

Planning Committee Agenda Packet

June 21, 2016 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

June 21, 2016 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. **Call to Order and Introductions**
2. **Approve May 17, 2016 Minutes. Attachment 1**
3. **M.R. #16-20: Proposal by the City of Charlotte to Use a City-Owned Property located on W. Sixth Street and to Acquire Property located on W. Fifth Street for the New Charlotte-Mecklenburg Police Department (CMPD) Central Division Station**

Background: The City proposes to construct a new CMPD Central Division Station on a 1.0 acre site (city-owned) located at 725 W. Sixth Street (Tax parcel 078-121-02) and a 0.17 acre site (proposed for acquisition) located at 700 W. Fifth Street (Tax parcel 078-121-01). The Central Division Station is currently located in leased facilities at 119 E. Seventh Street. **Attachment 2**

Staff Resources: Catherine Mahoney, Planning
Hannah Bromberger, City Engineering & Property Mgmt. - Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #16-20.

4. **M.R. #16-21: Proposal by Mecklenburg County to Acquire Land in the Lakewood Community for the Proposed Stewart Creek Stream Stabilization and Greenway Trail**

Background: Mecklenburg County Storm Water Services and Park and Recreation have partnered together to pursue acquisition of land in the Lakewood Community for a stream stabilization project (extends from the south side of I-85 to Tuckaseegee Road, approximately 2.5 miles) and a greenway trail along Stewart Creek (extends from State Street to I-85). **Attachment 3**

Staff Resources: Alberto Gonzalez, Planning
Katie Daughtry, County Asset & Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-21.

5. **M.R. #16-22: Proposal by Mecklenburg County to Acquire Flood Prone Structures on Emory Lane**

Background: Mecklenburg County's Storm Water Services Program proposes to acquire a flood prone property located at 4751 Emory Lane (Tax Parcel 163-083-10). The property is along a tributary to McMullen Creek and is improved with a single family dwelling. **Attachment 4**

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-22.

6. M.R. #16-23: Proposal by Mecklenburg County to Acquire Land for Back Creek Greenway and Park Property in Northeastern Mecklenburg County

Background: Mecklenburg County proposes to purchase approximately 29 acres of vacant land located between University City Boulevard and Interstate 485 (Tax Parcel 051-14-117) for greenway and neighborhood park purposes. **Attachment 5**

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-23.

7. M.R. #16-24: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of Clark's Creek Nature Preserve

Background: Mecklenburg County proposes to purchase approximately 3 acres of land located on Hucks Road (Tax Parcel 027-161-04) to expand Clark's Creek Nature Preserve. The property contains a single-family dwelling and outbuildings once used as part of a farming operation. **Attachment 6**

Staff Resources: Alberto Gonzalez, Planning
Jacqueline McNeil, County Asset & Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-24.

8. M.R. #16-25: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of McDowell Nature Preserve

Background: Mecklenburg County proposes to purchase approximately 10 acres of land located at 15416 York Road (Tax Parcel 199-452-14) to expand McDowell Nature Preserve. The property is improved with a single-family home and an outbuilding. **Attachment 7**

Staff Resources: Alberto Gonzalez, Planning
Jennifer Morell, County Asset & Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-25.

9. M.R. #16-26: Proposal by Mecklenburg County to Accept Donated Property Located on Plumleaf Drive

Background: Mecklenburg County Park and Recreation proposes to accept the donation of 0.18 acres of vacant land located on Plumleaf Drive in the Old Stone Crossing subdivision (Tax Parcel 051-202-84) adjacent to the future Back Creek Regional Park site. **Attachment 8**

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-26.

10. M.R. #16-27: Proposal by Mecklenburg County to Acquire Land on Craighead Road to Serve as a Buffer for the Solid Waste Recycling Center

Background: Mecklenburg County proposes to acquire approximately one acre of land located at 926 W. Craighead Road (Tax Parcel 087-041-08) to provide an enhanced buffer for the Recycling Center and to allow for construction of another vehicle access point from Craighead Road.

