

# Planning Committee Agenda Packet

April 19, 2016 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

April 19, 2016 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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1. **Call to Order and Introductions**

2. **Approve March 15, 2016 Minutes. *Attachment 1***

3. **M.R. #16-14: Proposal by Central Piedmont Community College (CPCC) to Construct a New Advanced Technology Building on the Central Campus**

*Background:* CPCC proposes to construct a new 80,000 square foot, 5 story classroom building and related site improvements on a 0.59 acre site located at 1105 Charlottetowne Avenue (Tax Parcel 125-101-15) on the existing Central Campus. ***Attachment 2***

*Staff Resources:* Catherine Mahoney & Alan Goodwin, Planning  
Gregory S. Long, CPCC Facilities

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-14.

4. **M.R. #16-15: Proposal by Central Piedmont Community College (CPCC) to Construct a New Education Center Building on the Central Campus**

*Background:* CPCC proposes to construct a new 180,000 square foot, 8 story classroom building and related site improvements on a 12.4 acre site located at 1320 Sam Ryburn Walk (Tax Parcel 081-132-03) on the existing Central Campus. ***Attachment 3***

*Staff Resources:* Catherine Mahoney & Alan Goodwin, Planning  
Gregory S. Long, CPCC Facilities

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

5. **M.R. #16-16: Proposal by Central Piedmont Community College (CPCC) to Construct a New Student Services Building on the Central Campus**

*Background:* CPCC proposes to construct a new 90,000 square foot, 4 story classroom building and related site improvements at 1141-1201 Elizabeth Avenue (Tax Parcels 080-132-03 and 01) on the existing Central Campus. ***Attachment 4***

*Staff Resources:* Catherine Mahoney & Alan Goodwin, Planning  
Gregory S. Long, CPCC Facilities

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-16.

**6. M.R. #16-17: Proposal by Mecklenburg County to Acquire Land for the Expansion of McDowell Nature Preserve**

*Background:* Mecklenburg County proposes to purchase a 7 acre site located on Shopton Road West, between Sledge and Four Horse roads (Tax Parcel 199-481-06) to expand McDowell Nature Preserve. **Attachment 5**

*Staff Resources:* Alberto Gonzalez, Planning  
Jacqueline McNeil, Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-17.

**7. Continued Discussion of Ordinance Update and Place Types. Attachment 6**

*Background:* The Committee will continue to discuss and provide input to the Unified Development Ordinance (Zoning) and the development of the Community Character Policy Manual (Place Types), focusing on:

- Review of the Existing TOD Ordinance
- Place Types and Citizen Feedback from the Transportation Fair

*Action Requested:* For Committee discussion.

**8. Adjourn**

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

**ATTACHMENT 1  
DRAFT**

**March 15, 2016 – 5:00 p.m.  
CMGC – 2<sup>nd</sup> Floor, Room 280**

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**Attendance**

**Commissioners Present:** Planning Commission Chairperson Tony Lathrop, Planning Committee Chairperson Dionne Nelson, Planning Committee Vice-Chairperson Cozzie Watkins and Commissioners Emma Allen, John Fryday, Bolyn McClung, and Sam Spencer

**Commissioner Absent:** Commissioner Deborah Ryan

**Planning Staff Present:** Pontip Aphayarath, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Grant Meacci, Ed McKinney, Cheryl Neely, Bryman Suttle, and Johnathan Wells

**Other Staff Present:** Jacqueline McNeil, County Asset and Facility Management and Peggy Hey, Charlotte-Mecklenburg Schools Facility Planning and Management

**Call to Order and Introductions**

Planning Committee Chairperson Nelson called the meeting to order at 5:07 pm, welcomed those present and asked everyone to introduce themselves.

**Approve February 16, 2016 Minutes**

*A motion was made by Commissioner McClung and seconded by Commissioner Allen to approve the February 16, 2016 minutes. The vote was unanimous to approve the minutes.*

**M.R. #16-11: Proposal by Charlotte-Mecklenburg Schools (CMS) to Sell Four Surplus Parcels**

Charlotte-Mecklenburg Schools proposes to sell four surplus properties located throughout the City of Charlotte at the following locations:

1. Approximately 3.8 acres located at 1546 Walton Road (Tax Parcel 145-103-23 p/o) adjacent to Barringer Academy.
2. Approximately 8.4 acres located at 4911 Hucks Road (Tax Parcel 027-153-18 p/o) adjacent to Croft Elementary School.
3. Approximately 14 acres located at 19801 Mallard Creek Road (Tax Parcel 027-264-31 p/o) adjacent to Mallard Creek Elementary School.
4. Approximately 2.7 acres located on Alleghany Street (Tax Parcel 067-113-42) near Phillip O. Berry Academy of Technology.

The properties were declared as surplus by Charlotte-Mecklenburg Board of Education on October 13, 2015.

*A motion was made by Commissioner Fryday and seconded by Planning Committee Vice-Chairperson Watkins to approve Planning staff's recommendations for M.R. #16-11. The vote was unanimous to approve staff's recommendation for M.R. #16-11.*

## **M.R. #16-12: Proposal by Charlotte-Mecklenburg Schools (CMS) to Sell Twelve Surplus Parcels**

Charlotte-Mecklenburg Schools proposes to sell twelve surplus properties located in the City of Charlotte, Matthews and Mint Hill at the following locations:

1. Approximately 34.5 acres located at 3301/3401 Stafford Drive (Tax Parcel 061-266-01) near Charlotte-Mecklenburg Schools Auxiliary Services facility.
2. Approximately 0.13 acres located at 1425 Tenth Street (Tax Parcel 081-114-23) adjoining Piedmont Middle School.
3. Approximately 0.39 acres located on Rumble Road (Tax Parcel 047-361-05) adjoining Derita School.
4. Approximately 11.62 acres located at 10801 Plaza Road Extension (Tax Parcel 105-142-34) adjoining Reedy Creek Elementary School.
5. Approximately 0.43 located at 7400 Harrisburg (Tax Parcel 108-031-14) adjoining J. H. Gunn Elementary School.
6. Approximately 6.4 acres located at 7242 Highland Creek Parkway (Tax Parcel 029-281-09) adjoining Highland Creek Elementary School.
7. Approximately 3.7 acres located at 2700 Dorchester Place (Tax Parcel 147-081-78) adjoining Sedgefield Middle School.
8. Approximately 0.78 acres located on Belmeade Road (Tax Parcel 053-061-12) near Whitewater Middle School.
9. Approximately 19 acres located at 3335 Sam Newell Road in Matthews (Tax Parcel 193-062-04) adjoining Crown Point Elementary School.
10. Approximately 6 acres located at 121 Elizabeth Lane in Matthews (Tax Parcel 227-034-91) adjoining Elizabeth Lane Elementary School.
11. Approximately 2 acres located at 7800 Lebanon Road in Mint Hill (Tax Parcel 135-221-08) adjoining Lebanon Road Elementary School.
12. Approximately 20 acres located at 11501 Idlewild Road in Mint Hill (Tax Parcel 135-321-07) adjoining Mint Hill Middle School.

The properties were declared as surplus by the Charlotte-Mecklenburg Board of Education on October 13, 2015.

Commissioner Fryday requested that the Committee discuss portions of M.R. #16-12 before voting. He had questions concerning #2 and #9 - 12 (as listed on the mandatory referral). The Committee voted unanimously to allow Ms. Peggy Hey, Charlotte-Mecklenburg Schools, to explain the mandatory referrals.

Commissioner Fryday asked Ms. Hey why would CMS sell the property adjacent to Piedmont Middle School since the parcel is so small. Ms. Hey said that it is a separate parcel from the school site that is used by a business for parking. In addition, CMS has no plans to use the property. Commissioner Spencer asked if this sell will save CMS money. Ms. Hey explained that CMS is trying to use their assets in the best way possible and that this will save on maintenance as well as place the property back on the tax rolls.

Commissioner Fryday asked if M.R. 16-12, #9 - 12 (as listed on the mandatory referral) all came with restrictions. Planning Committee Chairperson Nelson asked staff to give a presentation on these items for clarification.

Bryman Suttle (Planning) gave an overview of M.R. 16-12, #12 (as listed on the mandatory referral) for property located in Mint Hill. He explained that the property is conditionally zoned and the buyer would have to develop the property as currently zoned or file a rezoning to request that the conditions be removed.

Mr. Suttle stated that the property near Matthews - Crown Point Elementary School, #9 (as listed on the mandatory referral) is located in the flood zone and the Town of Matthews staff would like for the County to purchase the property for greenway. Commissioner Fryday asked if the current owner is required to sell for that purpose. Mr. Suttle answered that there are constraints due to the flood plain ordinance and the only viable use is greenway.

