plan* to provide more 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. 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 a park meets the plan's intent to foster a livable and attractive quality community. Therefore the proposed land use is considered to be consistent with the *Northwest District Plan*.

PROJECT IMPACT:

Acquisition of this parcel will give additional access to Crossridge Neighborhood Park and as well as add additional acreage to the park. Construction of the park can be expected to start in fiscal year 2016.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel being acquired is adjacent to the future park site and is a short walk to Robert L. Smith Regional Park. The County is not aware of any additional projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be completed in FY16.

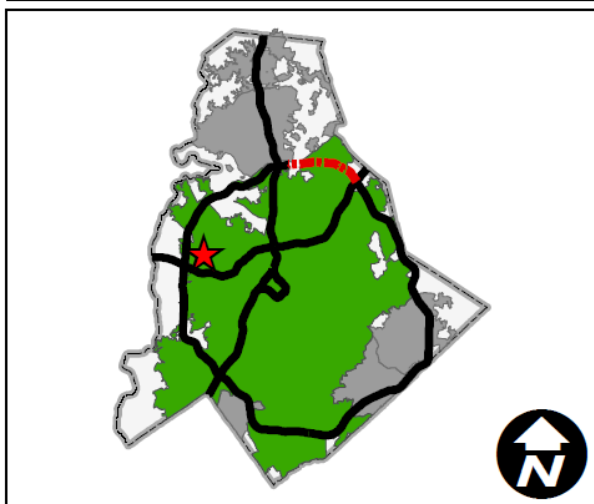
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 1, 2015 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as a park meets the plan's intent to foster a livable and attractive quality community. Staff recommends approval of the land acquisition to be used for a park.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-14

Initiated by: Park & Recreation
 Submitted by: BSSA-Asset & Facility Management

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



Submitted by: Jennifer Morell, BSSA-AFM

Initiated by: Jim Garges, Park & Recreation

MANDATORY REFERRAL REPORT NO. 15-15
Proposed Acquisition of Land on Bryant Farms Road for Addition to Flat Branch Nature Preserve

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire one vacant parcel (229-162-79) in South Charlotte. The property is located on Bryant Farms Road west of Ardrey Kell Road. The property is approximately 1.113 acres and is zoned MX-1 according to the City of Charlotte Zoning Ordinance. The property is designated as Common Open Space as part of the Stone Creek Ranch Homeowner's Association.

The surrounding land uses are residential and recreational. There are subdivisions north of this parcel and a park and a nature preserve south of this parcel. The subject will be separated from the adjoining residential property to the north by a future right of way for the extension of Bryant Farms Road. The right of way was committed to as an element of the residential rezoning, case 2004-014. At present, the subject is still in the ownership of the homeowner association.

PROJECT JUSTIFICATION:

The property is located at the edge of Flat Branch Nature Preserve and will be used to enhance access to the Nature Preserve.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's 2008 *Parks Master Plan* where residents expressed a desire for additional habitat preservation and natural resources preservation.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Providence Road/I-485 Area Plan Update* (2000) shows this property, the nature preserve, and the adjoining neighborhood as single family residential. Open Space is considered to be suitable as an element of single family residential use. Because of its narrow width, it is not really usable except as open space. It is therefore, considered to be consistent with the *Plan's* land use recommendation.

PROJECT IMPACT:

Acquisition of this parcel will add acreage to Flat Branch Nature Preserve. It also will provide future street frontage to the Nature Preserve, provide control over that frontage, and relieve the homeowner association of maintenance of what otherwise will become a disconnected element of their property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel being acquired is adjacent to the Flat Branch Nature Preserve and across from Flat Branch Community Park. The County is not aware of any additional projects in this area, other than the future extension of Bryant Farms Road.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be completed by the end of fiscal year 2015 or beginning of fiscal year 2016.

