

# Planning Committee Agenda Packet

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



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

July 21, 2015 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

---

1. **Call to Order and Introductions**

2. **Approve June 16, 2015 Minutes. *Attachment 1***

3. **M.R. #15-27: Proposal by Charlotte-Mecklenburg Schools to Lease Jay M. Robinson Middle School to United States Performance Center, LLC**

*Background:* Charlotte-Mecklenburg Schools (CMS) proposes to lease approximately 30 acres of land located at 5803-6603 Ballantyne Commons Parkway/Jay M. Robinson Middle School (Tax Parcels 229-151-09 and 229-144-02) to United States Performance Center, LLC (USPC) to operate and maintain a sports complex. USPC also intends to donate a 1.83 acre parcel (229-144-01) located at the eastern edge of the campus to CMS. CMS will continue to operate the school. ***Attachment 2***

*Staff Resources:* Kent Main, Planning  
Susan Cannella, CMS

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-27.

4. **M.R. #15-28: Proposal by Charlotte-Mecklenburg Schools to Lease the Former Villa Heights School for Use as a Charter School**

*Background:* Charlotte-Mecklenburg Schools (CMS) proposes to lease approximately 5.49 acres, a 41,000 square foot building, parking and all grounds located at 800 Everett Place (Tax Parcel 083-102-09) to Veritas Community School, Inc. ***Attachment 3***

*Staff Resources:* Amanda Vari, Planning  
Susan Cannella, CMS

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-28.

5. **M.R. #15-29: Proposal by Charlotte-Mecklenburg Schools to Acquire Land for a K-8 School Site in South Charlotte, West of Providence Road**

*Background:* Charlotte-Mecklenburg Schools proposes to acquire approximately 10 acres in a development (Rea Farms) located on the west side of Providence Road in south Charlotte to construct a STEAM (Science Technology Engineering Arts Mathematics) school. ***Attachment 4***

*Staff Resources:* Kent Main, Planning  
Susan Cannella, CMS

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-29.

**6. M.R. #15-30: Proposal by Mecklenburg County to Accept a McMullen Creek Land Donation**

*Background:* Mecklenburg County Park & Recreation and County Storm Water Services propose to accept the donation of a portion of a parcel located at the end of Robinhood Road (Tax Parcel 163-094-10) in the Sherwood Forest Neighborhood. The property that will be acquired is almost entirely located in the floodplain of McMullen Creek. The acquisition of this property will protect these flood prone areas from development. **Attachment 5**

*Staff Resources:* Amanda Vari, Planning  
Jennifer Morell, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-30.

**7. M.R. #15-31: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of Winget Park and Nature Preserve**

*Background:* Mecklenburg County proposes to acquire approximately 69 acres of land located along Winget Road (Tax Parcels 199-121-06 & 19) to expand Winget Park and Nature Preserve. **Attachment 6**

*Staff Resources:* Amanda Vari, Planning  
Jacqueline McNeil, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-31.

**8. M.R. #15-32: Proposal by the City of Charlotte to Sale Property in the Idlewild Farms Community on Lawyers Road**

*Background:* The City of Charlotte proposes to sale approximately 1.7 acres of vacant land located on Idlewild Road North and Lawyers Road (Tax Parcel 133-251-20). The subject property is a former CATS Park and Ride lot, which has relocated further north along Albemarle Road. **Attachment 7**

*Staff Resources:* Amanda Vari, Planning  
Tim O'Brien, City Engineering and Property Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-32.

**9. University City Area Plan Update**

*Background:* The Planning Committee recommended adoption of the draft *University City Area Plan* at their March 17, 2015 meeting. City Council adopted the plan on May 11, 2015. At this meeting, staff will provide an update on the plan. [Click here](#) or visit <http://ucap.charlotteplanning.org> to view the adopted plan and Implementation Guide.

*Staff Resources:* Amanda Vari, Planning  
Kathy Cornett, Planning

*Action Requested:* For discussion only.

**10. Adjourn**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes**

June 16, 2015 – 5:00 p.m.  
CMGC – 2<sup>nd</sup> Floor, Room 280

**ATTACHMENT 1  
DRAFT**

**Attendance:**

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

**Commissioners Absent:** Commissioner Cozzie Wiggins

**Planning Staff Present:** Pontip Aphayarath, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main and Jonathan Wells

**Other Staff Present:** Jennifer Morrell, County Asset and Facility Management

**Call to Order and Introductions**

Chairperson Tony Lathrop called the meeting to order at 5:10 p.m., welcomed those present and asked everyone to introduce themselves.

**Approve May 19, 2015 Minutes**

*A motion was made by Vice-Chairperson Randy Fink and seconded by Commissioner Emma Allen to approve the May 19, 2015 minutes. The vote was unanimous.*

**Recommendation on the Refined Draft Prosperity Hucks Area Plan**

*Kent Main (Planning) briefly reviewed changes to the draft plan. Chairperson Lathrop reminded the Committee of the presentation they received on the draft Prosperity Hucks Area Plan at their previous meeting and the positive support received from the community. Vice-Chairperson Fink added that he was very impressed with the planning process and Mr. Main's work on the project. He said that the process showed community involvement as well as involvement from other Planning, city and county staff. The chairperson agreed. Commissioner Wiggins congratulated Mr. Main and staff on the success of the plan.*

*A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve the Refined Draft Prosperity Hucks Area Plan with the changes noted in red on the handout distributed at this meeting by Mr. Main. The vote was unanimous to approve the Refined Draft Prosperity Hucks Area Plan as amended.*

**M.R. #14-48: Proposal by Mecklenburg County to Convey a Portion of Wingate Neighborhood Park to the City of Charlotte**

*Alberto Gonzalez (Planning) gave an overview of the County's proposal to convey a 0.28-acre parcel located at 2701 Mayfair Avenue to the City. Several years ago, the City constructed a neighborhood community center on this parcel to serve the Wingate community.*

However, the City no longer operates community centers and no longer provides services from this location. This proposal will allow the City to offer the building for purchase as a single family home. It is consistent with the *Central District Plan (1993)*.

Commissioner Wiggins asked how many square feet is the house. Jennifer Morrell (County Asset and Facility Management) answered 1800 square feet. Vice-chairperson Fink asked about a structure on an adjacent lot that appears to encroach onto the subject property. Staff clarified that the structure does not encroach onto the subject property.