Commissioner Spencer asked Ms. Hey her thoughts. Ms. Hey gave a brief history of the process to date and suggested that the property could be purchased for soccer fields that connect to the greenway. She added that Park and Recreation has not expressed an interest in the property. Ms. Hey said that a developer could also purchase the property and use its tree canopy in exchange for development rights. Commissioner McClung asked Mr. Suttle if he was aware of CMS' position and Mr. Suttle replied yes.

Ms. Garet Johnson (Planning) reminded the Committee that their recommendation will go to the elected officials for a final decision and they can still choose to sell the property. However, staff would like make sure that the seller and buyer are aware of different circumstances or development restrictions.

Mr. Suttle gave an overview of property near Elizabeth Lane Elementary School, #10 (as listed on the mandatory referral). The Town of Matthews does not support selling the parcel because of current conditional zoning on the site. The site includes a tree buffer and there will have to be a reduction or elimination of the buffer which can only be accomplished by rezoning the property.

Planning Committee Chairperson Nelson asked if the proposed sell has been discussed with the Town of Matthews. Ms. Hey said that she was not sure but stressed that CMS has been consistent with being open to buyers. She also said that CMS does not advocate for the use of property; that is between the Town and the buyer.

Planning Committee Chairperson Nelson asked if the towns participate in the Joint Use Task Force and if they have an opportunity for input. Mr. Suttle answered yes.

Staff recommends deferring action to allow staff from CMS and Matthews to develop a means of marketing the property to result in a development suitable to town plans and policies. Planning Committee Chairperson Nelson asked if CMS would sell the property or donate it to the Town of Matthews. Ms. Hey stated that CMS cannot give property away.

Commissioner Fryday shared his concerns about #9 - 10 (as listed on the mandatory referral). He stated that he is concerned that CMS cannot sell the property because the town does not wish to see it developed. He also does not think that the buffer requirement should limit the property sale for #10 (as listed on the mandatory referral). Commissioner McClung said that he thinks it would be best to defer.

Planning Committee Chairperson Nelson asked Kathi Ingrish, Planning Director, Town of Matthews if a cell tower would require a rezoning. Ms. Ingrish stated that she is concerned about offering the property for sell prior to zoning approval. She suggested that CMS rezone the property to allow it to be subdivided prior to the sale.

Planning Committee Chairperson Nelson asked if CMS could offer the land for sell and then go through the rezoning and subdivision processes. Ms. Ingrish said that the property cannot be offered for sell prior to being subdivided. Ms. Hey said that the state statues stipulate that deeds cannot be recorded or transferred. The property can be sold and then subdivided.

*A motion was made by Commissioner Spencer and seconded by Commissioner Fryday to approve by consent Planning staff's recommendations for M.R. #16-12, #1 – 8 (as listed on the mandatory referral). The vote was unanimous to approve staff's recommendation for M.R. #16-12, #1 – 8 (as listed on the mandatory referral).*

*A motion was made by Commissioner Fryday and seconded by Commissioner Allen to approve the sale as requested by CMS for M.R. #16-12, #9 (as listed on the mandatory referral). The vote was unanimous to approve the sale as requested by CMS for M.R. #16-12, #9 (as listed on the mandatory referral).*

A motion was made by Commissioner McClung and seconded by Commissioner Allen to approve Planning Staff's recommendation for M.R. #16-12, #10 (as listed on the mandatory referral). Commissioner Allen later withdrew her second and the motion failed.

Planning Committee Chairperson Nelson asked Ms. Hey to summarize the opportunities for additional input and the process for notification of a proposed sale. Ms. Hay explained the process. Commissioner Allen said it seems that people in the community have not been notified. Ms. Hey stated that CMS has been very public about the proposal but the community was not notified. The proposal was discussed at School Board meetings, principals were notified, articles were placed in the Charlotte Observer and the Mecklenburg Times, and information was posted on CMS' website.

Planning Committee Chairperson Nelson asked if signage was posted on the property about the sale. Ms. Hey said that post cards were not mailed and signs were not placed on the property. After hearing Ms. Hey's remarks, Commissioner Allen withdrew her second on the motion made by Commissioner McClung.

*A motion was made by Commissioner Spencer and seconded by Commissioner Allen to approve the sale as requested by CMS for M.R. #16-12, #10 (as listed on the mandatory referral). The vote was unanimous to approve the sale as requested by CMS for M.R. #16-12, #10 (as listed on the mandatory referral).*

A motion was made by Commissioner McClung to approve Planning staff's recommendations for M.R. #16-12, #11 - 12 (as listed on the mandatory referral). The motion failed for lack of a second.

*A motion was made by Commissioner Fryday and seconded by Commissioner Spencer to approve the sale as requested by CMS for M.R. #16-12, #11 - 12 (as listed on the mandatory referral). The vote was unanimous to approve the sale as requested by CMS for M.R. #16-12, #11 - 12 (as listed on the mandatory referral).*



**M.R. #16-13: Proposal by Mecklenburg County to Acquire Land for the Expansion of Cowan's Ford Wildlife Refuge**

Mecklenburg County proposes to purchase approximately 10 acres of vacant land located on Neck Road in Huntersville's Extraterritorial Jurisdiction (Tax Parcel 013-041-02) to expand Cowan's Ford Wildlife Refuge.

*A motion was made by Commissioner Spencer and seconded by Commissioner Fryday to approve by consent Planning staff's recommendations for M.R. #16-13. The vote was unanimous to approve staff's recommendation for M.R. #16-13.*

**Place Types**

Grant Meacci (Planning) shared a slide presentation about Place Types that was recently presented to Council's Transportation and Planning Committee. In his presentation, he talked about Charlotte's vision, place types, elements of place types, and the zoning ordinance rewrite. Planning Committee Chairperson Nelson asked how the Planning Committee can more actively engage in these processes. Planning Committee Vice-Chairperson Watkins said that the presentation was great and that the information is simple enough for anyone to understand. Mr. Meacci thanked the Committee for their feedback.

Commissioner McClung asked how landfills are addressed. Mr. Meacci said that landfills fall under industrial place types. Commissioner McClung asked if staff has talked to the towns. Mr. Meacci said that will happen as staff goes into the community.

Commissioner Spencer is interested in making sure that there is representation from a variety of groups (age, income, etc.).

Planning Committee Vice-Chairperson Watkins asked what is being done about utility poles. Mr. Meacci said the *Urban Street Design Guidelines* may specify street types for underground utilities. Also, there may be street types in the ordinance that address this issue.

Commissioner Fryday shared that he liked the visuals and suggested staff go into the community to test place types. He also asked if you can determine the amount of traffic that place types will generate. Mr. Meacci answered yes, you can get transportation estimates. The tool uses the same data that goes into the transportation model.

Planning Commission Chairperson Lathrop asked what is the plan for stakeholder input. Ed McKinney (Interim Planning Director) explained the process and timeline for public involvement for Place Types and the Zoning Ordinance Rewrite. Also, staff is working to determine how to use different committees as well as the Planning Commission to develop a strategy. Staff will develop a strategic plan that will be considered through consensus with the TAP Committee and the Planning Commission. Staff will work with the consultants to develop the community engagement process.

Planning Committee Chairperson Nelson said strategic planning on key options should be discussed in Executive Committee or the Zoning Ordinance Rewrite Task Force group meetings. She said It may be helpful to discuss this on a future agenda.

Commissioner McClung said that the information presented addresses a previous request and is easy to understand. He thinks that public comment is needed urgently and would like to hear from stakeholders. Commissioner Spencer said that he thinks that staff should determine the best time to release information to the public so that it is not premature. Chairperson Nelson emphasized the need to place this item on a future agenda for discussion.

*A motion was made by Planning Committee Vice-Chairperson Watkins and seconded by Commissioner Spencer to place this on an agenda. The vote was unanimous to approve this motion.*

### **Transit Oriented Development (TOD)**

Mr. McKinney gave a quick overview of the Transit Oriented Development (TOD) handout. He explained that it was prepared using the information that committee members provided at last month's meeting.

Staff agreed to add the presentations from today's meeting to the Planning Commission's Resources page on the department's website.

**Adjourned:** 7:30 pm

**Submitted by:** Gregory S. Long, CPCC Facilities Services

**Initiated by:** Gregory S. Long, CPCC Facilities Services

**MANDATORY REFERRAL - REPORT NO. 16-14**  
**Proposed New Advanced Technology Building on CPCC Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) proposes construction of a new 80,000 square foot, 5 story classroom building and related site improvements at the existing CPCC Central Campus in Charlotte, utilizing 2013 Mecklenburg County Bonds funding. The development parcel on the Central Campus is vacant and is located at 1105 Charlottetowne Avenue (Parcel 125-101-15), and is 0.5871 total acres. The zoning is Mixed Use Development – Optional (MUDD-O) according to the Charlotte Zoning Ordinance.

**PROJECT JUSTIFICATION:**

CPCC had approximately 60 square feet of assignable building area per student total for all of its campuses as of 2012. The NC Community College System recommends 100 square feet per student. Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The parcel in question is subject to the *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed use for a new 5 story classroom building is consistent with the adopted land use plan.

