

Planning Committee

Agenda Packet

October 20, 2015 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

October 20, 2015 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. **Call to Order and Introductions**

2. **Approve September 15, 2015 Minutes. *Attachment 1***

3. **M.R. #15-46: Proposal by Mecklenburg County to Acquire Land Located off of the Westerly Side of Providence Road along McAlpine Creek for Greenway Expansion**

Background: Mecklenburg County proposes to acquire approximately 3 acres of vacant land located along McAlpine Creek (Tax Parcel 211-011-15 p/o). 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. ***Attachment 2***

Staff Resources: Kent Main, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-46.

4. **M.R. #15-47: Proposal by Mecklenburg County to Exchange Land with Dixie River Land Company, LLC for a Future Library in Southwest Charlotte.**

Background: The Public Library of Charlotte and Mecklenburg County proposes to exchange approximately 5 acres of land located in the southwest quadrant of the intersection of Shopton Road and Steele Creek Place Drive (Tax Parcel 201-072-27) with Dixie River Land Company, LLC for approximately 5 acres of land located on the north side of Dixie River Road west of Shopton Road (Tax Parcels 141-171-29 and 04 p/o) to construct a branch library. ***Attachment 3***

Staff Resources: Kent Main, Planning
Jacqueline McNeil, County Asset and Facility Management
Frank Blair, Public Library of Charlotte and Mecklenburg County

Action Requested: Approve Planning staff's recommendation for M.R. #15-47.

5. M.R. #15-48: Proposal by Mecklenburg County to Acquire Land for the Expansion of Reedy Creek Nature Preserve

Background: Mecklenburg County proposes to acquire approximately 97 acres of vacant land located on the easterly side of Reedy Creek Nature Preserve (Tax Parcels 105-111-07, 105-154-01 and 10) to expand the nature preserve. **Attachment 4**

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

Action Requested: Approve Planning staff's recommendation for M.R. #15-48.

6. M.R. #15-49: Proposal by Mecklenburg County to Acquire Land to Expand McIlwaine Regional Park and McDowell Creek Greenway in the Town of Huntersville

Background: Mecklenburg County proposes to acquire approximately 53 acres of vacant land located between Gilead and McIlwaine roads (Tax Parcel 015-081-03) to expand McIlwaine Regional Park, fill gaps along McDowell Creek Greenway and protect high quality natural areas. **Attachment 5**

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-49.

7. M.R. #15-50: Proposal by the City of Charlotte to Sell a Portion of the Former Eastland Mall Site to Charlotte Mecklenburg Schools (CMS)

Background: The City of Charlotte proposes to sell approximately 11 acres of the former Eastland Mall property; located between Wilora Lake Road, Central Avenue and N. Sharon Amity Road (Tax Parcel 103-041-99) to Charlotte Mecklenburg Schools (CMS) for the construction of a 54-classroom, K-8 magnet school. **Attachment 6**

Staff Resources: Amanda Vari, Planning
Robert W. Drayton, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-50.

8. Planning Commission Work Plan Discussion

9. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
September 15, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

ATTACHMENT 1
DRAFT

Attendance:

Commissioners Present: Chairperson Randy Fink, Commissioners John Fryday, Nasif Majeed, Bolyn McClung and Deborah Ryan

Commissioners Absent: Commissioners Emma Allen and Cozzie Watkins

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

Other Staff Present: Peggy Hey, Charlotte Mecklenburg Schools; Jennifer Morrell, County Asset and Facility Management; Tim O'Brien, City Real Estate and Dennis LaCaria and Amanda Byrum, City Real Estate

Call to Order and Introductions

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

The chairperson stated that the agenda will be amended, as a follow up to the Planning Commission Retreat, to add a discussion about the Planning Commission's work plan.

Approve July 21, 2015 Minutes

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve the July 21, 2015 minutes. The vote was unanimous to approve the minutes.

Overview of the Mandatory Referral Process

Johnathan Wells gave a brief overview of the mandatory referral process for the benefit of new committee members. He explained that mandatory referrals are required by a state law passed in 1973 when city, county or sub-entities propose capital investments that involve real estate transactions.

Proposed land acquisitions intended for landfills, incidental acquisitions (e.g. rights-of-way, easements, etc.) and acquisitions associated with the land development process (e.g. streets, open space, etc.) are not subject to the mandatory referral process.

Important considerations include consistency with publicly adopted plans and policies, compatibility with surrounding land uses, impact on existing infrastructure and joint use opportunities. The Committee generally does not consider costs or alternative locations. The elected officials usually discuss these factors.

The Committee's recommendation is advisory and is not binding. Committee action is required within 30 days of the submittal deadline.

The Planning Department processes an average of 25 to 30 mandatory referrals annually. This year 45 mandatory referrals have been processed to date.

Commissioner Ryan asked what value does the Planning Commission add to the mandatory referral process. Mr. Wells answered that this is delegated by state law and that the Planning Commission brings a different perspective than staff. The Planning Committee's recommendation also helps the elected officials make their decision.

Commissioner Fryday asked if the mandatory referral reports are online. Ms. McCullough stated that the agenda packet, which includes the mandatory referral reports, is placed on the website a few days before the meeting.

Commissioner McClung asked how did the mandatory referral for Sterling Elementary School make it more successful. Mr. Wells gave an example of a mandatory referral that came in several years ago for a fire station on Beatties Ford Road. The fire station would have been in the right-of-way for Fred Alexander Road; therefore, the location was changed. Commissioner McClung asked if staff addressed this issue or the Committee. Mr. Wells did not recall exactly. He stated that staff may have shared this information with the Committee to consider including in their recommendation.

Commissioner McClung asked Mr. Wells to clarify if cost can be considered. Commissioner Ryan asked where is it mandated that cost cannot be considered as a part of the mandatory referral decision making process. Mr. Wells explained that this is not in the legislation but stated examples where cost overshadowed planning issues.

Commissioner Majeed asked if the Planning Committee has ever recommended a mandatory referral and the elected officials voted no. Mr. Wells stated that staff does not track the outcome of mandatory referrals.

Mandatory Referrals

Prior to discussing the mandatory referrals, Chairperson Fink explained that Commissioner McClung contacted him to ask if action on the mandatory referrals could be handled by one vote, except for those mandatory referrals that the Committee would like to discuss. The Committee agreed to this suggestion.

Commissioner Fryday revealed that as an architect he does work for the City, County and Charlotte-Mecklenburg Schools but has no direct connection to any of the mandatory referrals. The Committee ruled he does not have a conflict.

M.R. #15-34: Proposal by Mecklenburg County to Acquire Land Located in the Hidden Valley Neighborhood for Little Sugar Creek Greenway

Mecklenburg County proposes to acquire a portion of a 0.27 acre site located off Burroughs Street (Tax Parcel 089-022-10) in Hidden Valley for construction of a neighborhood trail along Little Sugar Creek

M.R. #15-37: Proposal by the City of Charlotte to Sale Land Located on Idlewild Road near Cresthill Drive
The City of Charlotte proposes to sale two vacant parcels located along Idlewild Road, near Cresthill Drive (Tax Parcels 165-101-02 and 03). The parcels were acquired in 2012 for the Idlewild Road Widening Project and are no longer needed for City use.