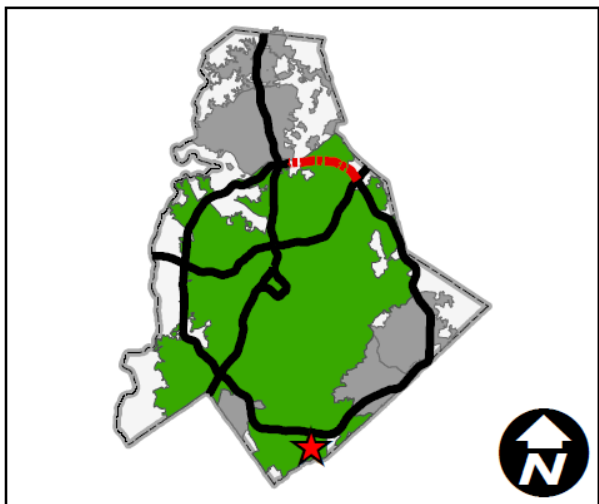
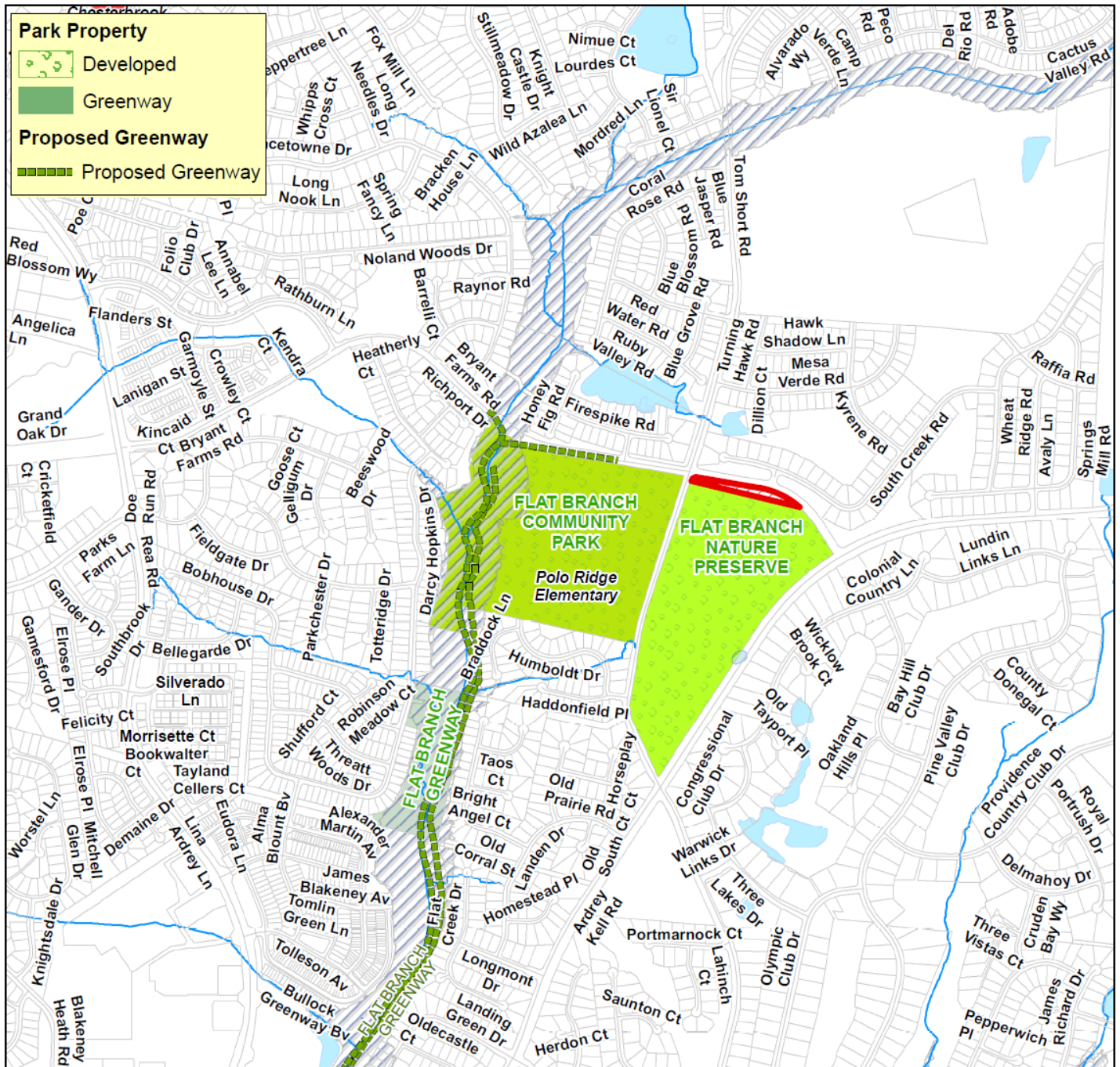
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 1, 2015 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *Providence Road/I-485 Area Plan Update*. It will provide a small increase in area for the Nature Preserve, and provide access and control over future street frontage. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-15