Attachment 9

Staff Resources: Amanda Vari and John Howard, Planning
Jennifer Morell, County Asset & Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-27.

11. Development Ordinance and Place Types Update

Background: The Committee will continue to discuss the Ordinance Rewrite and Place Types.

Staff Resources: Ed McKinney & Grant Meacci, Planning

Action Requested: For Committee discussion.

12. Adjourn

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, Deborah Ryan and Sam Spencer

Planning Staff Present: Scott Adams, Kathy Cornett, Laura Harmon, Gareth Johnson, Sonda Kennedy, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, Amanda Vari and Johnathan Wells

Other Staff Present: Jacqueline McNeil, County Asset and Facility Management and Peter Zeiler (County Economic Development Director)

Call to Order and Introductions

Planning Committee Vice-Chairperson Watkins called the meeting to order at 5:07 pm, welcomed those present and asked everyone to introduce themselves. Chairperson Nelson arrived and chaired the remainder of the meeting.

Approve April 19, 2016 Minutes

Commissioner Ryan asked who was supposed to work on the preamble because this item is not addressed in the minutes. Chairperson Nelson agreed and said the item was discussed at the work session and staff took the lead.

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Watkins to approve the March 15, 2016 minutes. The vote was unanimous to approve the minutes.

Mandatory Referrals

Chairperson asked the Committee if they would like to review any of the Mandatory Referrals in detail. Some of the commissioners voiced a desire to discuss M.R. #16-19.

M.R. #16-18: Proposal by the City of Charlotte to Use Two City-Owned Parcels Located on Albemarle Road for the New Charlotte-Mecklenburg Police Department (CMPD) Hickory Grove Division Station

The City of Charlotte proposes to construct a new CMPD Hickory Grove Division station on a 1.8 acre site located at 7023 Albemarle Road (Tax Parcel 109-171-11) and a 3 acre site located at 7035 Albemarle Road (Tax Parcel 109-171-12).

A motion was made by Commissioner Allen and seconded by Commissioner Ryan to approve by consent Planning staff's recommendations for M.R. #16-18. The vote was unanimous to approve staff's recommendations for M.R. #16-18.

M.R. #16-19: Proposal by Mecklenburg County, the City of Charlotte, and the Charlotte Housing Authority (CHA) to Exchange Property in the Midtown Area

Mecklenburg County, the City of Charlotte and the Charlotte Housing Authority propose to exchange several parcels of land located in the Midtown area north of Kenilworth Avenue and between Greenwood Cliff and Baxter Street to create a new street network and improve connectivity (auto, pedestrian, and bicycle).

Kent Main (Planning) gave an overview of the mandatory referral and explained the land being exchanged and how the improvements will benefit the area. He noted that the *Midtown, Morehead, Cherry Area Plan* (2012) anticipated these changes. Major changes include improved connectivity, a larger park and affordable housing.

Commissioner McClung stated that this item is significant because it is probably the first return of residential property since the promise was made to do this during urban renewal. He asked if the tree canopy will remain at the corner of the park. Ms. Jacqueline McNeil (County Asset and Facility Management) said that it will. He also asked about developing Baxter Street Park with affordable housing. Ms. McNeil stated that Charlotte Housing Authority has indicated that the property will be developed with affordable housing.

Commissioner Ryan asked if the tall buildings nearby are affordable housing. Mr. Main answered that it is affordable housing for seniors. Commissioner Ryan stated that she did not see any benefit to expanding the park and that it could be a detriment to the park because there are no buildings facing it. Commissioner McClung said that he has attended a number of events in Pearl Street Park. The park has limited parking and he can see expanding the park and adding more parking spaces.

Commissioner Spencer asked if there are plans for connections between Pearl Street Park and Little Sugaw Creek greenway. Ms. McNeil said not at this time. Peter Zeiler (County Economic Development Director) stated that there will be a multi-use path as a part of the greenway. Commissioner Fryday said because there will be more housing in the area, a bigger park is needed. Chairperson Nelson added that the goal has been to have more affordable housing in this area.