*A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-48. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-48.*

**M.R. #15-20: Proposal by Mecklenburg County to Acquire Land Located Land off Old Bell Road for the Expansion of McAlpine Creek Greenway in south Charlotte**

*Kent Main (Planning) gave an overview of Mecklenburg County's proposal to acquire the rear portion of a 0.27 acre site located at 216 Old Bell Road along McAlpine Creek (the single family home on the front portion of this parcel will remain (0.57 acres)). The property will be assembled with other properties along the creek for construction of the McAlpine Creek Greenway trail from Sardis Road to Providence Road. It is consistent with recommendations in the 2008 Mecklenburg County Park and Recreation Master Plan and the South District Plan (1993).*

*A motion was made by Vice-Chairperson Fink and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-20. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-20.*

**M.R. #15-22: Proposal by Mecklenburg County to Acquire Land Located on West Kingston Avenue for Wilmore Centennial Park in SouthEnd**

*Kent Main (Planning) gave an overview of the County's proposal to acquire a 0.17 acre site located at 205 West Kingston Avenue. The property will be assembled with other properties in this area for development of Wilmore Centennial Park. This proposal is consistent with recommendations in the 2008 Mecklenburg County Park and Recreation Master Plan and the South End Transit Station Area Plan (2005).*

*A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-22. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-22.*

**M.R. #15-23: Proposal by Mecklenburg County to Acquire Land for Addition to Eagles Landing Neighborhood Park in West Charlotte**

*Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire approximately 0.44 acres located at 1204 Eagles Landing Drive. The property will be assembled with adjacent Eagles Landing Neighborhood Park property for construction of a portion of the park. This proposal is consistent with the 2008 Mecklenburg County Park and Recreation Master Plan and recommendations in the Northwest District Plan (1990).*

*A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-23. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-23.*

**M.R. #15-24: Proposal by Mecklenburg County to Acquire Land Located in the Northlake Area for the Expansion of Long Creek Greenway**

*Alberto Gonzalez (Planning)* gave an overview of Mecklenburg County's proposal to acquire 0.21 acres of land located adjacent to Long Creek Greenway for future construction of the greenway trail. It is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* and the *Northlake Area Plan (2008)*.

*A motion was made by Vice-Chairperson Fink and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-24. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-24.*

**M.R. #15-25: Proposal by Mecklenburg County to Acquire Land Located in Pineville for the Expansion of Little Sugar Creek Greenway**

*Jonathan Wells (Planning)* gave an overview of Mecklenburg County's proposal to acquire 3.0 acres in the Town of Pineville along Little Sugar Creek. The property will eventually be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway trail from I-485 to the South Carolina state line. It is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* and is consistent with the adopted land use plans for the Town of Pineville. Chairperson Lathrop asked about the property that is located outside the floodplain. Ms. Morrell explained that the property is located in the trail area.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-25. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-25.*

**M.R. #15-26: Proposal by Mecklenburg County to Acquire Land for the Expansion of Oehler Nature Preserve and North Prong Clark Creek Greenway in Huntersville**

*Jonathan Wells (Planning)* gave an overview of Mecklenburg County's proposal to acquire .44 acres located between Ramah Church and Huntersville-Concord roads in the Town of Huntersville's ETJ for expansion of the Oehler Nature Preserve and North Prong Clark Creek Greenway. It is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* and is consistent with the *Huntersville 2030 Community Plan (adopted 2011)*.

*A motion was made by Vice-Chairperson Fink and seconded by Commissioner Low to approve Planning staff's recommendation for Mandatory Referral #15-26. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-26.*

**Area Plan Status and Meeting Report**

Chairperson Lathrop stated that the Refined Draft *Prosperity Hucks Area Plan* has been recommended for approval and there was no further discussion.

**Adjourn: 5:49 p. m.**





**Submitted by:** Susan Cannella, Real Estate Coordinator, CMS

**Initiated by:** Peggy Hey, Ex. Director, Facilities Planning & Management, CMS

### **MANDATORY REFERRAL REPORT NO. 15-27**

#### **Proposed Lease by CMS of Jay M. Robinson Middle School to United States Performance Center, LLC**

#### **PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to lease the property located at 5803-6603 Ballantyne Commons Parkway in Charlotte (parcel ID#'s. 22915109 and 22914402) also known as Jay M. Robinson Middle School to United States Performance Center, LLC (USPC) for a term of 50 years. The purpose of this proposed lease is to enable USPC to develop approximately 30 acres of the 46.4-acre site to use, operate and maintain a sports complex at its sole cost and expense. The Master Plan of USPC (see attached graphic) will concentrate on the western portion of the site and will include development of athletic fields and facilities, walking and jogging trails, roads and parking lot, and other adaptive recreation amenities. As part of this proposed agreement, USPC also intends to donate a 1.83 acre parcel (parcel ID# 22914401) at the eastern edge of the campus to CMS. This parcel is currently vacant and is proposed to accommodate a detention pond/water feature (see attached site plan). During the course of this agreement, CMS will continue to operate the 117,245 square foot school building in normal fashion as a school.

CMS staff and students will have exclusive and priority use of the sports complex during school hours and for its sporting events (the exception being USPC designated facilities such as their on-site offices) at no charge to CMS. In addition, Jay M. Robinson MS staff will have no-charge access to these facilities under certain conditions. The sports complex shall be used by USPC only and exclusively for educational, athletic and recreational uses, outside of approved school use. The complex would not enjoy the same community use as do most other CMS outdoor athletic facilities inasmuch as the governance structure would be different from those other facilities.

USPC will have responsibility for maintenance and upkeep of these facilities during the course of the agreement. The agreement will not relieve CMS of its typical maintenance responsibilities for the school building, nor would it prevent CMS from making improvements or expansions to the building as deemed necessary.

United States Performance Center, LLC exists to provide customized performance training programs to athletes of all ages. USPC combines training, nutrition, mental coaching and physical therapy to improve performance, decrease injury and extend careers and create sustained motivation.

The zoning of the site is single family residential (R-3), according to the Charlotte Zoning Ordinance. The property is bounded on the south by I-485, to the north and west by Ballantyne Commons Parkway and to the east by Promenade Park Apartments.