M.R. #15-38: Proposal by the City of Charlotte to Sale Land Located at 2905 Whiting Avenue
The City of Charlotte proposes to sale a 0.34 acre vacant parcel of land located at 2905 Whiting Avenue along Matheson Avenue (Tax Parcel 083-156-16). The parcel was purchased in 1968 for the 30th Street Extension project and is no longer needed for City use.

M.R. #15-39: Proposal by the City of Charlotte to Transfer Land Located at 1337 Bells Knox Road
The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer a City-owned property located at 1337 Bells Knox Road (Tax Parcel 031-413-31) out of the City's inventory for re-occupancy by a non-profit organization. The property was acquired by the City as the result of foreclosure of a loan generated by N&BS.

M.R. #15-41: Proposal by Mecklenburg County to Acquire Land for Addition to Wilmore Centennial Park at South End
Mecklenburg County proposes to acquire 0.172 acres located at 201 West Kingston Avenue (Tax Parcel 123-062-10) for the development of a neighborhood park, Wilmore Centennial Park at South End.

M.R. #15-42: Proposal by Mecklenburg County to Dispose of a Portion of Westmoreland Regional Park in Cornelius
Mecklenburg County proposes to dispose of 3,802 square feet of property located on Robbins Pond Road (Tax Parcel 005-071-21 p/o) to construct storm drainage infrastructure for The Preserve at Robbins Park, a single-family residential neighborhood.

M.R. #15-43: Proposal by Mecklenburg County to Acquire Several Flood Prone Structures Located along McMullen Creek and Edwards Branch
Mecklenburg County proposes to acquire several parcels (see Mandatory Referral for addresses and tax parcel numbers) located along McMullen Creek and Edwards Branch to eliminate potential future losses by removing the improvements.

M.R. #15-44: Proposal by Mecklenburg County to Acquire Land for Addition to Future Linda Lake Neighborhood Park
Mecklenburg County proposes to acquire a 0.91 acre parcel (Tax Parcel 107-181-10) located east of W.T. Harris Boulevard for the future development of Linda Lake Neighborhood Park.

M.R. #15-45: Proposal by Mecklenburg County to Acquire Land Located on Wilkinson Boulevard to Serve as the Future Site of Medic
Mecklenburg County proposes to acquire a 5.6 acre parcel located at 4423 Wilkinson Boulevard (Tax Parcel 115-091-05), a former warehouse facility, to relocate Medic. This parcel will be combined with other Tax Parcels 115-091-01, 02 and 04 (4301 - 4403 Wilkinson Boulevard) presented in March 2015 as M.R. #15-06.

A motion was made by Commissioner McClung and seconded by Commissioner Ryan to approve by consent Planning Staff's recommendation for the following Mandatory Referrals: M.R. #15-34, M.R. #15-37, M.R. #15-38, M.R. #15-39, M.R. #15-41, M.R. #15-42, M.R. #15-43, M.R. #15-44, and M.R. #15-45. The vote was unanimous to approve staff's recommendation for all nine of these mandatory referrals.

M.R. #15-33: Proposal by Charlotte-Mecklenburg Schools (CMS) to Lease Portions of Several School Sites for Cell Towers

Mecklenburg County proposes to lease portions of Barnette Elementary and Bradley Middle schools (jointly), Hough High School, Hawthorne High School (former Derita School) and Eastway Middle School (see Mandatory Referral for addresses and tax parcel numbers) for cell tower construction, operation and maintenance.

Commissioner Fryday asked for clarification of staff's recommendation for the school site in Cornelius. Mr. Wells clarified that the comments are from the Town of Cornelius' Planning Director.

A motion was made by Commissioner Fryday and seconded by Commissioner McClung to approve Planning staff's recommendation for Mandatory Referral #15-33. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-33.

M.R. #15-35: Proposal by the City of Charlotte to Sale Land Located on Toomey Avenue

The City of Charlotte proposes to sale 0.76 acres of vacant land located on Toomey Avenue (Tax Parcel 145-016-12). The parcel was purchased in 1929 for a former trash incinerator and is no longer needed for City use.

Chairperson Fink asked about the recommendation for open space land uses for the site in the transit plan. Catherine Mahoney (Planning) explained that the proposal is not literally consistent with the area plan but the intent is. Commissioner Ryan asked what is the zoning designation and how close is the parcel to the transit station. Ms. Mahoney said the plan recommends open space land uses; however, the property is zoned R-22MF. This proposal recommends moderate land uses up to 22 dwelling units per acre.

Commissioner Ryan asked why doesn't the County want this parcel for park land. Ms. Mahoney stated that there is an open space land use within a half mile.

Chairperson Fink said that he will vote against this mandatory referral because the plan recommends open space. Tim O'Brien (City Real Estate) said that the land is of no value to the City and because the parcel is so small, the County cannot use it as a park. Commissioner Ryan thinks that a minority opinion should be offered on this proposal and in future situation of this nature. She thinks that a single family use similar to land uses down the street is appropriate.

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve Planning staff's recommendation for Mandatory Referral #15-35. The vote was 3 to 2 to approve Mandatory Referral #15-35.

Yeas: Commissioners Fryday, Majeed and McClung

Nays: Chairperson Fink and Commissioner Ryan

Minority Opinion: The adopted area plan recommends open space land uses and because the site is not within one-half mile of transit station, there is no need to intensify development on the site.

M.R. #15-36: Proposal by the City of Charlotte to Sale Land Located on Old Pineville Road Near East Arrowood Road

The City of Charlotte proposes to sale two vacant parcels located along Old Pineville Road near the intersection of East Arrowood Road (Tax Parcels 205-231-12 and 15). The parcels were acquired in 2006 for the Old Pineville Road Extension project and are no longer needed for City use.

Kent Main (Planning) explained the mandatory referral and answered questions.

A motion was made by Commissioner Ryan and seconded by Commissioner Fryday to approve Planning staff's recommendation for Mandatory Referral #15-36. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #15-36.

Yeas: Commissioners Fryday, Majeed, McClung and Ryan

Nays: Chairperson Fink

Minority Opinion: The use is not specified; therefore, there is no way of knowing if the mandatory referral is consistent with the adopted area plan, regardless of the age of the planning document.

M.R. #15-40: Proposal by the City of Charlotte to Acquire Six Parcels in the Coulwood Area for Tree Canopy Preservation

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire six parcels located between Valleydale Road and Brookshire Boulevard (see Mandatory Referral for addresses and tax parcel numbers) in the Coulwood area of Charlotte for tree canopy preservation.

Commissioner Fryday asked about road connectivity and the tree save area remaining undisturbed. Tim Porter (Arborist) explained that topography is an issue in this area but options are being considered that do not impact the tree save area.

A motion was made by Commissioner McClung and seconded by Commissioner Fryday to approve Planning staff's recommendation for Mandatory Referral #15-40. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-40.