**PROJECT IMPACT:**

The project will provide needed additional specialty classroom/lab spaces as well as improvements to current programs including Computer Integrated Machining Technology, Integrated Systems Technology, Mechatronics Engineering Technology, Electronic Engineering Technology, Computer Engineering Technology, Logistics and Supply Chain and Biomedical Equipment Technology.

Current Central Campus Parking Decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program. Consistent with zoning requirements, the building will be designed with required open spaces. The spaces at street level will be developed with ample glazing to make the activities inside highly visible from adjacent sidewalks as well as from passing automotive traffic.

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

The project and its related site improvements should not result in any degradation of any of the adjacent properties, most of which are owned by the college. The project will be developed in a manner to further improve the streetscapes along Charlottetowne Avenue and 4<sup>th</sup> Street.

**ESTIMATED PROJECT COMPLETION DATE:**

The new classroom building is scheduled for completion in time for its full use starting Fall Semester 2018.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their April 6, 2016 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

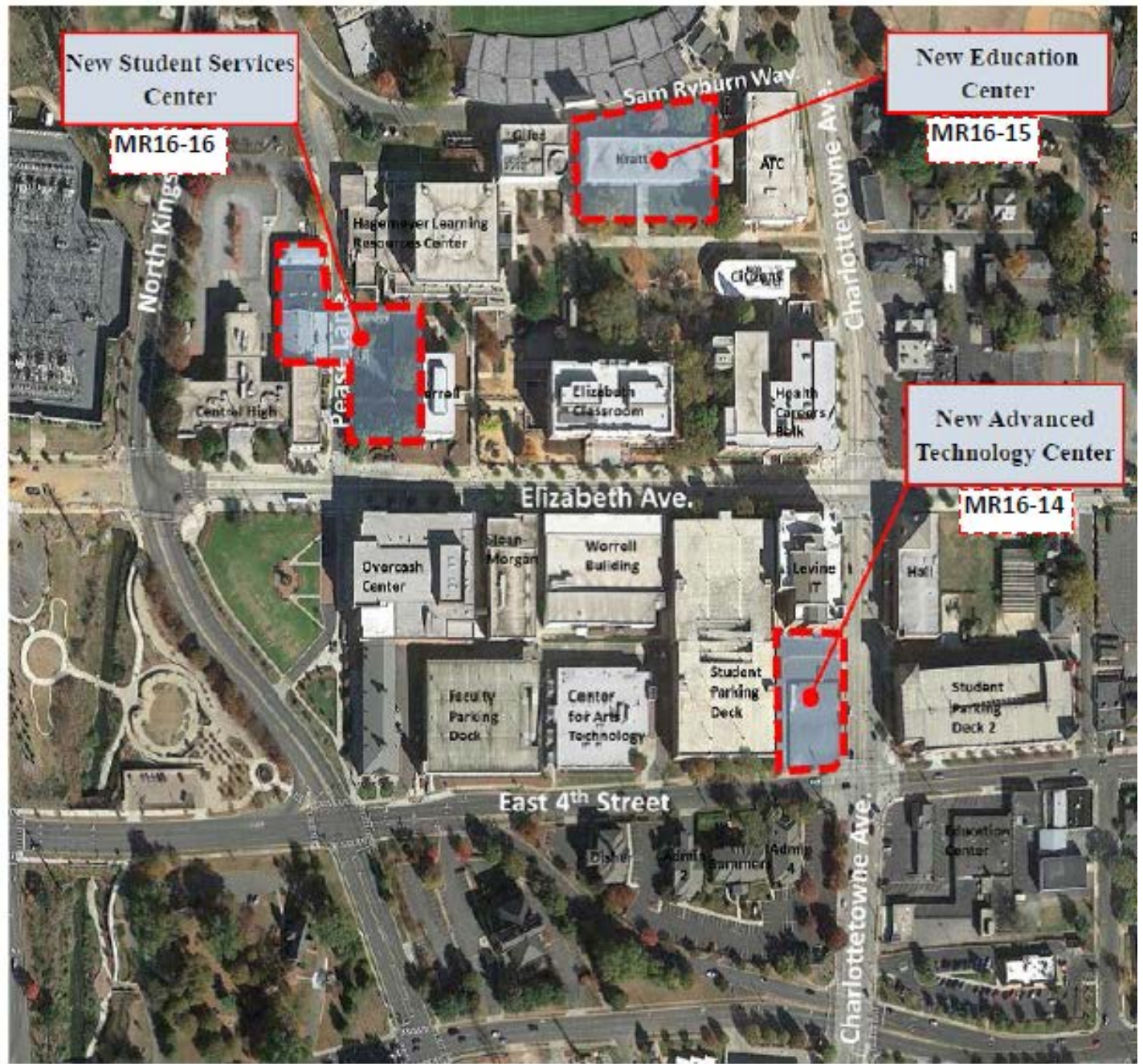
The proposed land use is consistent with the *Elizabeth Area Plan (2011)*. Staff recommends approval of the proposal.

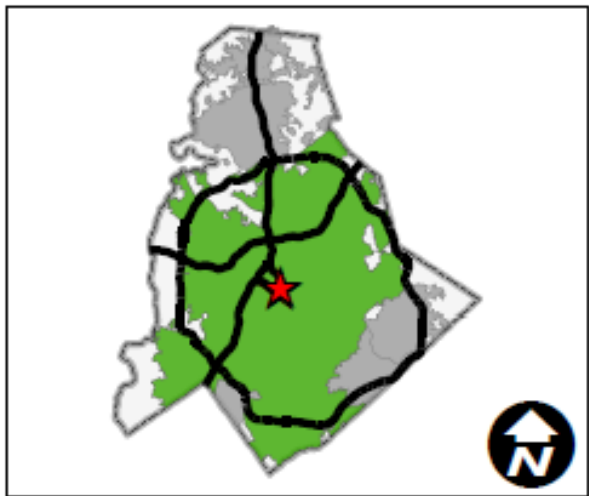
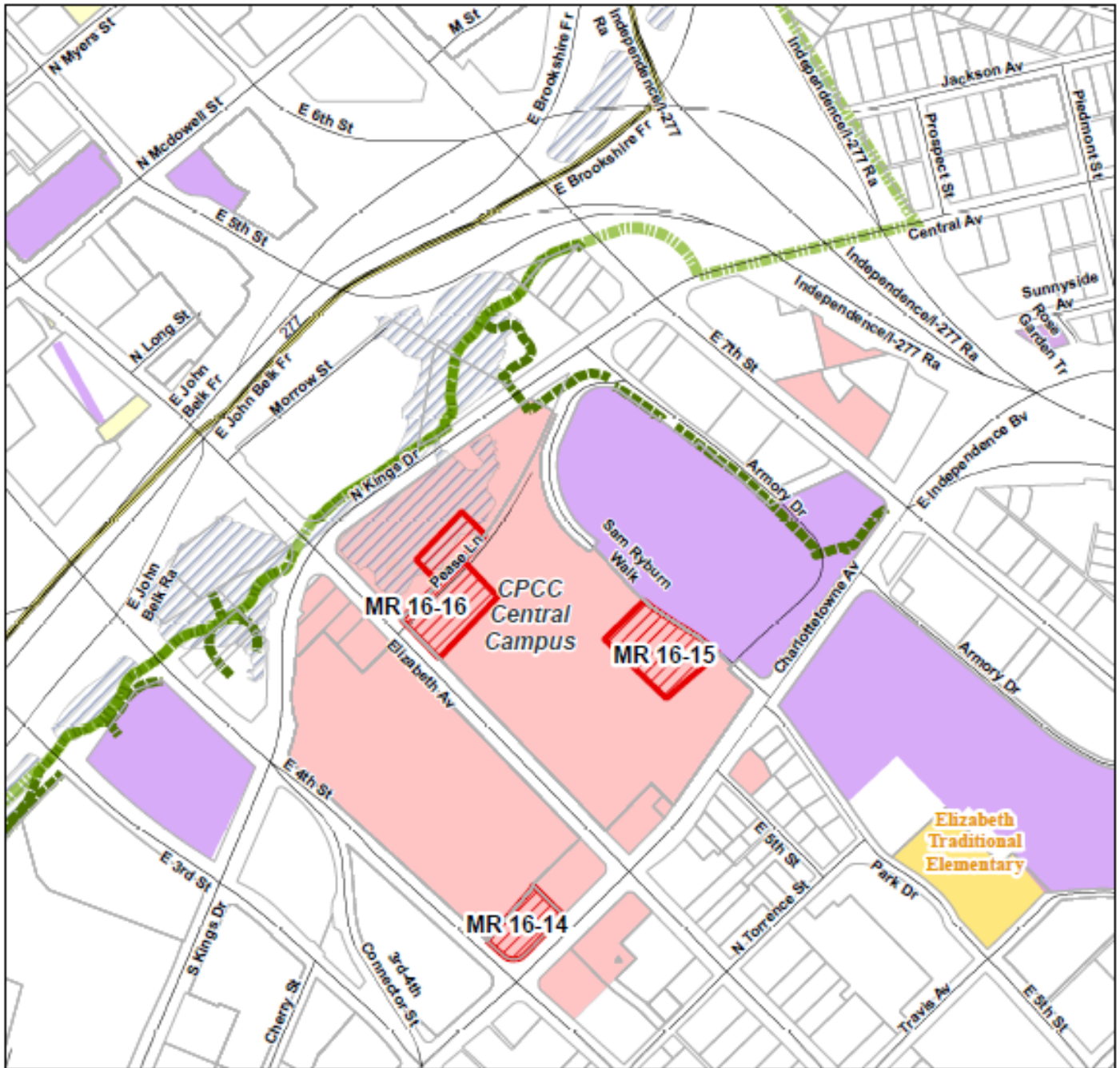
**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resources: Catherine Mahoney & Alan Goodwin