#### **PROJECT JUSTIFICATION:**

This lease provides the opportunity for Jay M. Robinson Middle School students to use fields and facilities built and maintained by a third party.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The State General Statutes allow for local Boards of Education to enter into operational leases of real or personal property for the purposes of operating the school districts they oversee.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The site is the current Jay M. Robinson Middle School, plus an additional small parcel in private hands. While future school sites generally are not mapped in the district and area plans, the *Providence Road/I-485 Area Plan Update* (2000) calls for school/institutional use, reflecting school district ownership and use of the site. The proposed project appears to be consistent with continued school operations, and with the availability of upgraded facilities. Use during non-school hours as a non-profit athletic facility also is consistent with the *Providence Road/I-485 Area Plan Update*. The facility's accessibility from Ballantyne Commons Parkway and its adjacency to I-485 mean that the proposed land use should not directly impact adjacent uses.

The proposal does have one potential problem: there is reference to "LED Sponsor Billboards," which is not consistent with the residential and institutional character of the area as set forth in the *Providence Road/I-485 Area Plan Update*.

#### **PROJECT IMPACT:**

There is no impact on CMS operations or finances. There will be an improvement to CMS facilities. USPC is financially self-supporting and intends to make capital improvements to the property, which will have a positive impact on the property and surrounding neighborhood.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

The lease is proposed to commence summer of 2015 and run for a period of 50 years. Upon completion of the lease term, the improvements made on the site by USPC will become the property of CMS. Full development of the USPC construction may take as long as ten years.

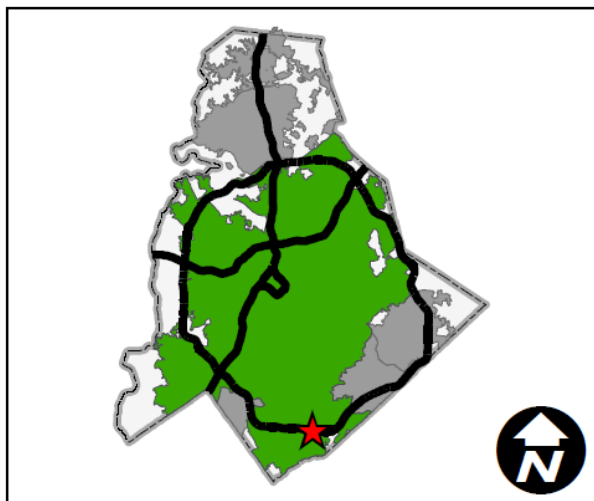
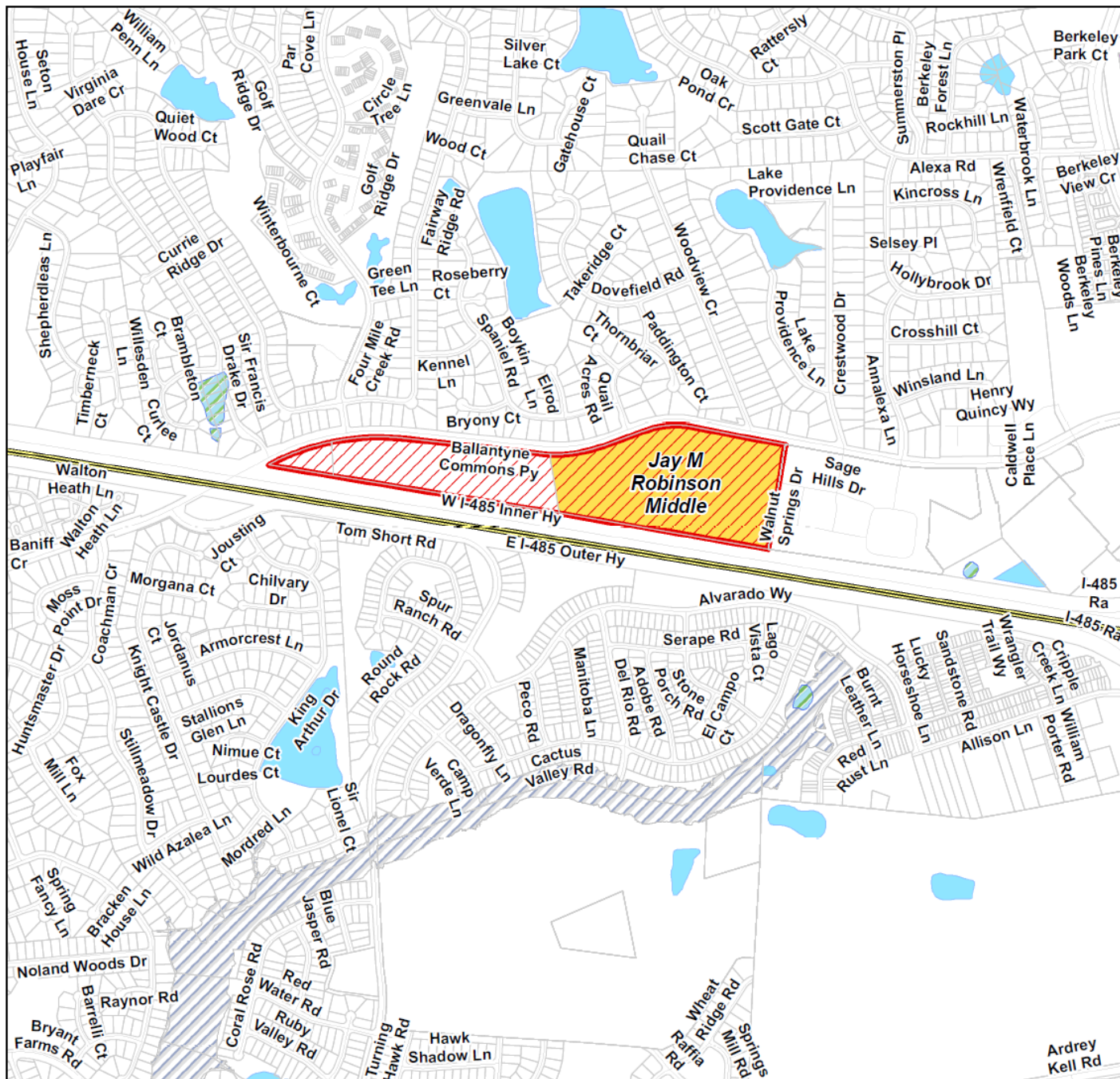
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 9, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**