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

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



Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Mecklenburg County Park & Recreation

MANDATORY REFERRAL REPORT NO. 15-16
Proposed Acquisition of Old Second Ward High School Gym in Uptown Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire a portion of tax parcel 125-071-26 from Charlotte-Mecklenburg Schools. The portion of the property being acquired is the old Second Ward High School gym. The Second Ward High School Gym is located between the Mecklenburg County Aquatic Center and Charlotte Mecklenburg Schools Metro School and faces Martin Luther King Jr Blvd. A connector will be constructed between the Mecklenburg County Aquatic Center and the gym to facilitate access between the two facilities. The gym will be reconditioned and restored to be a functional recreation center. Park & Recreation staff will have programs in the gym seven days per week for athletics, camps, fitness classes, swim meets along with the Second Ward Foundation Museum. A front portion of the acquisition may be used for Second Ward Park. The Modernist gym building (c. 1948-1949) was designed by A.G. Odell and designated as a historic landmark in 2008. It is the only remaining structure from the old Second Ward High School campus. Changes to the structure and landscape will be reviewed by the Historic Landmarks Commission.

PROJECT JUSTIFICATION:

The gym will provide additional recreational amenities for County residents. The project will also be an important step to preserve the history and memory of Brooklyn Village and Second Ward High School. The County has agreed to incorporate into its building design memorabilia, art, fixtures and/or other markers to commemorate the historic significance of Second Ward High School and the surrounding Brooklyn neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition will fulfill recommendations from *2008 Park & Recreation Master Plan* to provide additional recreational opportunities for Mecklenburg County residents. This area is also subject to the *Second Ward Neighborhood Plan* which calls for revitalization of this area through mixed use development, neighborhood services, housing diversity and a neighborhood park. The front portion of the property may be used to construct a park.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Center City 2020 Vision Plan (2011)* and the *Second Ward Neighborhood Master Plan (2002)* recommend civic uses which includes schools and community centers to support adjacent residential development. The proposed land use is consistent with the adopted plans.

PROJECT IMPACT:

There are no known impacts to any other projects in the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Although not directly connected to this project, there have been recent announcements of major commercial and residential developments in the immediate surrounding area. Those include a new grocery store and multi-family housing units within several blocks of the gym and Aquatic Center. The Metro School is located very close to the site so the reconditioning of the gym may provide additional recreational opportunities for children at the school.

ESTIMATED PROJECT COMPLETION DATE:

The County would like to complete acquisition of this project by end of fiscal year 2015. The Second Ward High School Gym improvements are expected to be complete by June 2016 or earlier in order to coincide with the reopening of the Mecklenburg County Aquatic Center.

JOINT USE TASK FORCE REVIEW COMMENTS:

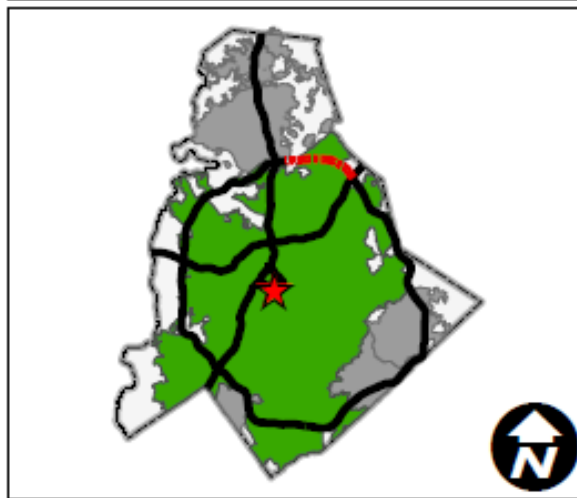
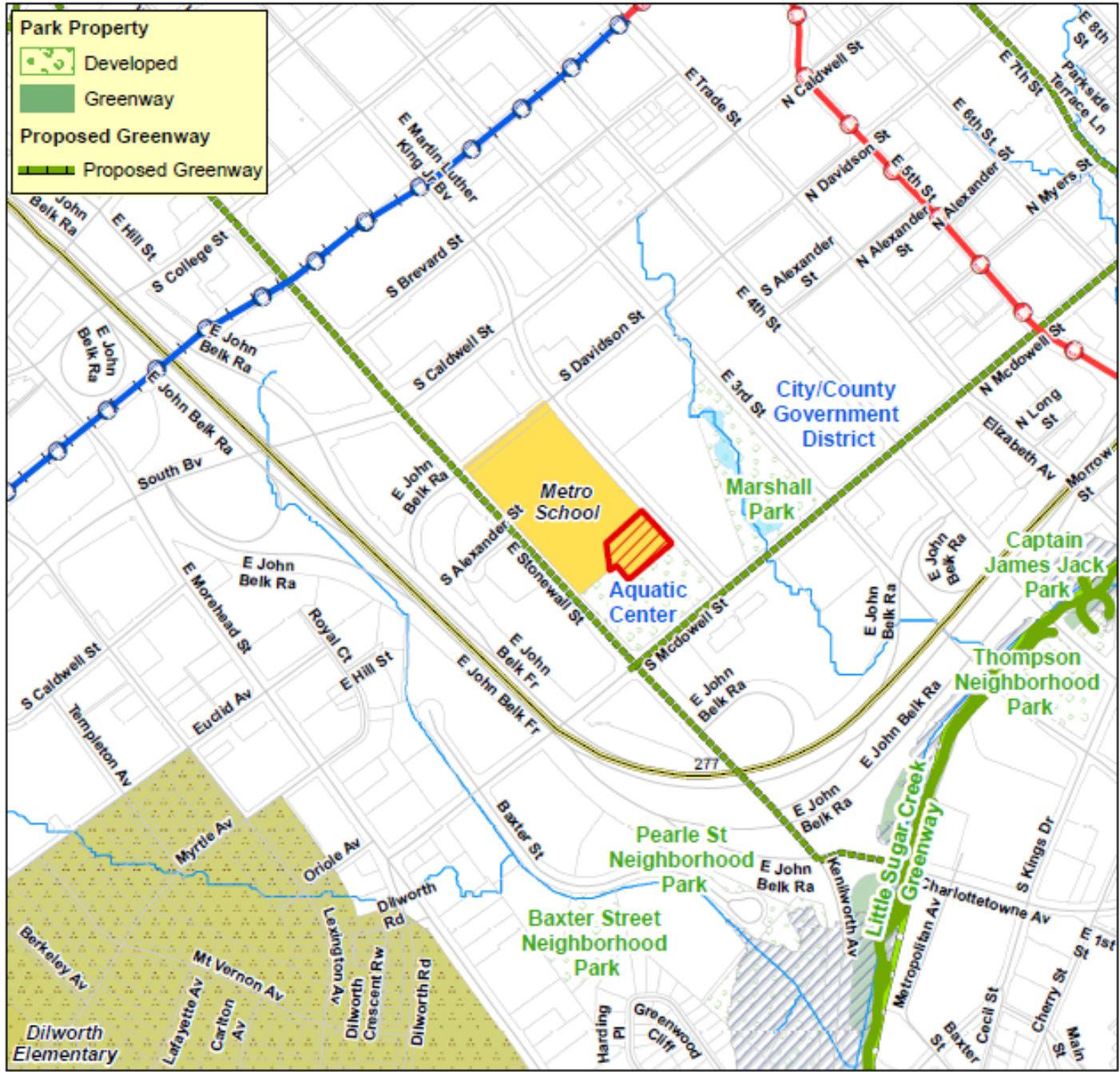
This matter was discussed at the April 1, 2015 Joint Use Task Force meeting and no comments were offered at the meeting.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:







Staff resource: John Howard & Bridget Dixon



Mandatory Referral 15-16

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

-  Mandatory Referral
-  Historic Districts
-  Schools
-  FEMA 100 Year Floodplain
-  CATS Blue Line
-  Proposed Streetcar Route