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Watkins to approve Planning staff's recommendation for M.R. #16-19. The vote was unanimous to approve staff's recommendation for M.R. #16-19.

Development Ordinance and Place Types Update

The Committee continued their discussion of the Development Ordinance Update and Place Types. Ed McKinney (Interim Planning Director) introduced Ms. Arista Strungys who is with Camiros, LTD, the planning and zoning firm that is assisting with the Ordinance Update. Mr. McKinney gave an update on the work that has been done since her last visit and an outline of the next phase of work, which is public engagement.

Ms. Strungys explained the purpose of the Community Character Manual, the foundation of the zoning ordinance. She also explained different approaches to the Ordinance Update and the benefit of a Unified Development Ordinance (UDO). A UDO defines every aspect of development. It allows you to look at streets and development activity. Ms. Strungys said that she has heard a lot about conditional rezonings in Charlotte-Mecklenburg. A UDO can provide tools to reduce reliance on conditional rezonings. She also explained the Place Types approach.

Commissioner Ryan commented that the space between sidewalks and buildings is vaguely regulated. She thinks this is a missed opportunity. She asked Ms. Strungys how to deal with aspirations. Ms. Strungys said that Place Types are a tool that can be utilized to address conditional rezonings. Commissioner Ryan stated that the Commission found that some of the regulations in the Transit Oriented Development Ordinance are weak and asked how that would be addressed. Ms. Strungys said this issue will be addressed during the Ordinance Update and further stated that Place Types are great as an organizing tool. Commissioner Fryday said that it is important to have support from neighborhoods.

Commissioner Spencer asked about tools that other major metropolitan cities use. Vice-Chair Watkins asked about hybrids that allow for creativity. Ms. Strungys agreed that architects and developers can be more creative. Commissioner McClung asked if the process is on schedule. Ms. Strungys answered yes.

Commissioner Ryan asked if healthy living will be addressed. Ms. Strungys said that it will be considered. Chairperson Nelson said that she is trying to understand the process and that it would be helpful to know that the Planning Committee's work is not in vain. Mr. McKinney said that staff is keeping track of the Committee's discussions. Commissioner Ryan asked how to deal with aspirational districts. She also said that TOD may not be suited for Place Types. Mr. McKinney said that the fundamentals of aspirations will be front and center during the process.

Chairperson Nelson asked if the Committee is aligned with Council on the process. Commissioner Spencer also commented about the need to know Council's position. Commissioner Ryan asked if City Council has bought into Place Types. Mr. McKinney said that he cannot speak for Council but they have received the same information as the Planning Commission. Chairperson Nelson wanted to know if a formal approval is needed. Mr. McKinney has explained to Council the scope of work which Council will approve. Commissioner Spencer asked if it would be helpful for the Committee to endorse and support this project. Mr. McKinney said absolutely. Commissioner Fryday asked if the presentation has been given to the Transportation and Planning Committee and City Council. Mr. McKinney said yes. Commissioner Ryan asked about the Advisory Committee membership and if the Committee can expand. Mr. McKinney said that he has the same question and that he will follow up on this question. Commissioner McClung asked who helps make the decisions and who has the final say in the process. Commissioner Fryday said that a roll-out committee would help all to understand and that there is a need for a technical advisor.

Chairperson Nelson then asked about area plans. Garet Johnson (Assistant Planning Director) explained that some policies will probably have to change with Place Types. Mr. McKinney added that the process of updating and adopting area plans will continue to be important.