The proposal is generally consistent with the institutional land use recommendations of the *Providence Road/I-485 Area Plan Update* and will provide for the continuing operation of the school on the site, with improved athletic facilities. The proposal does have a reference to "LED Sponsor Billboards," which is not consistent with the residential and institutional character of the area as set forth in the plan. As such, Planning staff recommends approval of the proposal, but only without the provisions of billboards.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 15-27

Initiated & Submitted by: CMS

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









ESP Associates, P.A.  
ARCHITECTS & PLANNERS  
10000 W. BELLEVILLE AVENUE  
CHICAGO, IL 60648



**Olympia Fields**  
Conceptual Design

March 28, 2013



GRAPHIC SCALE  
1" = 100'



PROMOTE THE YOUTH  
FOUNDATION



UNITED STATES SOCCER FEDERATION

Submitted by: Susan Cannella, Real Estate Coordinator, CMS

Initiated by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS

**MANDATORY REFERRAL REPORT NO. 15-28**  
**Proposed Lease by CMS of Former Villa Heights School for Use as a Charter School**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to lease the property located at 800 Everett Place, Charlotte, North Carolina, 28202 (parcel ID# 08310209) near uptown Charlotte to Veritas Community School, Inc. for a term of 9 years and 11 months. The site consists of 5.49 acres of land and one building of approximately 41,000 square feet of classroom space. The proposed lease would also include parking and all grounds. The site formerly housed the Villa Heights Elementary School which was closed in July 2011 and subsequently occupied by CMS staff, which has now relocated to Atrium Corporate Center. The zoning of the site is Residential (R-5), according to the Charlotte Zoning Ordinance. The property is bound by Catawba Avenue to the south and Everett Place to the north. Pinckney Avenue abuts the property to the west and is bordered by single family residences to the east.

This site will provide operation of a charter school.

**PROJECT JUSTIFICATION:**

CMS does not anticipate a need for this site and will benefit by Veritas Community School's planned improvements and maintenance of the entire facility.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The State General Statutes allow for local Boards of Education to enter into operational leases of real or personal property for the purposes of operating the school districts they oversee.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property lies within the *Central District Plan* (adopted 1993), which recommends single-family land uses on the site. Schools are considered institutional uses and are not typically identified for specific locations in area plans, as they are considered on a case by case basis in terms of compatibility with surrounding uses, character, and access. The reuse of the existing school building with improvements for a school is compatible with the surrounding area and consistent with the adopted plan.

**PROJECT IMPACT:**

Veritas Community School, Inc. is financially self-supporting and intends to make capital improvements to the property, which will have a positive impact on the property and surrounding neighborhood. CMS will not be responsible for any repairs or improvements during the term of the lease.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

The lease is proposed to commence August 10, 2015 and end July 10, 2024.

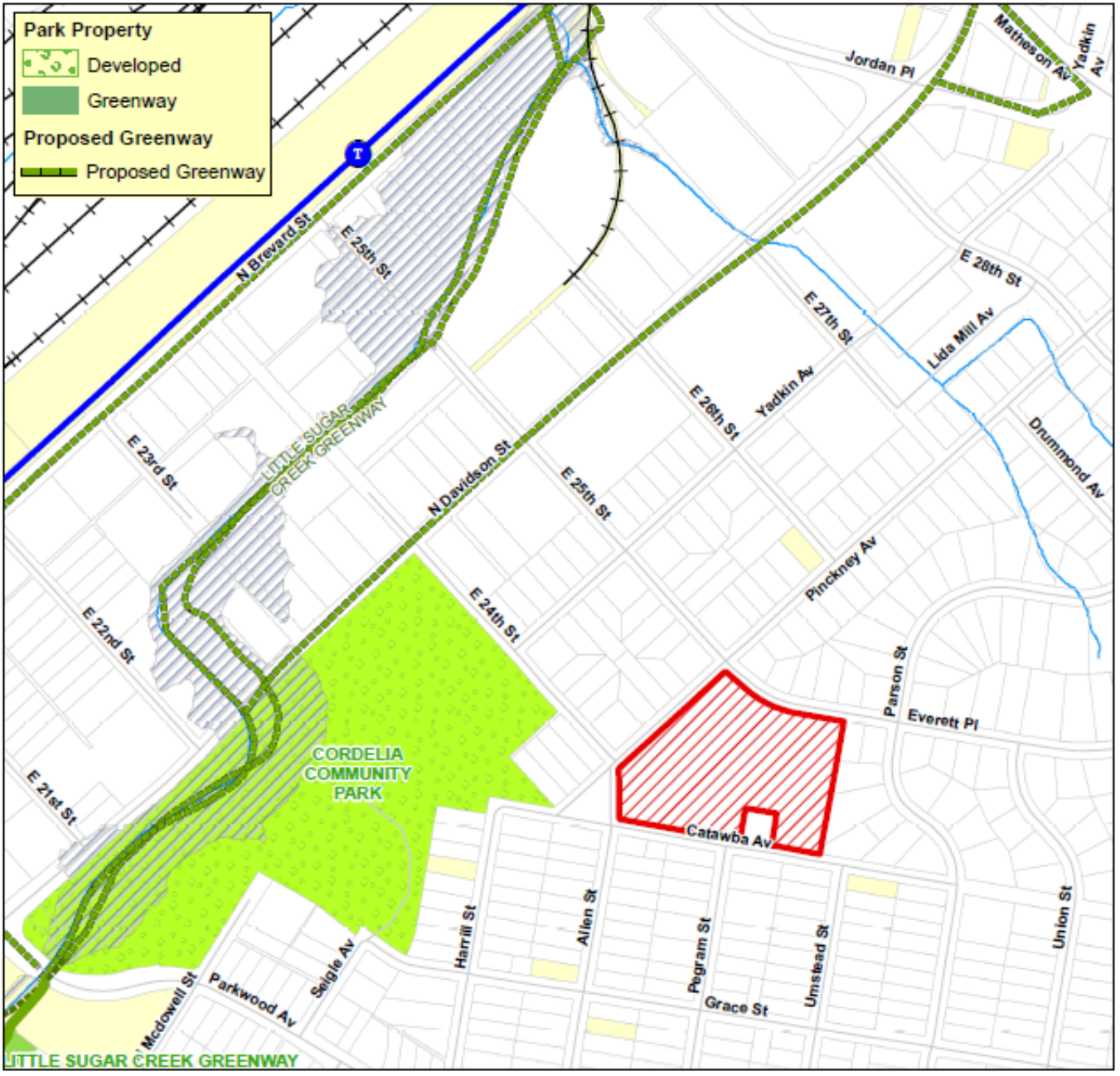
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their July 9, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The lease of the property is generally consistent with adopted land use policies. Staff recommends approval of the lease of the land to be used as a school.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





**Submitted by:** Susan Cannella, Real Estate Coordinator, CMS

**Initiated by:** Peggy Hey, Ex. Dir., Facility Planning & Management, CMS

**MANDATORY REFERRAL - REPORT NO. 15-29**  
**Proposed Acquisition of a K-8 School Site in South Charlotte West of Providence Road**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to acquire approximately 10 acres for a school site in a development on the west side of Providence Road in south Charlotte in order to construct a STEAM (Science Technology Engineering Arts Mathematics) school as approved by the 2013 bond referendum. The proposed school will house grades kindergarten through 8.