Planning Commission Work Plan

Chairperson Fink said that the remainder of the meeting will be devoted to discussing some of the items from the Planning Commission Retreat. He asked Ed McKinney, Interim Planning Director to share his thoughts.

Mr. McKinney referenced what staff heard at the retreat. He explained that the Zoning Ordinance rewrite is a big effort and the need to define policy on the front end, including goals and values is important. He also stressed the importance of continuing to identify gaps and thinking holistically about a vision. The place type effort has not been well defined and the opportunity exists to use the dialogue from the Retreat to help shape it in a meaningful way. He suggested that the Committee think about what they would like for their role to be and to discuss their role with the Commission.

Commissioner Ryan mentioned that she can recall the Planning Committee not meeting because there were no mandatory referrals. She asked what kind of plans will come before the Committee in the next year. Mr. McKinney answered that the main policy effort will be the front end piece of the zoning ordinance and suggested that the Planning Committee think about their role in the process.

Commissioner Fryday asked about the purpose and role of the Zoning Ordinance Ad Hoc Committee. Chairperson Fink stated that the ad hoc committee meets monthly and everyone is welcomed to attend.

Commissioner McClung commented on the rewrite of the zoning ordinance and Mayor Clodfelter's suggestion that the Commission be more involved. He thinks the new process to vote on mandatory referrals by consent will give the Committee more time for other issues.

Commissioner Majeed asked if the zoning ordinance rewrite is the Planning Committee's responsibility. Chairperson Fink said that has not been determined. It has been discussed.

Commissioner Ryan said she received an email from a reporter asking who said Commissioners should be silent. She replied that it is an understanding that is communicated by the Executive Committee. This was also of interest to the Mayor and Council Member Vi Lyles who had a different perspective on this. Commissioner Ryan also said she understands that City Council is not necessarily receptive to the Planning Commission getting out of their lane. She questioned how to have a voice without Council thinking they are getting out of their lane and without creating more work for staff. She said staff's activities are in the weeds and the Commission should think about big items.

Commissioner Ryan noted that the City's vision is limited and she thinks health, safety and welfare are important. She is not interested in creating a new vision but expanding on the existing vision. Commissioner Ryan said the vision can be independent but complementary of staff. She would like to have a conversation with City Council about this subject matter. Chairperson Fink reiterated Commissioner Ryan's comments about making sure the vision matches our values.

Commissioner Fryday cautioned that the entire Council may not agree with the Mayor and Council member Lyles. He noted that change will not happen overnight.

Commissioner McClung agrees with Commissioner Ryan. He shared that the City has vision statements for their five focus areas: 1) Community Safety, 2) Housing and Neighborhood Development, 3) Environment, 4) Transportation and 5) Economic Development.

Commissioner Fryday asked how development meets neighborhoods, how we decide to go into certain areas and how to reach out to areas in need of assistance. The Planning Commission can present to staff and consultant.

The Committee noted that it is important to work with staff and that the Planning Committee can go to City Council in a way that staff cannot.

Commissioner Majeed mentioned the comprehensive neighborhood plans and stated that the Planning Committee can be proactive and help Council. He also spoke of affordable housing being disproportionate in some areas, the need for locational criteria and how the Planning Commission can assist with this issue. He is concerned about balanced growth and being equitable.

Commissioner McClung stated this was excellent but asked if more affordable housing is needed. He said people need to understand affordable housing and where it goes. We need to make sure that it is not driven to where it is not wanted.

Commissioner Fryday said that communities should be developed where you can live in a starter home and move to a more expensive home. Commissioner Ryan added that a healthy community has mixed incomes. Commissioner Fryday asked if we will share this information with the zoning ordinance consultant. Mr. McKinney suggested having dialogue around this topic and the importance of input from the community.

Commissioner Fryday asked what happens with existing plans with place making. Mr. McKinney replied that he does not have an answer yet and this may be a topic for the Commission.

Ms. McCullough asked the Committee if they would like for staff to provide background information on any of the items discussed. It was decided that Chairperson Fink and Ms. McCullough will work together to determine if background information is needed on any discussion items.

Adjourn: 7:02 pm

Submitted by: Katie Daughtry, Asset and Facility Management

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

MANDATORY REFERRAL-REPORT NO. 15-46
Proposed Acquisition of Land in South Charlotte for McAlpine Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire a portion of tax parcel 211-011-15 (± 2.98 acres) in south Charlotte along McAlpine Creek. The property will eventually be assembled with other properties along the creek for the construction of McAlpine Creek Greenway trail from Sardis Road to Providence Road.

The property is vacant common open space and is zoned R-15 PUD (Single Family Residential Planned Unit Development), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses.

PROJECT JUSTIFICATION:

McAlpine Creek Greenway is a northeast to southwest running greenway corridor in the southern portion of the County. At build out, this greenway trail will connect McAlpine Creek Regional Park to South Carolina, linking to Four Mile Creek Greenway, McMullen Creek Greenway, Little Sugar Creek Greenway and various residential and commercial developments along the way. Linking to Little Sugar Creek Greenway is a priority for the City's Cross Charlotte Trail project. McAlpine Creek Greenway is also part of the planned Carolina Thread Trail system.

Park and Recreation would like to acquire this property for the future construction of McAlpine Creek Greenway trail. This section of trail is an FY17 Capital Improvement Project. McAlpine Creek is an identified greenway corridor in the *Mecklenburg County 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 *Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) recommends the subject property for Park and Open Space use based on its floodplain designation. The proposal is therefore consistent with the *South District Plan*.

PROJECT IMPACT:

The construction of McAlpine Creek Greenway trail will allow pedestrians and cyclists to reach major destinations such as parks, other greenways, shopping destinations and restaurants. 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:

There are no other public or private projects being impacted by this greenway construction project.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by spring 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