Mr. Grant Meacci (Planning) presented information on Place Types. He shared a presentation that explains the vision of the primary and secondary form and patterns. He will review the methodology at next month's meeting. There should be new Place Type maps in December. Commissioner Ryan asked about the sidewalks and buildings. Vice-Chair Watkins asked if this will change the tax value on properties. Commissioner Fryday made comments about Place Types for different areas. He asked if University is a Place Type, Mr. Meacci answered that campus is broad enough that it could be an industrial, medical, research or other type of campus. Chairperson Nelson said the CONNECT maps are confusing but the Place Types and land use maps are easy to understand. Chairperson Nelson asked Mr. Meacci to share this information at the Planning Commission Work Session. Commissioner Ryan suggested moving Mr. Meacci up on the agenda since he is always getting bumped.

Adjourn: 7:08 p.m.

Submitted by: Hannah Bromberger, E&PM, Real Estate

Initiated by: Major Lisa Goelz, CMPD

MANDATORY REFERRAL-REPORT NO. 16-20
Proposed Use of City-Owned Property on W Sixth Street and
Acquisition of Property on W Fifth Street for the CMPD Central Division Station

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to use one City-owned parcel and to acquire an additional parcel for the construction of the Charlotte-Mecklenburg Police Department (CMPD) Central Division station, currently located in leased facilities at 119 E. 7th Street. The City-owned parcel, 725 W. 6th Street (parcel identification number 078-121-02), is 1.232 acres and is zoned UMUD (Uptown Mixed Use District) according to the Charlotte Zoning Ordinance. The second parcel (proposed for acquisition), 700 W. Fifth Street (parcel identification number 078-121-01), is 0.173 acres and is also zoned UMUD.

The proposed development would be a multi-story building allowing for potential City department co-locations. A structured parking deck will also be located on site, which will provide access to W. Fifth Street and W. Sixth Street.

These properties are surrounded on the north side by Elmwood Cemetery, on the southeast by the NCRR mainline railroad and NC Department of Transportation surface parking lots slated for eventual redevelopment and on the southwest by the Gateway Village development.

PROJECT JUSTIFICATION:

The City of Charlotte is believed to have acquired a portion of the City-owned parcel in 1864 and another small portion in 1923. This property was originally part of Elmwood Cemetery until West Fifth Street was constructed and separated this parcel from the rest of the Cemetery. In 1946, the parcel was leased to the federal government, which continued to lease it until the late 1980s. The federal government constructed a facility on the property, which served as a Naval and Marine Corps Reserve Training Center. After the federal government vacated the property, the building was demolished and all required environmental remediation was performed. Since demolition, the City has marketed the property several times unsuccessfully but has continued to retain the parcel in its inventory.

City Real Estate regularly assists CMPD in the search for property to house Division stations. These two parcels are located within the Central Division boundaries and, because one is a City-owned property, its use will reduce land acquisition costs.

Departmental polling for the two parcels was discussed at the May 4, 2016 Joint Use Task Force meeting.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In February 2010, CMPD adopted the Facilities Strategic Plan, which outlines division facility goals through 2025. In this plan, CMPD prioritized the transition from renting leased spaces to occupying City-owned facilities. This recommendation supports CMPD's objectives to be highly visible and accessible within the community, reduce operating costs, and accommodate future personnel growth. In an effort to achieve these goals and build permanent division stations, CMPD has phased Community Investment Plan (CIP) funding requests throughout the last six years. The Central Division received CIP funding for land acquisition and site construction in July 2015.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property falls within the boundaries of the *Charlotte Center City 2020 Vision Plan* (2011) which does not make a specific land use recommendation for the site. The plan, however, does encourage future development to contribute to the overall viability and livability of Center City. As part of Uptown, the property is zoned Uptown Mixed Use District (UMUD) and planned for a mix of high-density development. The proposed land use, as described, appears to meet the expectations of the *Center City 2020 Vision Plan*, therefore the intended use is considered consistent with the principles in the Plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the second parcel is anticipated to be completed in one year. Engineering & Property Management's Special Projects team estimates that construction will be completed within three years after acquisition.