The parcel is located within an area which was recently rezoned to MUDD-O, Mixed Use Development District, according to the Charlotte Zoning ordinance (petition #2015-022). The intent of the rezoning was to develop the "Rea Farms" mixed-use development, of which the school is planned to be a part.

The immediate vicinity includes vacant land, commercial and residential uses. From the development to the west of the subject site is vacant land and residential development. To the south is Providence Country Club, to the east is commercial development and Providence Road and to the north is residential development. The site was previously occupied by a golf course.

**PROJECT JUSTIFICATION:**

This is a 2013 bond referendum project.

The proposed K-8 school site currently lies within the attendance boundary of Jay M. Robinson Middle School and Polo Ridge Elementary School, so would be able to provide crowding relief at these two schools. The future school will also provide relief to Ballantyne Elementary School, Elon Park Elementary School, Community House Middle School and Hawk Ridge Elementary School.

The new school will be a baseline 54 classroom K-8 school with a capacity of 1,000 students.

The school also intends to support the future residences (700 homes) in the proposed Rea Farms mixed use development.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The Zoning Ordinance allows for elementary and secondary schools within MUDD-O zoning. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged. The rezoning was approved with the school contemplated in this location.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The site is a portion of the former Golf Links golf course. The *Providence Road/I-485 Area Plan Update* (2000) was amended by rezoning case 2015-022, to MUDD-O, Mixed Use Development District, Optional, which calls for a mix of uses, including retail, office, and residential, as well as institutional. The conditional site plan shows a school site generally at this location, as discussed with the community at the time of rezoning. Proposed or future school sites generally are not mapped in the district and area plans. Planning for specific school sites is typically a function of the *School Facilities Master Plan/Capital Needs Assessment*, conducted by CMS, which identifies the general locations of future schools.

**PROJECT IMPACT:**

This is a relief school, so will serve to relieve crowding at several adjoining elementary and middle schools.

It is anticipated that the school site will have access to Providence Road through the extension of Golf Links Drive and to Ardrey Kell Road and Red Rust Lane through the construction of a new public road by the master developer of the Golf Links community.

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

There are no known public or private projects that will be adversely impacted by this project. A school at this location should serve as an amenity for the community planned for development around the school site.

**ESTIMATED PROJECT COMPLETION**

Site acquisition will be funded from the 2013 bond referendum.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

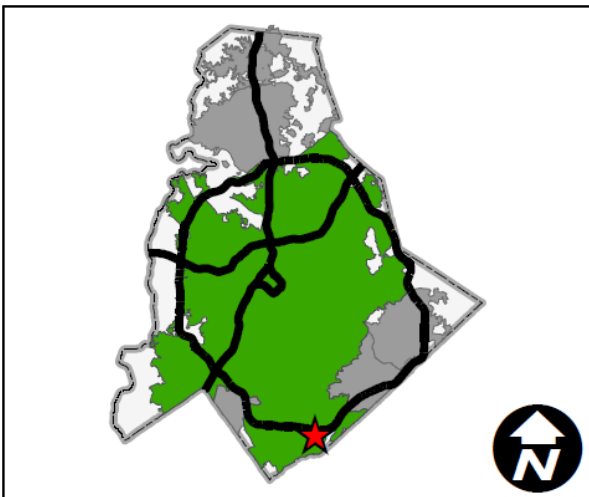
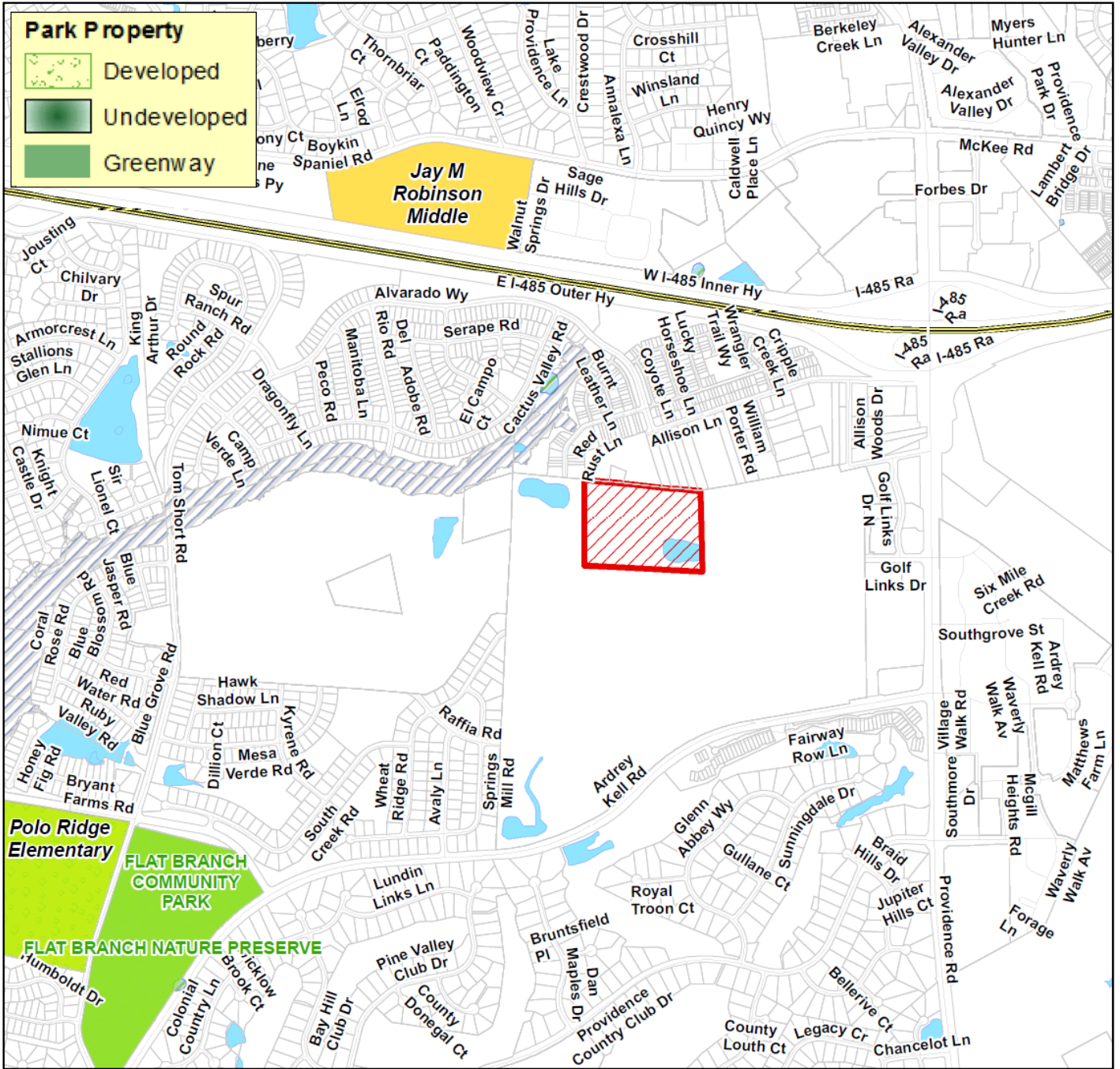
This matter was discussed at the July 9, 2015 Joint Use Task Force meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The site is within an area of present and projected intense growth, in need of new school facilities. Land in the area suitable for school use is limited and expensive, and likely to become more so as time passes. The use of the property for a school is consistent with the mixed use recommendation of the *Providence Road/I-485 Area Plan Update* as amended by the previously-referenced rezoning, and conforms to the rezoning site plan. As such, Planning staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 15-29