# CENTRAL PIEDMONT COMMUNITY COLLEGE





## Mandatory Referral 16-14, 15, & 16

Initiated Submitted by: CPCC Facilities Services

-  Mandatory Referral
-  Local Historic Landmark
-  Schools
-  Colleges
-  FEMA 100 Year Floodplain
-  Cross Charlotte Trail





Submitted by: Gregory S. Long, CPCC Facilities Services

Initiated by: Gregory S. Long, CPCC Facilities Services

**MANDATORY REFERRAL-REPORT NO. 16-15**  
**Proposed New Education Center Building at CPCC Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Construction of a new 180,000 square foot, 8 story classroom building and related site improvements are proposed at the existing Central Piedmont Community College Central Campus utilizing 2013 Mecklenburg County Bonds funding. The project will provide needed additional specialty classroom and lab spaces as well as improvements to current programs including College and Career Readiness Programs, Adult High School Diploma, High School Equivalency Programs, English as a Second Language Programs, Special Learning Needs Programs, Biology and Chemistry Labs, Biomedical Equipment Technology, Diagnostic Sonography, Polysomnography and Interdisciplinary Simulation Suite for Allied Health Programs.

The subject property is located at 1320 Sam Ryburn Walk in Charlotte, NC (12.42 total acres), and is surrounded by college campus buildings and the Memorial Stadium. The proposed project replaces the current Kratt Building which will be demolished. Zoning of the property is Mixed Use Development (Optional) MUDD-O, according to the Charlotte Zoning Ordinance.

In addressing the shortage of classroom space (and related support spaces like offices) on Central Campus, the biggest hurdle is the lack of available land to add new buildings. At just under 58,000 square feet, the Kratt Building (proposed to be demolished) provides limited useable space for the amount of land it occupies. Also, the building is very energy inefficient due to its design where all classrooms open directly onto exterior corridors. This makes it extremely difficult to control temperature in the spaces. It has been estimated that between 75% and 85% of the cost of building a replacement building (of the same size) would be required to renovate Kratt to provide appropriate and accessible spaces (currently the building has limited accessibility). Many educational institutions deem it unwise to spend more than 67% - 75% of the replacement cost for a building renovating an existing building unless it has special historic or cultural benefits. Renovating Kratt wouldn't yield any additional space and could result in a net reduction in classroom count due to current requirements. The curriculum programs housed in Kratt would be located in the new building (Special Learning Needs, General Education Classes) and space for the expansion of other programs including Science, Health Careers and Biomedical Engineering Technology will also be included in the new building. Also programs serving English as a Second Language, High School Equivalency Programs and College and Career Readiness will be housed in the new larger building. An added benefit of the Kratt site is that it keeps these programs on the central quad and brings programs located on the periphery into a more central location on campus.

**PROJECT JUSTIFICATION:**

CPCC had approximately 60 square feet of assignable building area per student total for all of its campuses as of 2012, while the North Carolina Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The parcel in question is subject to the *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed use for a new 8 story classroom building is consistent with the adopted land use plan.

**PROJECT IMPACT:**

Current Central Campus parking decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program.

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

The project and its related site improvements should not result in any degradation of any of the adjacent properties. Those to the east, west and south are owned by the college. Memorial Stadium is located to the north across Sam Ryburn Walk.

**ESTIMATED PROJECT COMPLETION DATE:**

The new classroom building is scheduled for completion in time for its full use starting Fall Semester 2020.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their April 6, 2016 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

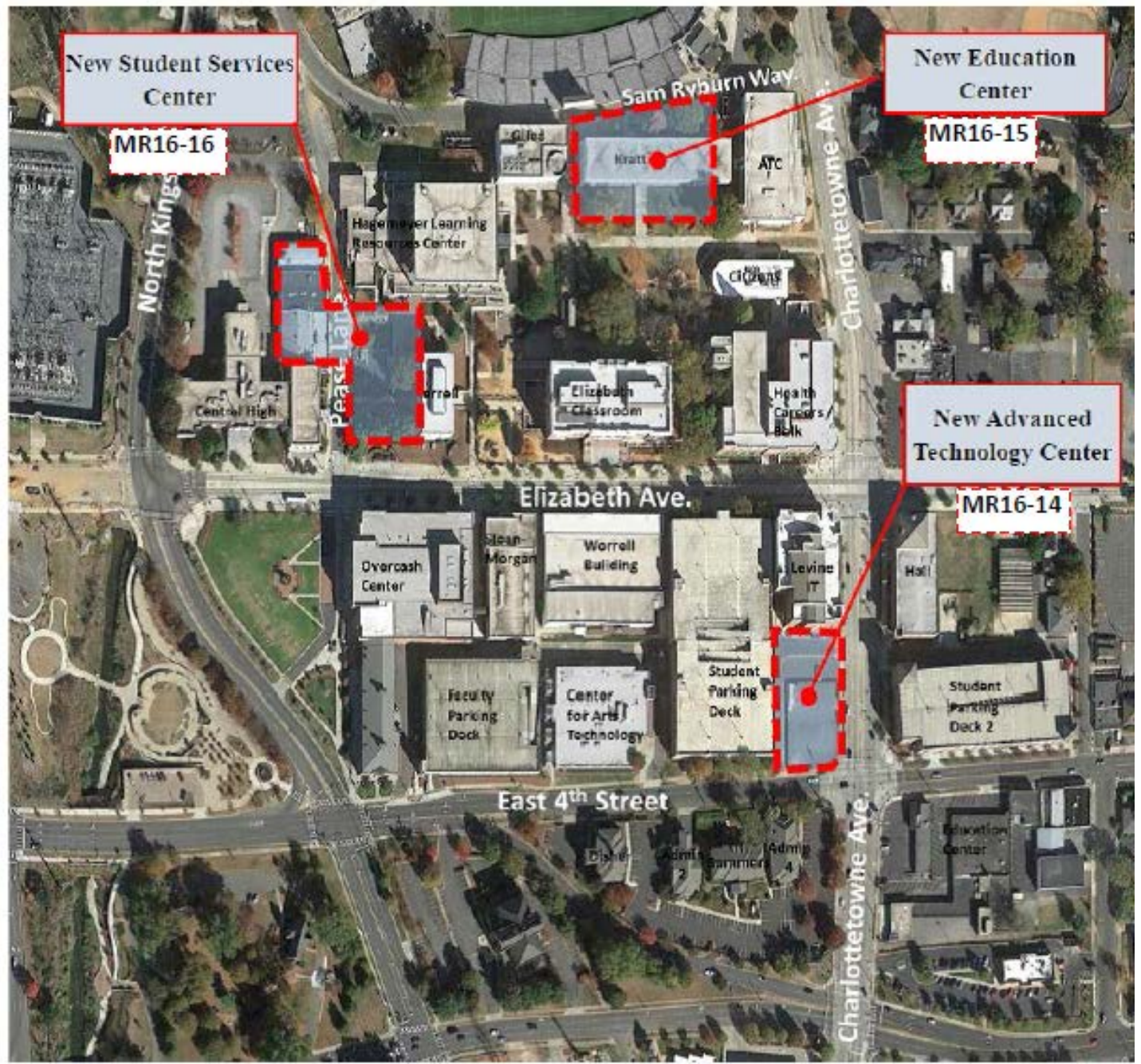
The proposed land use is consistent with the *Elizabeth Area Plan (2011)*. Staff recommends approval of the proposal.