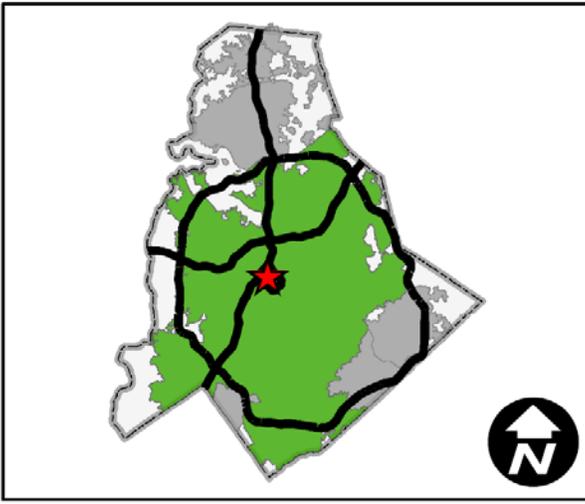
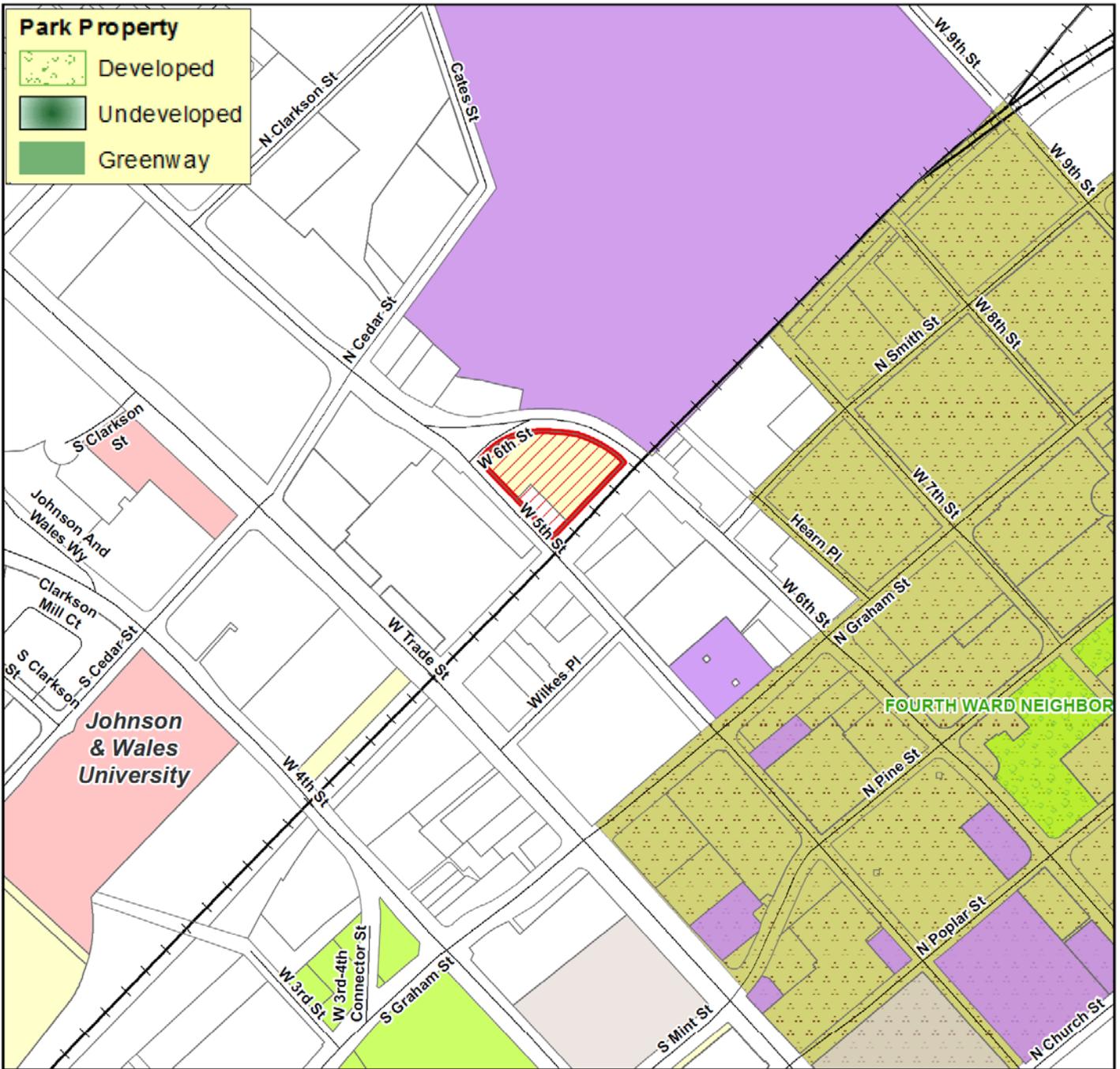
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and Solid Waste Services has been identified as a potential joint use partner on this multi-story police division facility. It has been determined that a storm water project that previously looked as though it had to cross the site can now be accommodated in the rights-of-way adjoining the site. No other joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 16-20