Initiated & Submitted by: CMS

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







Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: David Love, County Storm Water Services

**MANDATORY REFERRAL REPORT NO. 15-30**  
**Proposed Acceptance of McMullen Creek Land Donation in South Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park & Recreation and County Storm Water Services propose to accept the donation of a portion of Tax Parcel 163-094-10 (+/-2.5 acres with final acreage to be determined by survey). The portion of the property that the County will acquire is almost entirely in the floodplain of McMullen Creek. The vacant property is located in the Sherwood Forest Neighborhood of South Charlotte between three major thoroughfares – N. Sharon Amity, Rama, and Randolph Roads. The property is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance and is located in close proximity to two other flood-prone parcels that are County owned. This parcel is separated from those parcels by Addison Drive and Lincrest Place. The owner has approached the County with this acquisition.

The remnant portion of this parcel that is not to be acquired by the County is proposed to be combined with the residential property immediately to the east (owned by the donor of the subject property).

**PROJECT JUSTIFICATION:**

The proposed acquisition is located within a FEMA-designated floodplain and will protect these flood prone areas from development as well as create contiguous land holdings along the floodplain of McMullen Creek.

**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.

McMullen Creek is also an Adopted Greenway Corridor as identified in the *Park & Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property lies within the *South District Plan* (adopted 1993), which recommends the location of a Greenway and single-family land uses on the vacant parcel. The use of the property for flood management is consistent with the adopted plan.

**PROJECT IMPACT:**

Acquisition of this parcel will protect the floodplain area from future development as well as add to the water quality/open space needs of the community.

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

Acquisition of this parcel will help to create contiguous land holdings along McMullen Creek for floodplain management as well as the eventual development of the greenway.

**ESTIMATED PROJECT COMPLETION DATE:**

The acquisition of this parcel will be complete in fiscal year 2016.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 9, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposed use of the property as flood mitigation is consistent with adopted land use policies. Staff recommends approval of the land acquisition to be used for flood mitigation.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Mandy Vari



Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, County Park and Recreation

**MANDATORY REFERRAL REPORT NO. 15-31**  
**Proposed Expansion of Winget Park & Nature Preserve**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire Tax Parcels 199-121-06 & 199-121-19 (+/- 69.11 acres) located along Winget Road in the City of Charlotte's Extraterritorial Jurisdiction in Southwest Mecklenburg County. While largely vacant, there are several dwellings and out buildings located on the site. The dwellings are currently occupied but will be vacated prior to County acquisition. The property was once home to an operating farm. The land is zoned R-3 (single family residential) under the City of Charlotte's zoning ordinance.

The property has not yet been master planned, but it may be possible during the planning process to integrate at least some of the existing structures on the site into the park design.

The existing Winget Nature preserve is located north of the site with the Winget Elementary School to the east. Single family residential developments may be found south and west of the site.

**PROJECT JUSTIFICATION:**

The County would like to acquire the property to add to the existing Winget Regional Park which is across Winget Road from this property. In addition to adding to Winget Regional Park, Park and Recreation is evaluating the possibility of adding a small area on the western portion of the site to the adjacent Winget Nature Preserve, as it contains some of the same mature vegetation currently found in the nature preserve.

Park and Recreation defines regional parks as being both active and passive in nature. Amenities that can be found at a regional park include, but are not limited to tennis and basketball courts, softball/baseball fields, multi-purpose fields, shelters, playgrounds, walking trails, recreation centers, aquatic centers, and specialty facilities that offer an all-day experience within no more than 20 minutes driving time of all residents within the County. While there are current amenities at the existing Winget Park, the expansion of the parkland here will allow Park and Recreation to plan for additional amenities to serve this area of the County as it continues to grow in population. While Park and Recreation has not determined all amenities to be offered in the park yet, the Department is studying the idea of incorporating a specialty use at the park that will honor and incorporate the rich agriculture tradition in this part of the County.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this property is consistent with the County's *Park and Recreation Master Plan*. In that plan, citizens within the County identified greenways as their top recreation desire. All of the amenities offered at the County's regional parks were listed among the top ten desires by residents within the County during the master planning process for parks.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use for these two parcels is Residential up to 4 dwelling units/acre, as per the *Steele Creek Area Plan* (2012). Park / Open space are compatible uses in residential areas, and are not always identified in area plans, unless the site is already owned by the County. The proposed use is consistent with the overall land use recommendations in the *Steele Creek Area Plan* (2012).