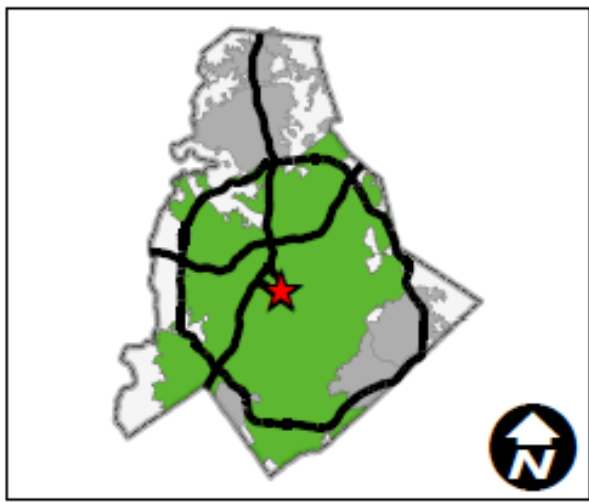
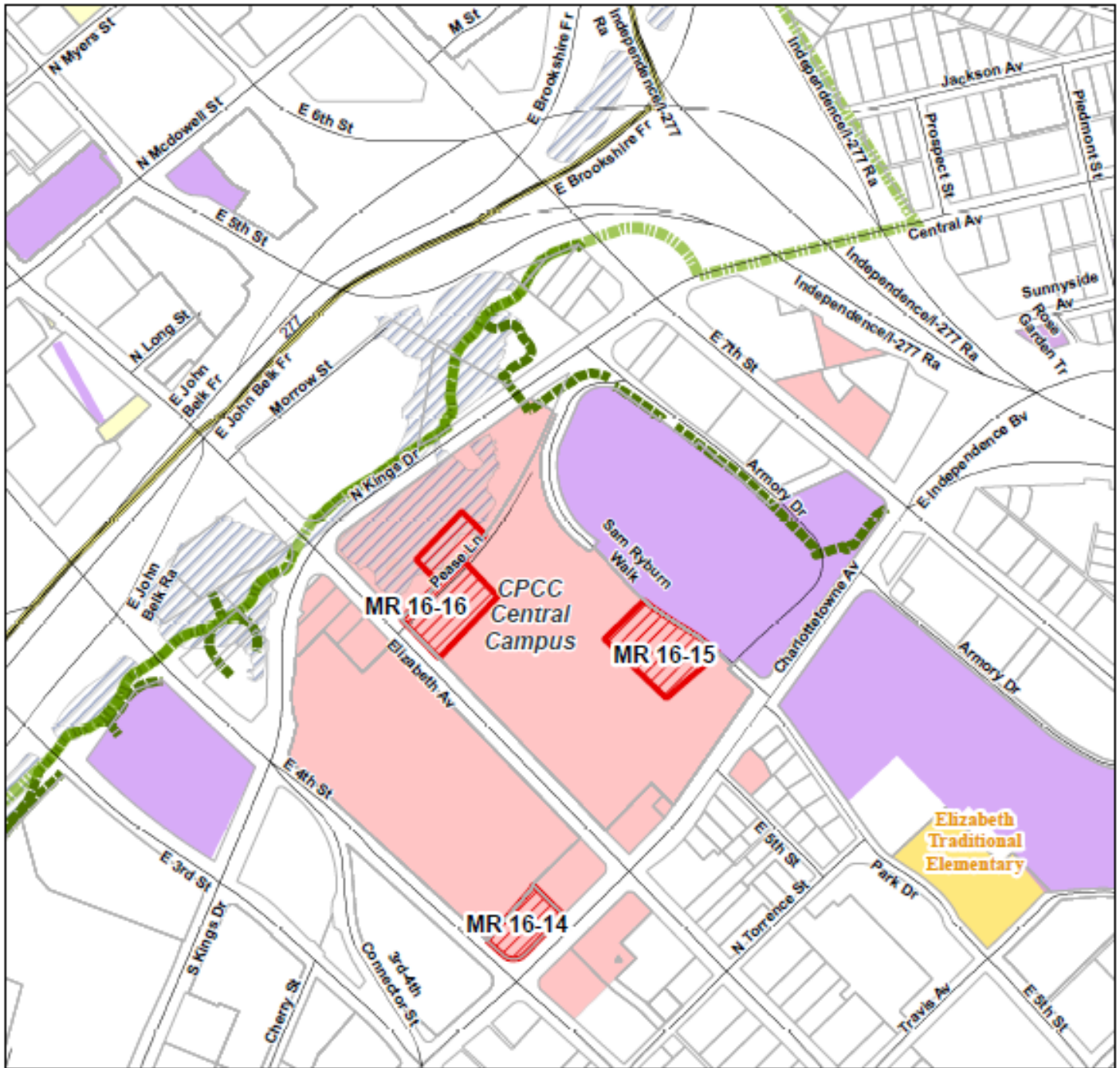
**CMPC PLANNING COMMITTEE RECOMMENDATION:**











# CENTRAL PIEDMONT COMMUNITY COLLEGE





## Mandatory Referral 16-14,15, & 16

Initiated Submitted by: CPCC Facilities Services

-  Mandatory Referral
-  Local Historic Landmark
-  Schools
-  Colleges
-  FEMA 100 Year Floodplain
-  Cross Charlotte Trail



**Submitted by:** Gregory S. Long, CPCC Facilities Services

**Initiated by:** Gregory S. Long, CPCC Facilities Services

**MANDATORY REFERRAL-REPORT NO. 16-16**  
**Proposed New Student Services Building at CPCC Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Construction of a new, 90,000 square foot, 4 story classroom building and related site improvements is being proposed at the existing Central Piedmont Community College Central Campus located at 1141-1201 Elizabeth Avenue in Charlotte (parcels 08013203 and 08013201). 2013 Mecklenburg County Bonds would be utilized for funding.

The project will provide needed spaces for a variety of Student Support Services including Enrollment, Cashiers, Student Life, Student Union, Technology Support Services, Campus Administration Offices and faculty offices for the Business & Accounting and Behavioral & Social Sciences Departments.

The property is zoned MUDD-O (mixed-use optional), according to the Charlotte Zoning Ordinance. The footprint of the proposed building is surrounded by other academic structures, as the site sits mid-campus.

The plan for this building is to provide a centralized location for those services most used by prospective and present students (Enrollment, Financial Aid, Cashiering, Counseling and other support programs). An important element of this building will be the provision of a Student Union type space where students can "hang out" between classes, get a bite, buy some supplies and get IT help. Many of these programs are in Central High (adjoining structure) right now in rather cramped quarters. Some of the lower demand programs will remain in Central. The new building will focus on those programs students use most often.

The new building will be "inserted" between Terrell and LRC/Pease at the west end of the central quad. A portion of Central is scheduled for demolition to accommodate the building. There is a back wing of Central High along Pease Lane that is currently used for college storage. These spaces were additions to the original High School and housed a gym, vocational shops and fine arts classrooms. This wing is in poor condition and partially in a flood plain. The college has secured an off-site warehouse space and is moving the items stored there to the new location. With these additions removed, development of a connection to the new building will be possible to Central for easy student access. Part of the long-term plan is to remove Terrell as well (perhaps within five years). Terrell houses faculty and staff offices and student services, many of which will relocate to the new building and their vacated spaces used as swing space while other construction and renovations occur on campus.

**PROJECT JUSTIFICATION:**

CPCC had approximately 60 square feet of assignable building area per student total for all of its campuses as of 2012. The North Carolina Community College System recommends 100 square feet per student, while Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The parcel in question is subject to the *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed use for a new 4 story classroom building is consistent with the adopted land use plan.

**PROJECT IMPACT:**

Parking /Traffic Impact: The current Central Campus parking decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program.

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

The project and its related site improvements should not result in any degradation of any of the adjacent properties. Those to the east, west and south are owned by the college. Memorial Stadium is located to the north across Sam Ryburn Walk.

**ESTIMATED PROJECT COMPLETION DATE:**

The new building is scheduled for completion in time for its full use starting Fall Semester 2020.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their April 6, 2016 meeting and there were no comments.