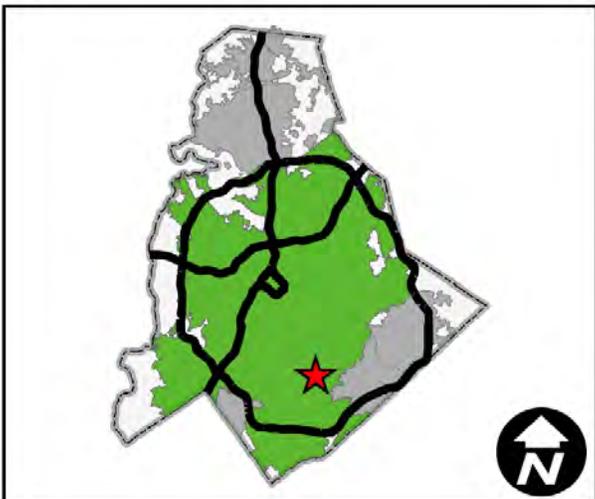
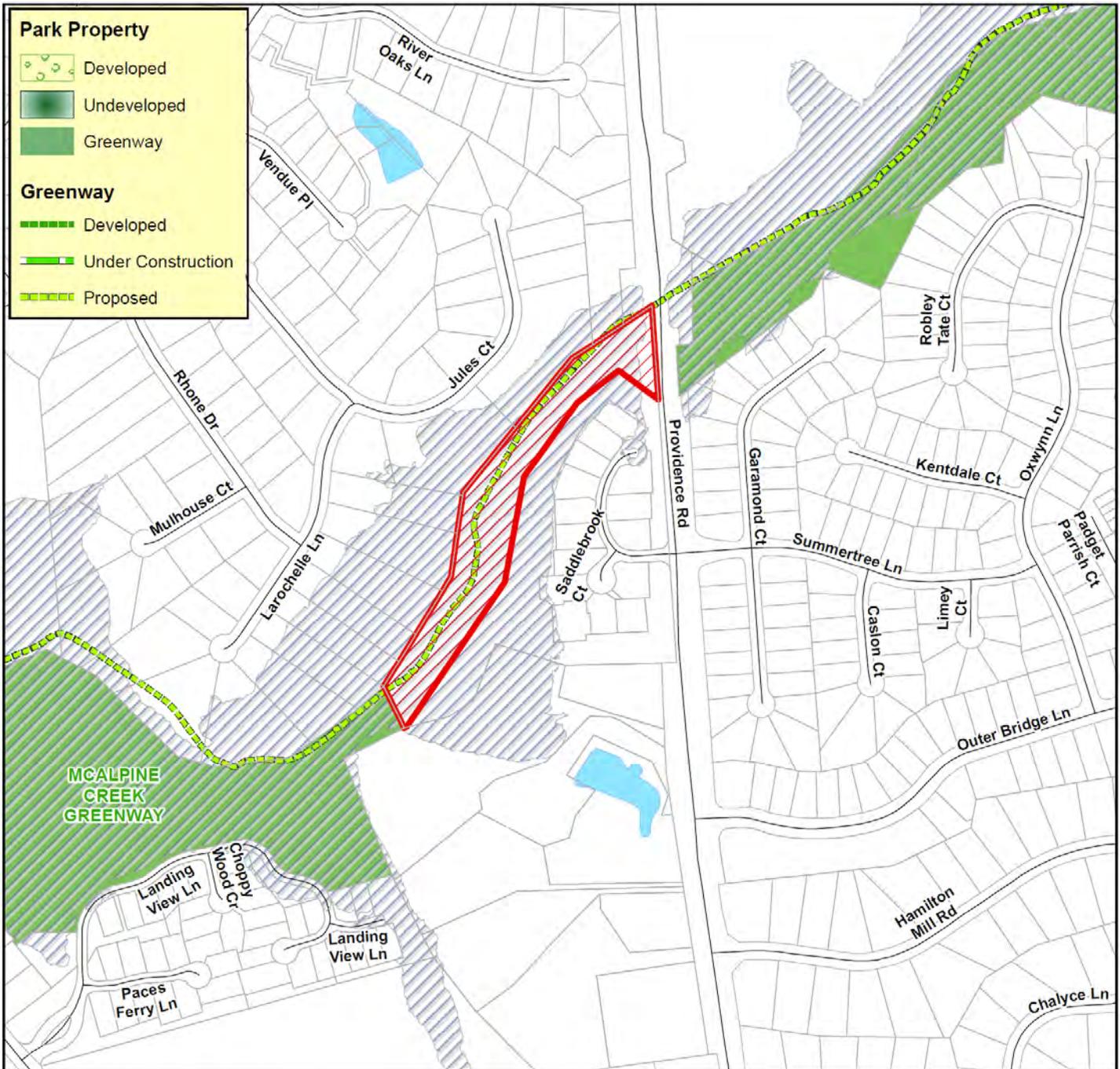
The Joint Use Task Force discussed this matter at their October 7, 2015 meeting. No comments were offered on this proposal.

PLANNING STAFF RECOMMENDATION:

The proposed greenway will serve a critical need linking County properties. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Kent Main



Mandatory Referral 15-46

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



Submitted by: Frank Blair, Public Library & Jacqueline McNeil, County AFM

Initiated by: Lee Keesler, Public Library

MANDATORY REFERRAL REPORT NO. 15-47
Proposed Land Exchange for Future Library Development in Southwest Charlotte

PROJECT PROPOSAL AND LOCATION:

The Public Library of Charlotte and Mecklenburg County (Library) proposes to exchange Library owned Tax Parcel 201-072-27 (+/- 5.0 acres) for Tax Parcel 141-171-29 and a portion of Tax Parcel 141-171-04 (approximately 5.0 acres, with final acreage to be determined by a survey) that is owned by Dixie River Land Company, LLC. Both parcels are located in the extra-territorial jurisdiction of the City of Charlotte. The Library-owned parcel is at the southwest quadrant of the intersection of Shopton Road and Steele Creek Place Drive. The Dixie River, LLC-owned property is located on the north side of the 5700 – 5837 block of Dixie River Road. Both parcels are vacant. The Library owned parcel is zoned I-1(CD) and the Dixie River property is zoned R-17MF (CD), according to the Charlotte Zoning Ordinance. The Dixie River property which will be conveyed to the Library will require a rezoning to be used as a library.

The use of the land currently owned by the Library that has been proposed by Dixie River, LLC is reportedly for a commercial development, the exact characteristics of which may require a re-zoning of the site as a pre-condition of development.

Completion of the exchange between the Library and Dixie River will be contingent upon obtaining a rezoning by the City of Charlotte to a category appropriate for a library.

PROJECT JUSTIFICATION:

The exchange of these properties is beneficial for the Library in that the property the Library will receive is better suited for a branch location than the Library's current site. At the time the current Library site was acquired prior to the recession (Mandatory Referral number MR08-49), there were development plans for this side of 485 that would have brought a mix of residential and commercial development to the area which would have resulted in the parcel being the ideal location for a library. With the onset of the recession, those development plans did not happen. Since the beginning of the economic recovery, development in this area of the City has occurred at a higher pace on the western side of 485 than the eastern side (where the current Library parcel is located). The Library's experience has been that its most utilized branches are those that are located in areas that are densely populated and within a short distance of retail and other commercial outlets. The property that the library will receive meets this criteria and is expected to be well situated to serve this portion of the County when it is built at a future date (a date for construction has not been determined).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Development of the property proposed for acquisition by the Library is consistent with the Library's capital needs assessment and aligns with the Library's locational criteria.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property proposed for acquisition by the Library has a recommended land use of multi-family up to 17 DUA, as a result of rezoning petition 2009-037. The property had previously been zoned MX-1 (LLWPA – Lower Lake Wylie Protected Area) and CC (LLWPA), and had a previous land use designation of Park / Open Space as per the *Dixie Berryhill Strategic Plan* (adopted 2003). Currently a rezoning petition has been filed (2015-130) for this site to rezone it back to CC (LLWPA), which would allow an institutional use such as a library.

The Library property proposed to be conveyed to Dixie River, LLC on Shopton Road, is recommended for Office / Retail land uses as per the *Steele Creek Area Plan* (2012). The property is surrounded by an Industrial Park that is zoned I-2(CD).