**PROJECT IMPACT:**

Acquisition of this property takes this property out of play for future development and contributes to fulfilling the requests from County residents for additional opportunities for park and recreation amenities.

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

Acquisition of this property has no known impact on any other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the property is anticipated to be completed by the early fall 2015.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 9, 2015 meeting and it was suggested that this site would be a good tree save area.

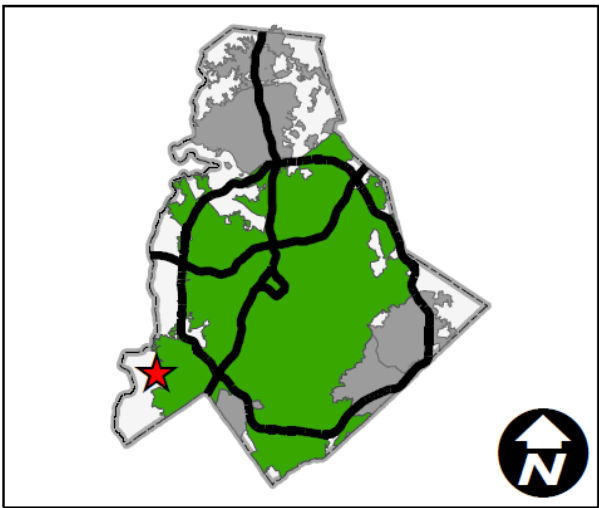
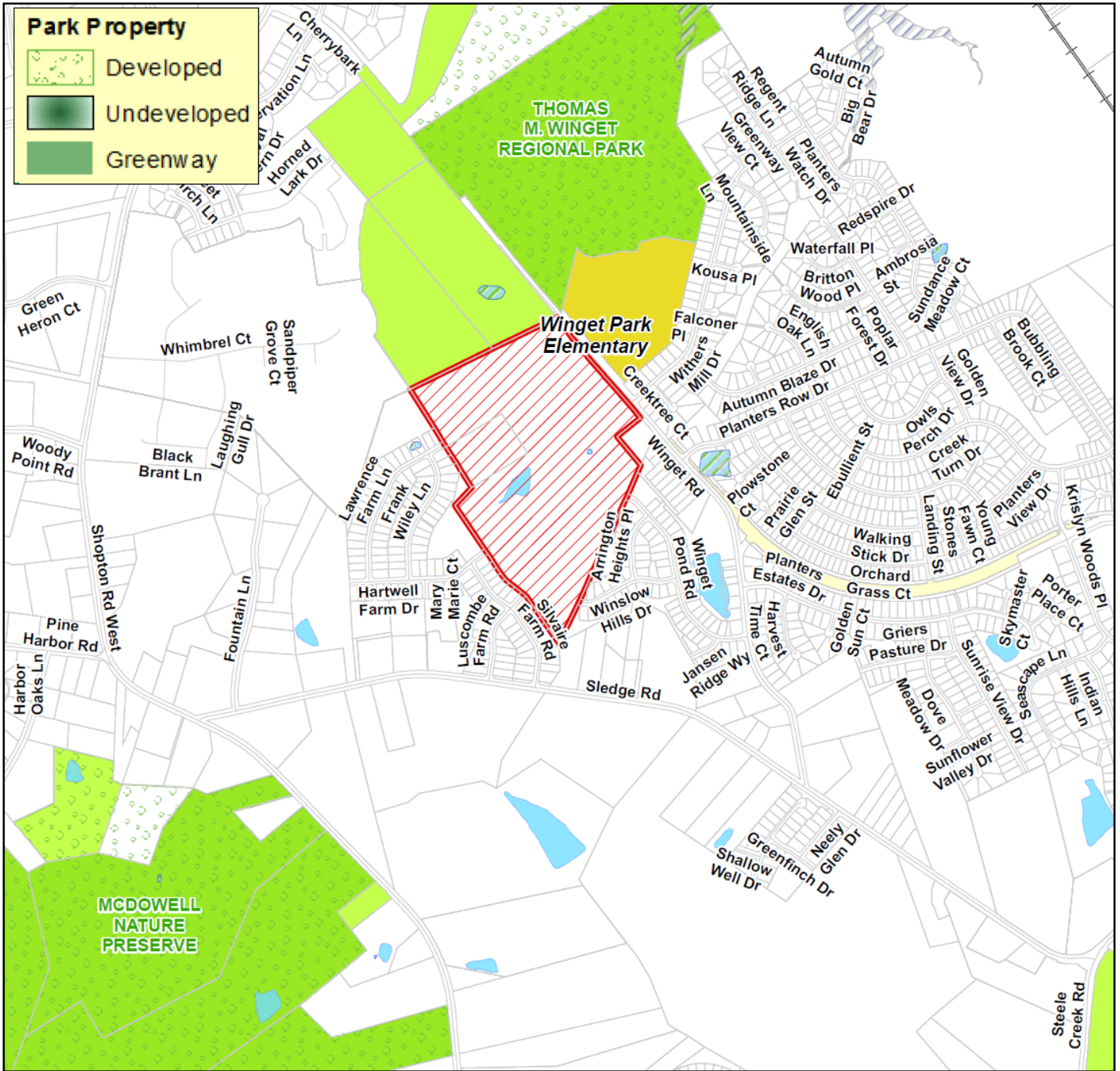
**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land acquisition for the expansion of Winget Regional Park.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Alberto Gonzalez





# Mandatory Referral 15-31

**Initiated by: Park & Recreation**  
**Submitted by: Facility Management**

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



Submitted by: Timothy J. O'Brien, E&PM

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

**MANDATORY REFERRAL-REPORT NO. 15-32**  
**Proposed Sale of City-Owned Property in the Idlewild Farms Community on Lawyers Road**

**PROJECT PROPOSAL AND LOCATION**

The City of Charlotte is proposing to market approximately 1.68 acres of vacant City-owned land (PID #133-251-20) located on Idlewild Road North and Lawyers Road in the Idlewild Farms neighborhood in east Charlotte. The subject property is a former CATS Park and Ride lot, which has relocated further north along Albemarle Road. The property is currently vacant (paved parking lot), and is zoned O-1 (Office) according to the Charlotte Zoning Ordinance.