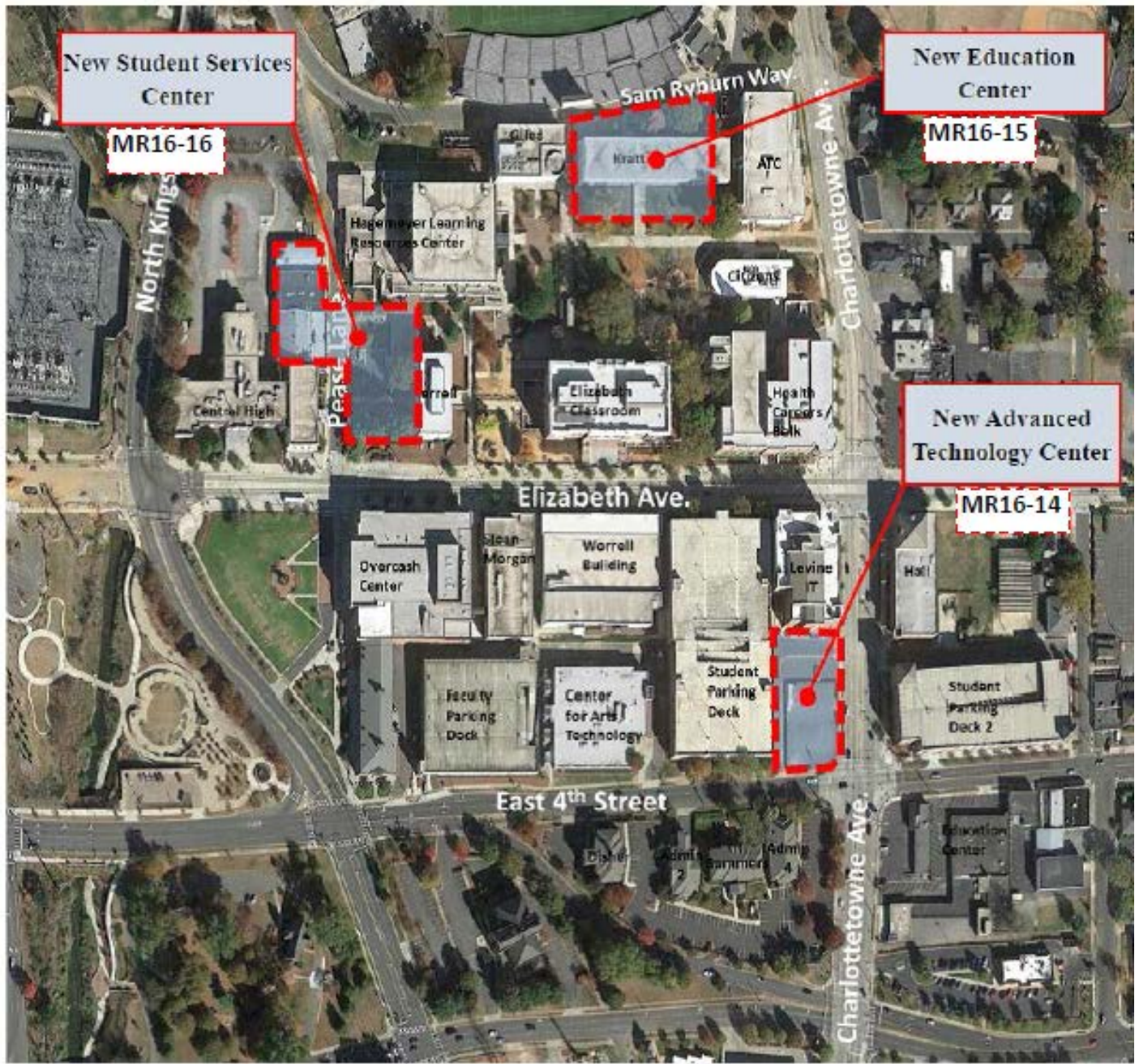
**PLANNING STAFF RECOMMENDATION:**

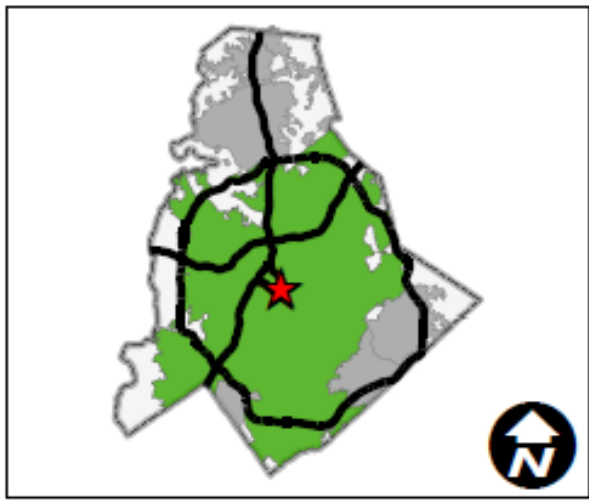
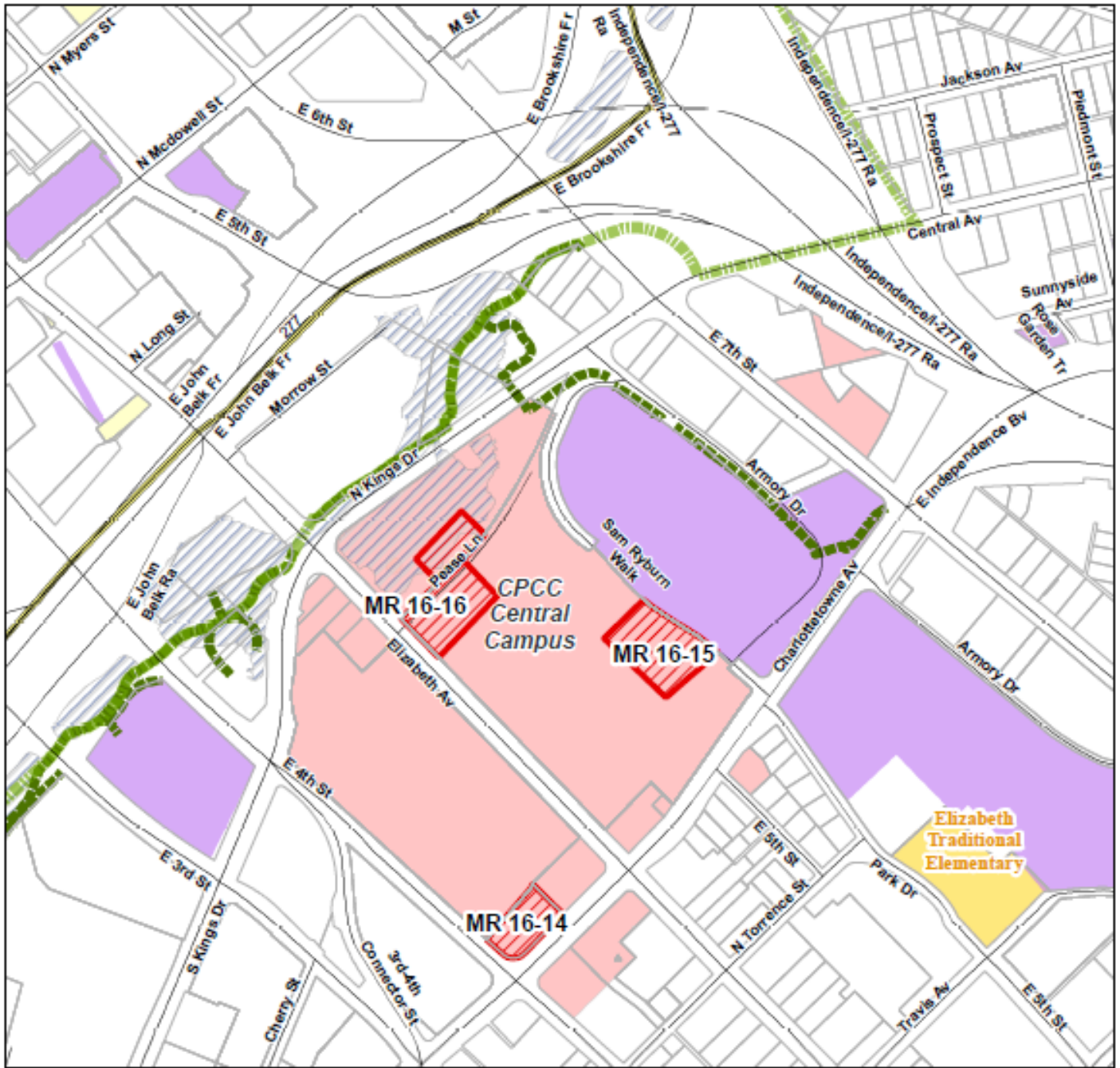
The proposed land use is consistent with the *Elizabeth Area Plan (2011)*. Staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**









# CENTRAL PIEDMONT COMMUNITY COLLEGE





## Mandatory Referral 16-14, 15, & 16

Initiated Submitted by: CCCC Facilities Services

-  Mandatory Referral
-  Local Historic Landmark
-  Schools
-  Colleges
-  FEMA 100 Year Floodplain
-  Cross Charlotte Trail



**Submitted by:** Jacqueline McNeil, Asset and Facility Management    **Initiated by:** Jim Garges, Director of Mecklenburg County Park and Recreation

**MANDATORY REFERRAL-REPORT NO. 16-17**  
**Proposed Expansion of McDowell Nature Preserve**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase Tax Parcel 199-481-06 (approximately 6.977 acres) to expand McDowell Nature Preserve. The property is located on Shopton Road West, between Sledge and Four Horse Roads in Charlotte's extraterritorial jurisdiction. The property is vacant (with the exception of a few outbuildings), is zoned R-3 (single family) under the City of Charlotte Zoning Ordinance, and adjoins the current Nature Preserve boundary to the west. To the east (across Shopton Road West) is located a residential subdivision.