The proposed use for a library, while not consistent with the current adopted land use for the site (created by the 2009 rezoning), is considered a compatible land use with the adjacent elementary school, park and church as well as the surrounding residential neighborhood. It would also be considered compatible with the originally designated Park/Open Space originally designated in the *Dixie Berryhill Strategic Plan*.

The proposed use for the site to be conveyed to Dixie River, LLC (that is generally reported to be for some sort of "commercial" development) would have to be consistent with the Office/Retail land use prescribed in the adopted *Steele Creek Area Plan* (2012) and surrounding industrial and office land uses.

PROJECT IMPACT:

The addition of library services for this portion of the County is expected to have a positive impact on County residents living in this area. Any future infrastructure impacts will be addressed during the design/construction phase of the library, if necessary. A schedule for construction of the library has not been determined.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no known impact on other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

This project is for the exchange of property only. It is anticipated that the property exchange will occur by Spring 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their October 7, 2015 meeting and discussed the recent submittal of the rezoning petition for the new library site. Library staff acknowledged that the requested CC zoning would allow the development of the library.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land swap, with the anticipation of the current rezoning petition being approved for the new library site, and the expected new development on the site to be conveyed to Dixie River to be consistent with adopted land use on the old library site on Shopton Road.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, County Park and Recreation

MANDATORY REFERRAL REPORT NO. 15-48
Proposed Acquisition of Land for Expansion of Reedy Creek Nature Preserve

PROJECT PROPOSAL AND LOCATION:

The County proposes acquisition of Tax Parcels 105-111-07, 105-154-01, and 105-154-10 (+/- 97.185 acres) for the expansion of Reedy Creek Nature Preserve in eastern Mecklenburg County. The parcels are vacant and located in the City of Charlotte's extra-territorial jurisdiction. Under the City's Zoning Ordinance the property is zoned R-3 (Single family residential), according to the Charlotte Zoning Ordinance. If acquired, the property will add to the existing 737 acres of property for Reedy Creek Nature Preserve. The property is home to a high quality natural area and is bisected by three creeks.

PROJECT JUSTIFICATION:

Acquisition of this property will increase the County's landholding at Reedy Creek Nature Preserve and will extend the eastern boundary of the preserve. The headwaters of Reedy Creek, including streams flowing into the Preserve, have among the highest water quality of surface waters in Mecklenburg County. Significant environmental features include a regionally significant basic oak-hickory forest which contain umbrella magnolia (*Magnolia tripetala*), a rare sand ridge habitat along the boundary of the preserve, scattered patches of native wildflowers and broad beech ferns, lush floodplain wetlands along Reedy Creek, and a relict population of Georgia aster, a federal candidate species. The addition of this property would provide additional habitat and help buffer both the Outstanding and Critical Natural Zones found in the existing preserve as well as enhance water quality protection for the headwaters of Reedy Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent Mecklenburg County's adopted *2008 Park and Recreation Master Plan* in which citizens encouraged the expansion of nature preserves and the protection of the area's natural habitat and wildlife. As the County continues to develop, opportunities to protect high quality natural areas will become increasingly rare and the County's adopted *Master Plan* set forward a plan to protect as many of these existing areas as possible.

The property may be impacted by the future Eastern Circumferential roadway (ECR), a portion of whose preliminary alignment (see accompanying map) crosses the subject property and runs through the existing nature preserve. The ECR appears on the Charlotte Regional Transportation Planning Organization (CRTPO) adopted *Thoroughfare Plan*; the entire ECR when completed will run between University City Blvd. and Independence Blvd. This proposed roadway started out as a portion of the Outer Loop that was first officially proposed on the 1977 Charlotte-Mecklenburg Thoroughfare Plan. The current ECR alignment was one considered for the East Charlotte Outer Loop. It was later decided that a thoroughfare connection was still needed so the current official corridor of the Eastern Circumferential Road was adopted by the Metropolitan Planning Organization (MPO) in 1983. In 1989, an alignment study completed by the MPO's Technical Coordinating Committee resulted in a recommended alignment. Currently, CRTPO staff is working with County staff from Asset Management, Stormwater, and Park & Recreation to integrate a refined ECR alignment with planned stormwater improvements.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Rocky River Road Area Plan* (adopted 2006) recommends single family land uses up to 4 dwelling units per acre for PID 10515401 and 10515410. The plan recommends open space for PID 10511107. Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and consistent with adopted policy. Additionally, the plan recognizes the proposed alignment for the ECR extension through this area. Therefore, the proposed use of the subject property for open space (coupled with eventual ECR construction) is considered consistent with the *Rocky River Road Area Plan*.

PROJECT IMPACT:

Acquisition of this parcel increases protected natural habitat for plant and wildlife in the County. It also offers County residents additional opportunities for open space and recreational amenities. It also provides an opportunity for various public agencies (notably County Stormwater, Park & Recreation, and CRTPO) to collaboratively design their improvements all of which will likely impact the subject property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

A storm water restoration project is to occur on this property after the land is purchased by the County. County staff have worked collaboratively to ensure that this property becomes publicly owned.

Additionally, the preliminary alignment of the future extension of the ECR passes across this property (see accompanying map). Work is currently underway among staff from Stormwater, CRTPO, Charlotte Department of Transportation, and County Park & Recreation to maximize coordination of planning and design of roadway and storm water improvements while minimizing compromises to the goals of each agency in investing in this geographic area. More information about the stormwater project is available at the project web site (www.reedycreekrestoration.com).

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and closing is anticipated to be completed by January 2016.

Design for the stormwater improvements is scheduled to continue through 2016 with no specific timeline for construction at this time. While not a funded project, right-of-way alignment planning for the ECR is on-going and its coordination with stormwater planning is imperative.