The property is bounded by a mixture of office buildings and vacant lots. There's an apartment complex to the east across Idlewild Road North.

**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 PCAC (Private/Competition Advisory Commission) 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. Since this parcel has been determined to be surplus, it is eligible to be marketed and sold.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property lies within the *East District Plan* (adopted 1990), which recommends office uses on the subject parcel and surrounding parcels. The current zoning of the property is consistent with the adopted plan.

**PROJECT IMPACT:**

No impacts are anticipated.

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

The property is located in the Central Albemarle Shamrock CNIP (Comprehensive Neighborhood Improvement Program) area. CNIP areas receive City Community Investment Plan funds to undertake a variety of capital improvements that are identified through a multi-departmental process that involves significant community engagement.

**ESTIMATED PROJECT COMPLETION DATE:**

Market conditions will dictate the schedule of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

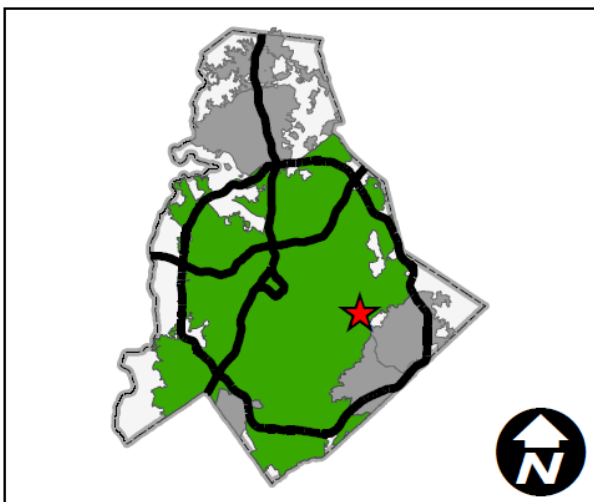
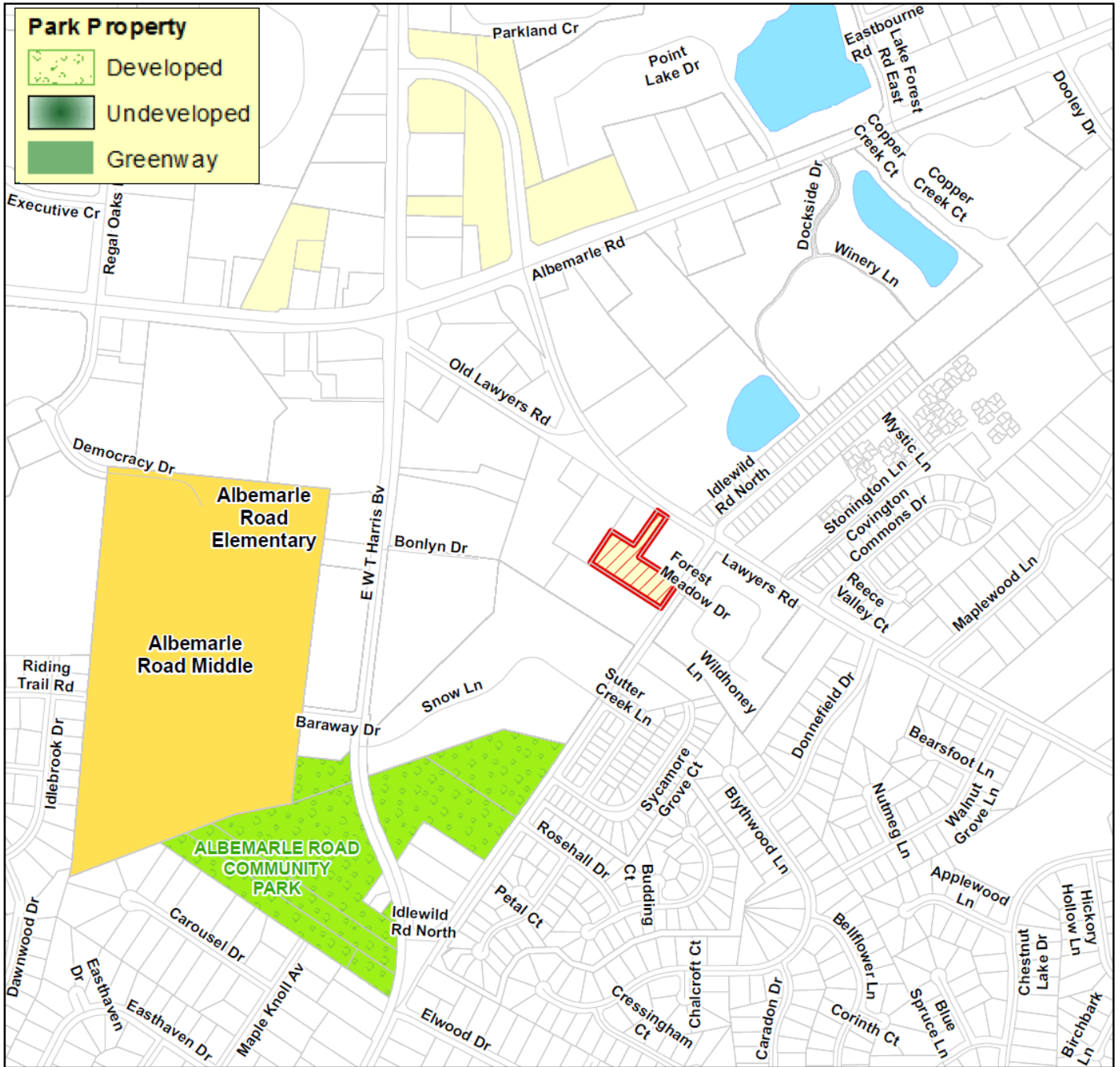
The Joint Use Task Force discussed this matter at their July 9, 2015, meeting and mention was made that the County at one time was looking at this as a potential location for a skate park. Park & Recreation staff at the meeting replied that they were considering another location at which to develop the skate park.

**PLANNING STAFF RECOMMENDATION:**

The sale of the property zoned O-1 is consistent with adopted land use policies. Staff recommends approval of the sale of the land.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Mandy Vari



# Mandatory Referral 15-32

Initiated & Submitted by: E&PM

- Mandatory Referral
- Ponds
- Schools
- County Property
- City Property