**PROJECT JUSTIFICATION:**

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of this property allows the County to preserve open space, increase wildlife habitat protection and water quality protection. It also provides an additional buffer for the existing nature preserve along Shopton Road West.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan* which seeks to expand open space and habitat protection. The acquisition is also consistent with the County's goal of protecting the watershed as the property drains into Lake Wylie.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcel has an adopted land use of Residential up to 4 DUA (dwelling units per acre), as per the *Steele Creek Area Plan* (adopted 2012). However, park or nature preserves are considered compatible uses for residential areas, especially since the site is adjacent to an existing nature preserve. The proposed use is consistent with the overall vision for the Wedge Neighborhood it's located in, as per the *Steele Creek Area Plan*.

**PROJECT IMPACT:**

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

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

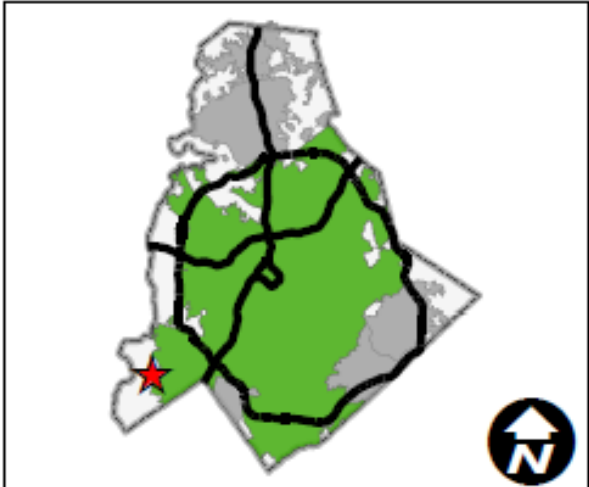
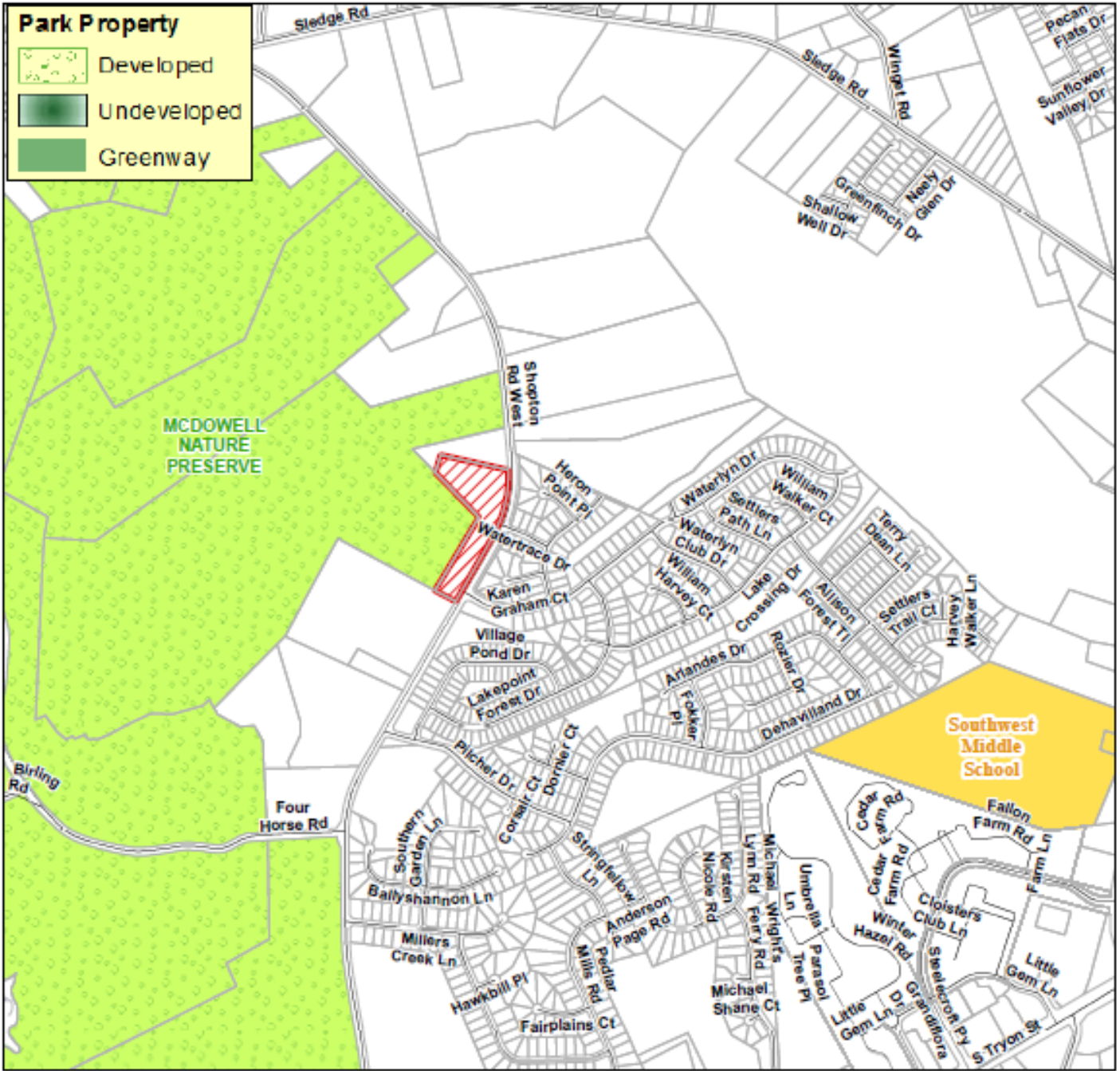
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their April 6, 2016 meeting and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land purchase.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 16-17

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

- Mandatory Referral
- County Property
- Schools





## Street Level & Pedestrian Activation

- Require more in Code Section 9.1209 to activate streets in contact with pedestrians.
- Require designs that allow for future activity when demand occurs (rather than creating “fake” space – need minimum dimensions + usability).
- Require the first floor of residential units facing the street to physically connect to it.
- Require some % of active uses to be immediately active.
- Require development to have a (or multiple) true, honest, walkable, pedestrian scaled connections(s) to the street, leading to where we want activity and pedestrians.

## Existing TOD Ordinance

- Retail and office buildings fronting directly on a public or private street or fronting on a public multi-use path along a transit line and identified in an area plan shall be designed so that the first floor façade of the building(s) along all streets and pathways includes clear glass windows and doors to increase pedestrian interest. These openings shall be arranged so that the uses are visible from and to the street and/or pathway on at least 50% of the length of the first floor street level frontage. **[9.1209(1)(a)]**
- For all other uses, buildings shall be designed so that the first floor street façade along all streets includes the use of clear glass windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 25% of the length of the first floor street frontage. When this approach is not feasible, a combination of design elements shall be used on the building façade, or included into the site design, to animate and enliven the streetscape. These design elements may include but are not limited to the following: ornamentation; molding; string courses; changes in material or color; architectural lighting; works of art; fountains and pools; street furniture; stoops, landscaping and garden areas; and display areas. **[9.1209(1)(b)]**
- The first floor façade of all buildings, including structured parking facilities, shall be designed to encourage and complement pedestrian-scale, interest, and activity. **[9.1209(1)(c)]**
- The first floor of any new building on a street identified as a retail street or site identified for ground floor retail by a Council adopted plan must have at least 50% of the linear street frontage developed to accommodate non-residential uses but may be occupied with residential uses. **[9.1209(1)(l)]**
- Internal sidewalk connections are required between buildings and from buildings to all on site facilities (parking areas, bicycle facilities, urban open space, etc.) in addition to the sidewalk requirements of Section 9.1209(8)(e). All internal sidewalks shall be hard surfaced and at least 6’ in width. **[9.1208(11)(a)(1)]**
- External sidewalk connections are required to provide direct connections from all buildings on site to the existing and/or required sidewalk system, and to adjacent multi-use trails, parks and greenways. **[9.1208(11)(a)(2)]**

## Parking Design & Street Treatment

- Prohibit parking, blank walls, etc.
- Prohibit “cars behind bars”, 20-30 foot wide roll up doors, blank fake windows or only wall recesses along major roads.
- Hide parking lots from view along a public street, rather than screening them.
- Locate all parking behind a use with access and entrances directly to street.
- Provide pedestrian access through the parking lot to all entrances.
- Prohibit no front door, exiting through the parking deck, and totally walled off compounds.