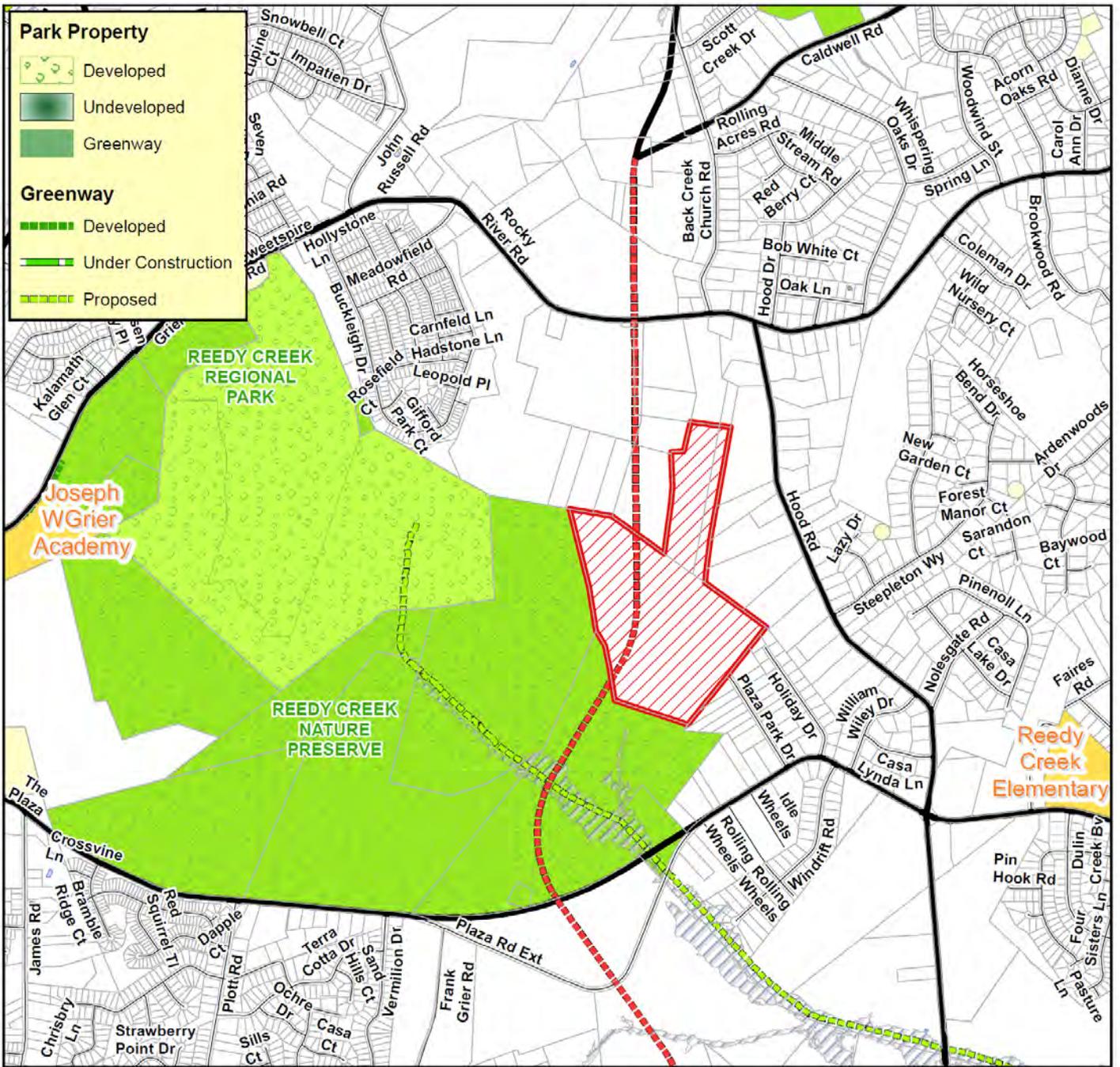
JOINT USE TASK FORCE REVIEW COMMENTS:

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

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the land acquisition to expand the nature preserve, conditioned upon continued collaboration with CRTPO staff in finalizing the ECR alignment in concert with planning for the stormwater improvements.

CMPC PLANNING COMMITTEE RECOMMENDATION:

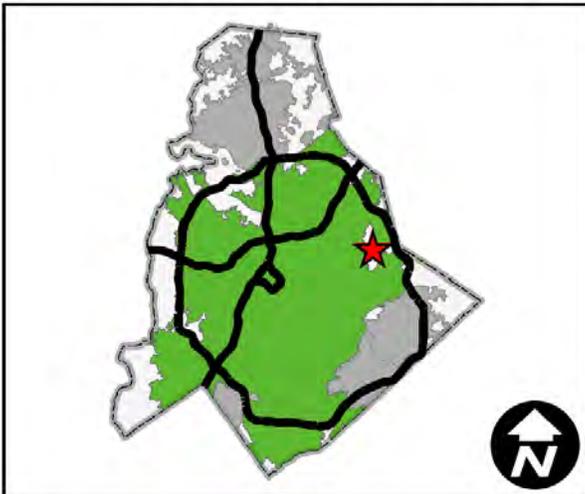


Park Property

- Developed
- Undeveloped
- Greenway

Greenway

- Developed
- Under Construction
- Proposed



Mandatory Referral 15-48

Initiated by: Park & Recreation

Submitted by: County Asset & Facility Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- Schools
- County Property
- City Property
- Existing Thoroughfare
- Proposed Thoroughfare



Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, County Park and Recreation

MANDATORY REFERRAL REPORT NO. 15-49
Proposed Expansion of McIlwaine Road Park and McDowell Creek Greenway in Huntersville

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire Tax Parcel 015-081-03 (+/- 52.55 acres) that is located between Gilead and McIlwaine Roads in the Town of Huntersville. The property is vacant and zoned TR (Traditional Residential) under the Huntersville's Zoning Ordinance. The property represents an expansion of the property which the County acquired in 2012 and 2013 (Mandatory Referrals MR12-10 and MR13-17) for the future development of a regional park. The County's existing parkland known as McIlwaine Regional Park totals 137.89 acres. Acquisition of this property will expand the park to 190.44 acres. In addition to expansion of the park, the property will fill gaps along McDowell Creek for McDowell Creek Greenway as well as serve as protection for high quality natural areas.

PROJECT JUSTIFICATION:

The County would like to acquire the property to add to the existing property for the future development of McIlwaine Regional Park. County 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. In addition to adding to the regional park, Park and Recreation has plans to build a greenway trail along the creek at the northern edge of the property that will extend McDowell Creek Greenway. Mecklenburg County Storm Water also has a project to do a stream restoration project along McDowell Creek in Huntersville. Acquisition of this parcel is critical to storm water undertaking that project. Park and Recreation has also determined that the property contains several high quality plant and animal life species that the County will protect as part of the County natural areas preservation mission.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the County's *Park and Recreation Master Plan*. 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. Additionally, citizens within the County identified greenways as their top recreation desire. Acquisition of the property is also consistent with the County's goals of protecting natural habitat and improving the quality of the County's creeks and streams.

Additionally, the proposed action is consistent with the Town of Huntersville *Parks and Recreation Master Plan* that supports the need for additional passive and active park land in the southwest area of the town; adding this parcel will continue to help meet that identified need. Trails were also identified as the number one requested amenity in the town's *Master Plan*. The addition of the proposed property to the park will allow for the extension of the proposed McDowell Creek Greenway from Gilead Road to Beatties Ford Road, which aligns with the *Huntersville Greenway Master Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville's *Beatties Ford Small Area Plan* recommends an Active Use Park adjacent to the proposed Vance Road Extension; acquisition of the parcel will add to the McIlwaine Regional Park, which is along the proposed Vance Road Extension. Acquisition also supports the implementation strategies outlined in the *Beatties Ford Small Area Plan*, specifically:

- Leveraging and facilitating acquisitions by the County for public parks, greenways and nature preserves.
- Working closely with Park and Recreation Department, the Mecklenburg County School Board and other agencies to expand recreational lands and services.

The proposed acquisition and resulting land use is therefore consistent with the *Beatties Ford Small Area Plan*.