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

-  Mandatory Referral
-  County Property
-  City Property
-  Colleges
-  Historic Districts
-  Local Historic Landmark
-  National Historic Properties



Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: Jim Garges (Park and Recreation) & Tim Trautman (LUESA)

**MANDATORY REFERRAL-REPORT NO. 16-21
Proposed Stewart Creek Stream Stabilization and Greenway Acquisitions**

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services and Park and Recreation have partnered together to pursue acquisition of land in the Lakewood Community of Charlotte for purposes of conducting a stream stabilization project along Stewart Creek and eventually construction of a greenway trail along the path of the same creek. The project area for the stream stabilization starts on the south side of Interstate 85 in northwest Charlotte and ends at Tuckaseegee Road in West Charlotte and is approximately 2.5 miles in length. The greenway trail is envisioned to start at State Street and is anticipated to terminate at I-85 once it is designed and constructed at a future date. County Storm Water Services has been working with residents and is committed to completing creek improvements in the next few years.

There are 85 properties needed for the stream stabilization project, a subset of which will also be part of the future greenway trail construction project. Many of the properties are vacant, but some have businesses and homes on them. The County will be acquiring the properties needed for both the stream stabilization and greenway projects through fee simple and easement acquisition. Most of the fee simple acquisitions will be of vacant properties, with a few exceptions for structures that will be acquired through the County's floodplain buyout program (participation in this program is voluntary). Most of the improved properties will be acquired through easement and not requiring the removal of any structures. The properties are zoned R-4 (*Single Family Residential*), R-5 (*Single Family Residential*), R-8 (*Single Family Residential*), R-17MF (*Multi-family Residential*), I-2 (*General Industrial*) and I-2 (CD) (*General Industrial Conditional District*). The properties are primarily surrounded by residential and industrial uses with some commercial and recreational uses existing in the area as well.

PROJECT JUSTIFICATION:

The Stewart Creek Stream Stabilization Project aims to stabilize the banks along the creek to reduce sediment transport downstream. County Storm Water Services expects water quality improvements even though complete restoration of the creek is not possible due to physical constraints like utilities and buildings encroaching into the floodplain. The \$4.5 million project is under design and is scheduled to begin construction in summer of 2017.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. It is also consistent with the *County Park and Recreation Master Plan* which identifies Stewart Creek as a greenway corridor.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for the parcels is for greenway use as per the *Central District Plan* (adopted 1993). The project is also located within one of the Comprehensive Neighborhood Improvement Program (CNIP) areas, the West Trade / Rozzelles Ferry CNIP. One of the projects identified for that CNIP area is a street connectivity project that seeks to connect a number of local streets adjacent to and across the Stewart Creek Greenway and the Historic Savona Mill site.