## Existing TOD Ordinance

- The ground floor of parking structures that are across the street from single family zoning or that abut single family zoning on the same side of the street shall be wrapped with active uses such as residential, office and retail uses. **[9.1209(1)(k)]**
- Expanses of blank wall shall not exceed 20 continuous feet in length. A blank wall is a facade that does not add to the character of the streetscape and does not contain clear glass windows or doors or sufficient ornamentation, decoration or articulation. **[9.1209(1)(d)]**
- No surface parking or maneuvering space shall be permitted within any required or established setback, and no surface parking or maneuvering space is allowed between the permitted use and the required setback (exception may be made for driveways). **[9.1208(6)(c)]**
- Parking that is located to the rear of the primary structure may extend the entire width of the lot, with the exception of any required screening or landscaped areas. Parking that is located to the side of the primary structure shall not cover more than 35% of the total lot width. **[9.1208(6)(g)]**
- At least fifty (50%) of the linear street level frontage of the facility shall be devoted to retail, office, civic, institutional, or residential uses. If 75% or more of the linear street frontage is devoted to such uses, then the total square footage of the uses shall be credited at 200% toward the required FAR minimums. **[9.1208(6)(l)(1)]**
- Structured parking facilities shall be designed to encourage and complement pedestrian-scale interest and activity, and shall be designed so that motorized vehicles parked on all levels of the facility inside are screened from the street, the transitway, and/or from adjacent residentially zoned and/or used property. Decorative elements such as grillwork or louvers may be utilized to accomplish this objective. Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All such openings shall be decorative and be an integral part of the overall building design. **[9.1209(5)]**

## Rail Trail

- Require development to consider rail trail a front where development is required to respect and enhance it.
- Require rail trail as street frontage – prototype design guidelines for development frontage.
- Treat trail as though it were a street – orient towards it, connect to it, etc. Add a few words inside current requirements for streets and make those requirements applicable to this pedestrian/bicycle oriented street.
- Develop prototype designs and/or guidelines to demonstrate appropriate design of open space, especially rail trail.

## Existing TOD Ordinance

- Retail and office buildings fronting directly on a public or private street or fronting on a public multi-use path along a transit line and identified in an area plan shall be designed so that the first floor façade of the building(s) along all streets and pathways includes clear glass windows and doors to increase pedestrian interest. These openings shall be arranged so that the uses are visible from and to the street and/or pathway on at least 50% of the length of the first floor street level frontage. **[9.1209(1)(a)]**
- When a lot abuts an existing or proposed public open space system, multi-use trail, or greenway, entrance(s) shall be provided on the building façade closest to public open space, multi-use trail, or greenway. **[9.1209(4)(a)(2)]**
- Sidewalks shall be located and constructed as specified in the approved station area plan. This may include sidewalks along transit corridor right-of-ways. **[9.1209(8)(e)(partial)]**
- External sidewalk connections are required to provide direct connections from all buildings on site to the existing and/or required sidewalk system, and to adjacent multi-use trails, parks and greenways. **[9.1208(11)(a)(2)]**

## Architectural Design & Density

- Break up large building with architectural elements.
- Raise minimum density to existing conditions and require a mix of density across the site.
- Require architectural diversification in a development so the buildings do not all look alike, especially relative to adjacent property.

## Existing TOD Ordinance

- Minimum density within ¼ mile walk of the transit stations is 20 DUA for residential or .75 FAR for non-residential or mixed use. These densities are 15 DUA and .50 FAR respectively outside of the ¼ mile walk distance.
- For buildings across from single family zoning or abutting single family zoning on the same side of the street, roof line variation every 30 feet is required. This can be accomplished by using vertical offsets in ridge lines, gables, exaggerated cornices, dormers, roof top patios, material changes, and/or other architectural features such as trellises, portals or porches.  
**[9.1209(1)(g)]**
- For buildings across from single family zoning or abutting single family zoning on the same side of the street, façade variations shall be provided that visually separate individual units. This can be accomplished through measures such as window arrangement and size variation, unit entrance design, roof variation, material changes, and/or offset wall planes.  
**[9.1209(1)(j)]**

### Buildings exceeding 5 stories in height: **[9.1209(2)(a,b,c)]**

- The first 3 floors above street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment. Such elements as cornices, corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting and other sculpturing of the base as are appropriate shall be provided to add special interest to the base.
- In the design of the building façade, attention shall be paid to the appearance both during the day and at night. Material and color changes alone do not meet the requirements of this section and design elements, which are used to meet the requirements of this section, shall be visually continuous around the building. In the event that a building façade is not visible from a public street or right-of-way then the Planning Director has the option of waiving this requirement.
- Special attention shall be given to the design of windows in the base. Band windows are prohibited. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are permitted.

## Parking Standards

- Require freely accessible “minimum visitor parking” for residential developments adjacent to single family and count it towards the maximum parking allowed in the Ordinance.
- Ensure parking standards minimize conflicts between residents (amount, size of spaces and location).
- Provide ride sharing locations, bays, pickup areas.

## Existing TOD Ordinance

### Residential Minimum:

- Minimum: 1 space per unit (on blocks with single family zoning), No minimum for all other properties
- Maximum: 1.6 spaces per unit

### Office:

- Minimum: none
- Maximum: 1 space per 300 s.f. of office space

### Eating, Drinking & Entertainment Establishments

- Minimum 1 space per 150 s.f (within 800 feet of single family zoning)
- Maximum 1 space per 75 s.f.

### Retail:

- Minimum: None
- Maximum: 1 space per 250 s.f.

- A 25% parking reduction in the minimum number of parking spaces required is allowed if the principal use is located within 800 feet of a parking facility with parking spaces available to the general public, or within 800 feet of public transit park and ride facilities with an approved joint use agreement. This section in combination with [Section 12.202\(2\)](#) allows for no more than a total of 25% parking reduction of the minimum requirements.

## Buffers

- Clarify Buffer Option 12.302(9) to state that the required buffer plantings be at the same or higher site elevation than the adjacent property required to be screened.

## Existing TOD Zoning Ordinance

- All uses, other than single-family detached units, shall provide landscaping along all property lines abutting residentially zoned property (single-family, multi-family and urban residential zoning districts) located adjacent to the Transit Oriented zoning district. This requirement also applies in situations where an alley with a right-of-way width of 25 feet or less separates uses in a TOD zoning district from non-TOD zoned residential property. Landscaping shall be provided along all property lines abutting the alley. However, multi-family developments zoned TOD are exempt from this landscaping requirement when they abut other multi-family uses or undeveloped multi-family zoning districts. **[9.1208(9)(a)]**
- Such landscaping shall consist of a 10' wide planting strip. The planting strip shall consist of a combination of evergreen trees and evergreen shrubs. Plant materials shall be provided at a minimum of 6 trees and 20 shrubs per 100 linear feet in accordance with [Section 12.302\(9\) \(b\), \(c\), \(d\) and \(e\)](#). The 10' planting strip may be reduced to 8' and the shrubs need not be planted if a masonry wall with a height of between 6' to 8' in a side yard, or between 8' to 10' in a rear yard is installed. No more than 25% of the wall surface shall be left open. Shrubs and walls may be reduced in height to 30 inches within sight triangles as required by the Charlotte Department of Transportation (CDOT). This landscaping area may be interrupted with a gate/pedestrian access way to an adjacent site, or a driveway to an adjacent alley. **[9.1208(9)(b)]**

## Dumpsters

- Address trash and dumpsters locations, screening and impacts of on-street trash pickup.

## Lighting

- Address “spillover” lighting
- Modify Section 9.1208.10 to prevent outdoor and parking deck lighting from spilling over into/onto other properties.
- Screen light inside a deck or rooftop from adjacent properties. Parking lot lighting should be screened from adjacent development/have a cut-off requirement.

## Existing TOD Zoning Ordinance

- Dumpsters, recycling containers, compactors, large above-ground utility structures and solid waste handling areas are not permitted in any setback or yard and shall be screened from adjacent property and from public view with a minimum 6-foot high solid and finished masonry wall, with closeable gate that shall be 40% - 50% open for safety and security purposes. In no instance shall a chain link fence or a barbed wire fence be permitted. Dumpsters are not permitted in any required setback or yard space.

**[9.1208(8)(b)]**

- All outdoor lighting fixtures for parking lots, and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas, and service areas shall be classified as full cutoff, cutoff or semi-cutoff. **[9.1208(10)(a)]**
- No outdoor lighting fixture or building light fixtures shall cause glare on public travel lanes or on adjacent residentially used or zoned property. All fixtures shall be screened in such a way that the light source shall not cast light directly on public travel lanes or on adjacent residentially used or zoned property. **[9.1208(10)(b)]**

## Non-Zoning Ordinance Issues

### Transit

- Do more to promote bus ridership, better signage for rail to bus and bus to rail connections.

### Street Design

- Add painted crosswalks, create speed tables, and install slate signs in middle of streets
- Narrow roads to decrease automobile speeds and make safer for pedestrians and cyclists and use leftover space to build separated bike lanes

### Tree Ordinance

- Require bigger street trees at shorter intervals to provide shade sooner rather than later.
- Require trees on both sides of the sidewalk.

### Affordable Housing

- Address affordable housing options within our legal authority.

- There are two types of street trees required by the Tree Ordinance, large maturing trees and small maturing trees. Large trees are normally required at 40' intervals unless there are overhead utility lines. Under overhead utilities, small maturing trees are required at 30' intervals.