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, other than the aforementioned storm water project.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is anticipated to be completed by the late fall 2015 or winter 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

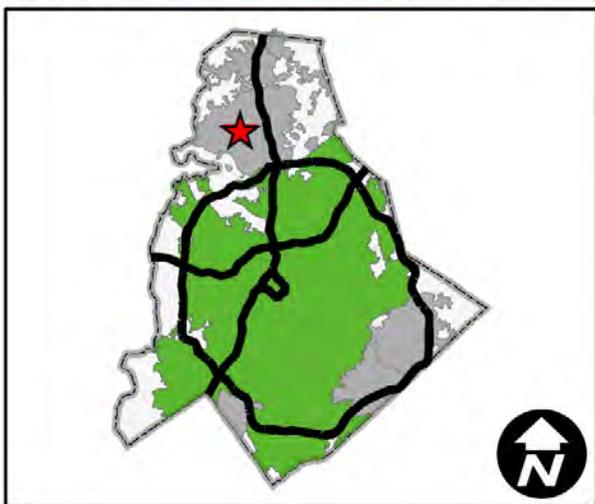
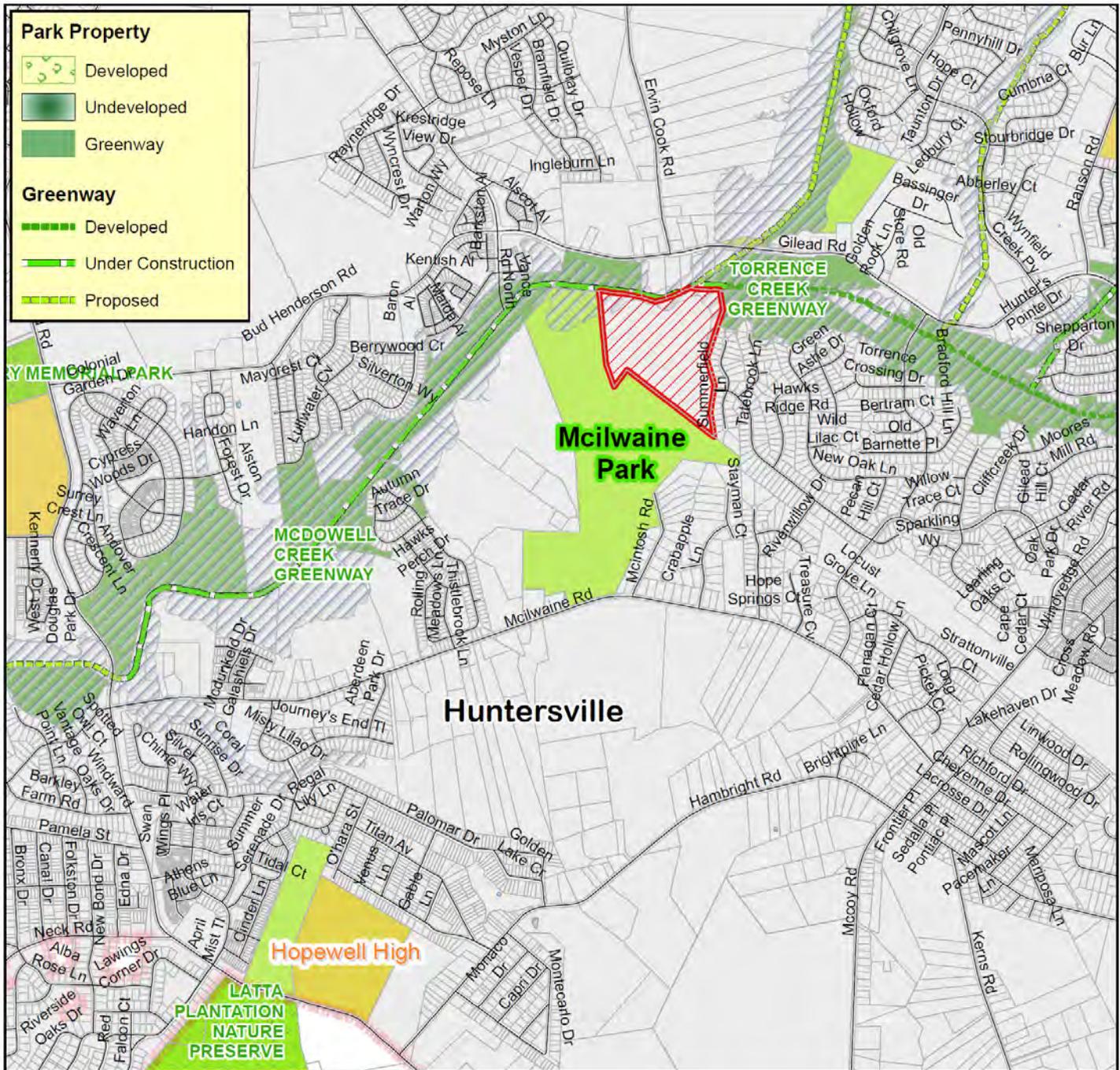
The Joint Use Task Force discussed the matter at their October 7, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as this property is within Huntersville's planning jurisdiction and Huntersville staff favors it, Planning staff recommends approval.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Jonathan Wells



Mandatory Referral 15-49

Initiated by: Park & Recreation
Submitted by: County Asset & Facility Management

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

Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Robert W. Drayton, E&PM, City Real Estate

Initiated by: Todd DeLong, N&BS, Economic Development

MANDATORY REFERRAL-REPORT NO. 15-50
Proposed Sale of a Portion of the Former Eastland Mall Site to CMS for Construction of a School

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell approximately 11 acres of the former Eastland Mall property in East Charlotte to Charlotte Mecklenburg Schools (CMS) for the construction of a 54-classroom K-8 magnet school. The property is a portion of a larger vacant 80.4 -acre parcel (103-041-99) located between Wilora Lake Road, Central Avenue, and N. Sharon Amity Road. The property is located in an area bounded by single family residential uses to the north, and a mixture of retail uses to the east, south, and west.

The property proposed for sale to CMS is currently zoned B-1(SCD) according to the Charlotte Zoning Ordinance. The property would likely need to be rezoned to remove the conditional zoning prior to school construction. The City will coordinate with CMS for any rezoning required for the use.

PROJECT JUSTIFICATION:

Eastland Mall opened for business in 1975 as the largest mall in North Carolina. At its peak, Eastland was a thriving center of commerce and activity that anchored Charlotte's East Side. Over time, in the face of great competition from other retail centers, the Mall declined and eventually closed. Rather than let the property languish, the City intervened in August 2012 and bought the 80.4 acre site. The purchase was intended to aid in accomplishing the broad policy objectives for neighborhood stabilization and economic development through a master planned, mixed-use redevelopment.

The *Eastland Area Plan*, adopted by Charlotte City Council in 2003, recommends creating a range and balance of shopping choices, housing types, and places for entertainment and recreation that will attract new residents, workers, and visitors to the area. In 2006, the Charlotte Area Transit System (CATS) constructed one of its most popular and heavily utilized transit centers on land leased from Eastland Mall and in 2011, CATS purchased 1.378 acres of the leased land and retained the transit center improvements to ensure continuity of service at this important transit facility.