PROJECT IMPACT:

Once complete, the Stewart Creek Stream Stabilization project will improve water quality in Stewart Creek. The Stewart Creek Greenway project will connect users to several park facilities in the area as well as existing sections of Stewart Creek Greenway further south that connect users to Uptown.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be complete by early 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

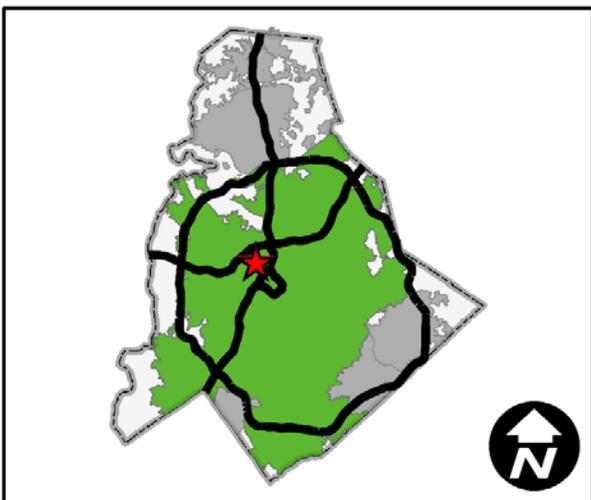
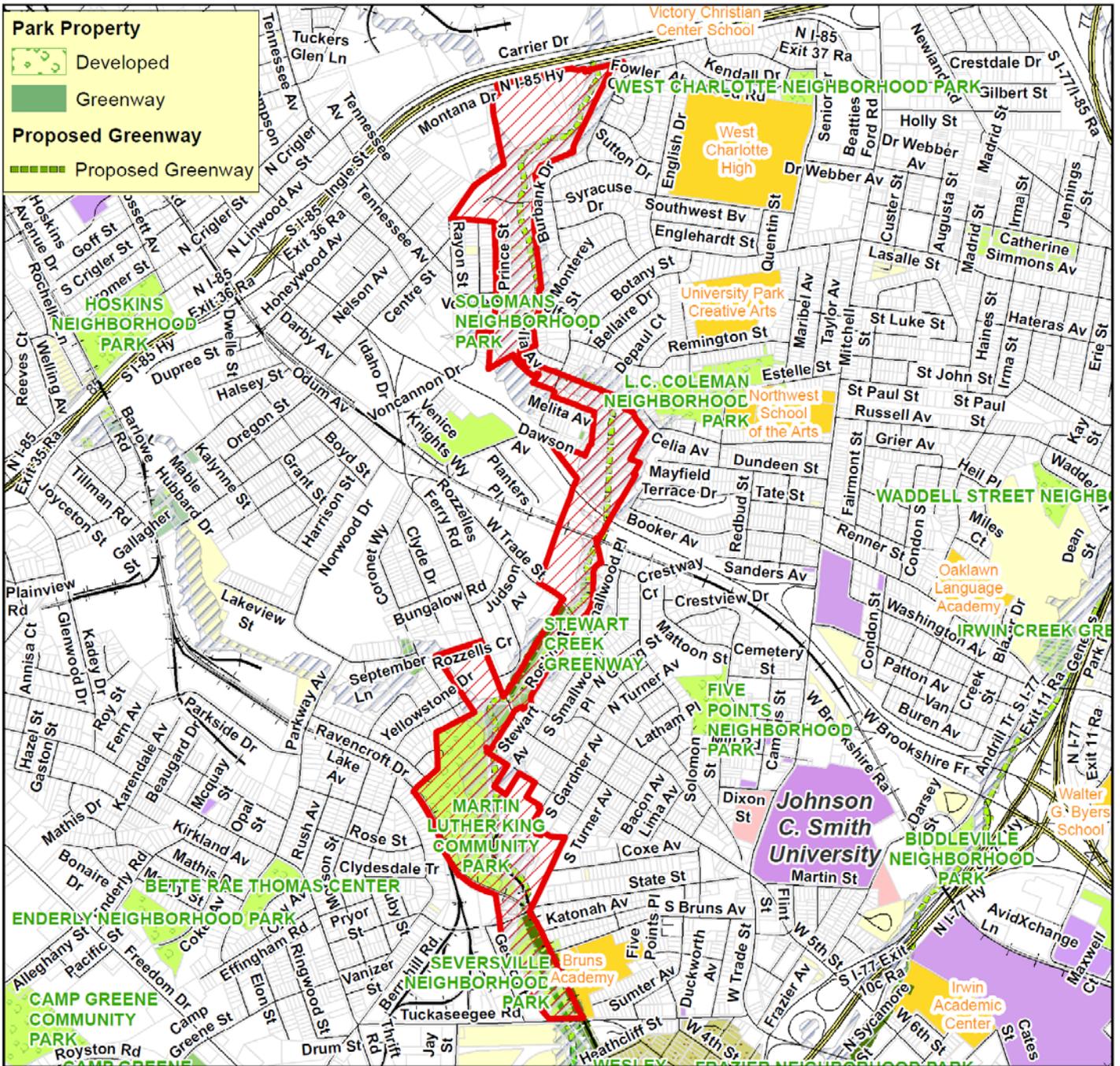
The Joint Use Task Force reviewed this matter at their June 1, 2016 meeting and provided comments regarding coordination with the proposed CNIP projects, and possible joint use opportunities with a number of public facilities along the future Greenway.