In addition to including the proposed school on the Eastland Mall property, the Eastland Area Strategies Team (EAST) has highlighted the need for natural features such as park space and a stormwater detention pond, as well as pedestrian connectivity. EAST is a volunteer based citizen group established to work toward the recommended goals of the *Eastland Area Plan*, composed of business people, non-profits and neighborhood representatives working to improve the future and quality of life for the people of East Charlotte through economic development. A Concept Plan for the entire 80-acre Mall site, which encompasses the principles articulated by EAST has been developed and is serving as a blueprint for re-use of the larger site, and forms a basis for the proposed school placement on the site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Construction of a school in this area was approved as part of the November 2013 school bond referendum. Specifically, this project funds construction of a new K-8 partial magnet school, expanding capacity for the Spanish language immersion magnet program (currently housed at Collinswood elementary school) while providing crowding relief for Albemarle Road elementary and middle schools and other nearby elementary schools. The kindergarten through Grade 8 configuration can provide consistency and stability for students as they move from kindergarten to a new elementary school and then to a new middle school while providing new classroom seats for less than the cost of building separate elementary and middle schools.

In addition, in seeking to maximize the City's return from its current and future asset portfolio, the City will aggressively manage these assets. Maximizing the City's return will include pursuing alternative ownership / management strategies which will optimize the benefits of private ownership (tax revenue streams and eliminating public costs associated with ownership) while meeting the City's public policy objectives.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Eastland Area Plan* (2003) identifies the Eastland Mall site as part of a future town center for east Charlotte. The vision is for an identifiable, compact, pedestrian oriented environment including a variety of uses, such as retail, entertainment, offices, urban housing, a town square, civic uses, and a community transit center. The plan recognizes that the mall site is in the midst of a transition and that in order for the site and surrounding properties to serve as the "center" of the east side of Charlotte, change will be necessary. The proposed use of a K-8 school is consistent with the adopted land use policies for the former Eastland Mall site.

PROJECT IMPACT:

The project can serve as an anchor for the redevelopment of an unutilized City asset and as a catalyst for redevelopment of the remainder of the former Eastland Mall property. However, good site design and integration with the larger site will be critical in achieving an integrated town center environment between the school site and the remaining area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Development of a school at this site will represent one component of overall redevelopment of the 80+ acre former Eastland Mall site that will eventually contain a mixture of uses, including open space, residential, and mixed use development.

ESTIMATED PROJECT COMPLETION DATE:

The City would propose to complete the sale by early 2016. CMS has established a goal of constructing and opening the school in August 2018.

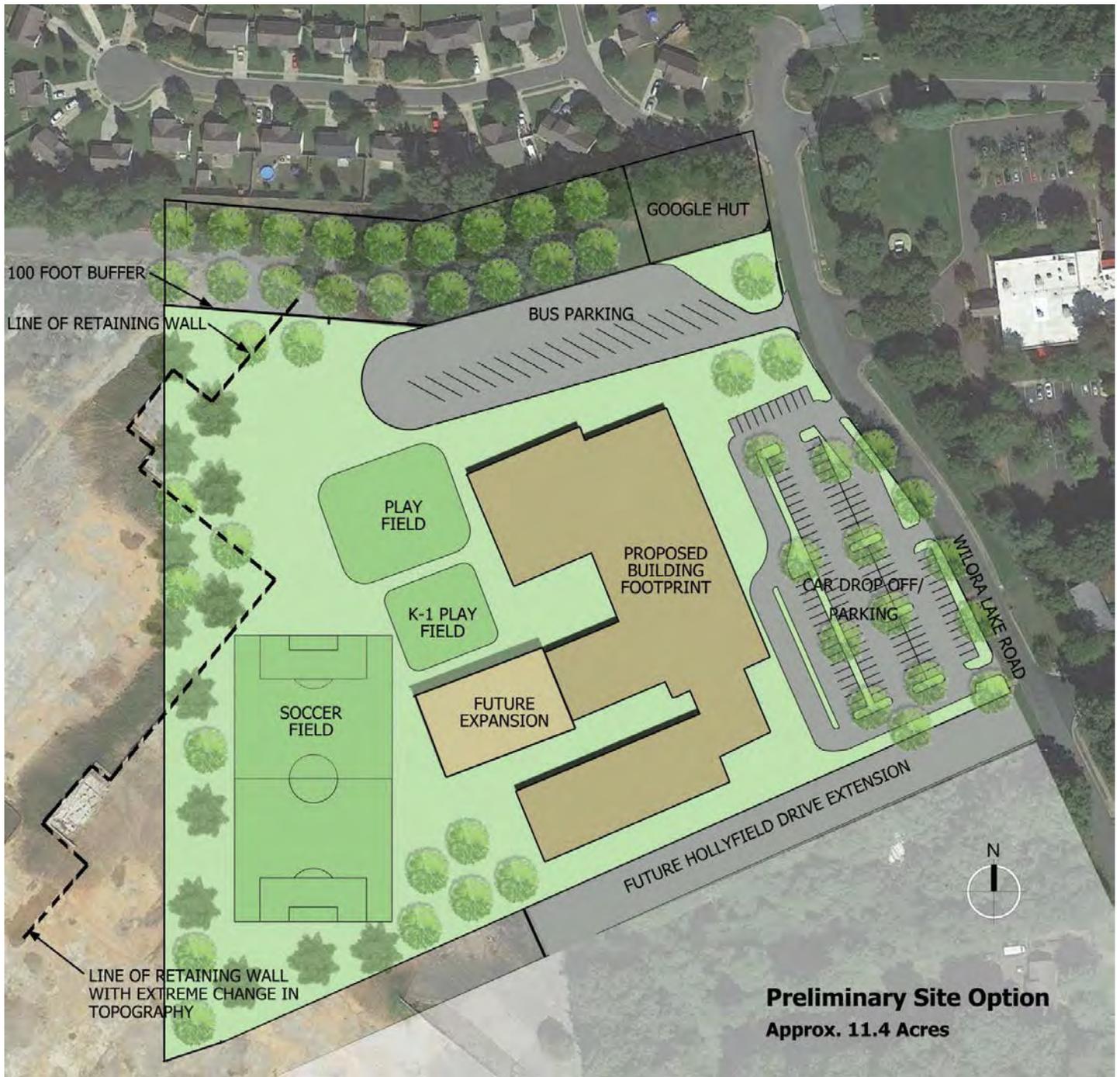
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their October 7, 2015 meeting and there were no joint use comments. It was acknowledged at the meeting that County Park & Recreation staff have been involved in the concept plan discussions and are satisfied with the preliminary recommendations pertaining to parkland on the former Eastland site.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the sale of land for future use as a school.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Preliminary school site plan; Subject to change

Concept Plan



Gold Line Future Phase

Open Space:	22 acres (27.5%)
School:	12 acres (15%)
Development:	26 acres (32.5%)
Right of Way:	20 acres (25%)
<hr/>	
	80 acres