PLANNING STAFF RECOMMENDATION:

Charlotte-Mecklenburg Planning Department staff recommends approval of the proposed land acquisitions.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Alberto Gonzalez



Mandatory Referral 16-21

Initiated by: County Park & Recreation

Submitted by: Asset & Facility Mangement

- Mandatory Referral
- FEMA 100 Year Floodplain
- Colleges
- Local Historic Landmark
- City Property
- County Property
- Schools
- Historic Districts



Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: David Love, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 16-22

Proposed Acquisition by Mecklenburg County of Flood Prone Structures on Emory Lane in Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire a flood prone property located at 4751 Emory Lane, Charlotte (Tax Parcel 163-083-10). The property is along a tributary to McMullen Creek, and is improved with a single family dwelling. This flood prone property is subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of this property, with a portion being reimbursed by City Storm Water Services. The owner has expressed a willingness to participate in the program. Participation is voluntary.

The property is located within a single family residential development and is zoned R-3 single family residential under the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The proposed acquisition is intended to eliminate potential future losses by removing the improvements.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of this specific parcel for acquisition is supported by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The South District Plan (adopted 1993) recommends a future greenway for PID 163-083-10. However, Mecklenburg County Park and Recreation does not include the parcel within their *Greenway Master Plan*. The proposed use for open space is considered consistent with the adopted Plan; however it will be used for floodplain management rather than a future greenway connection.

PROJECT IMPACT:

Acquisition of this parcel will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The purpose of this acquisition is the protection of life and property. Additionally, Storm Water Services has worked with the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department to provide training opportunities for police and fire personnel prior to the demolition of the structures. Removal of the structure will result in significant cost savings for the City Storm Water Services Water Oak Storm Drain Improvement Project.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property by Summer 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

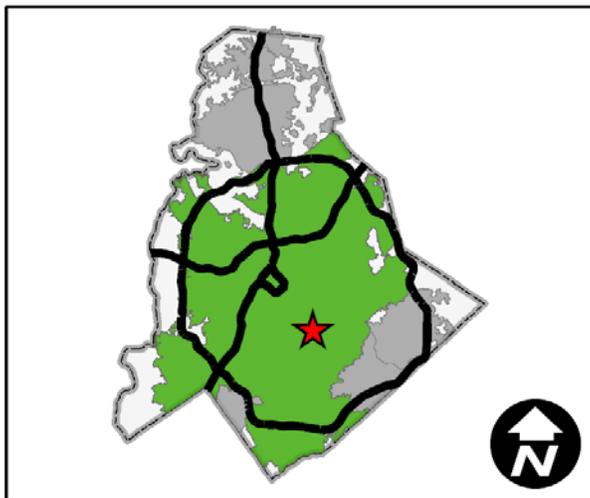
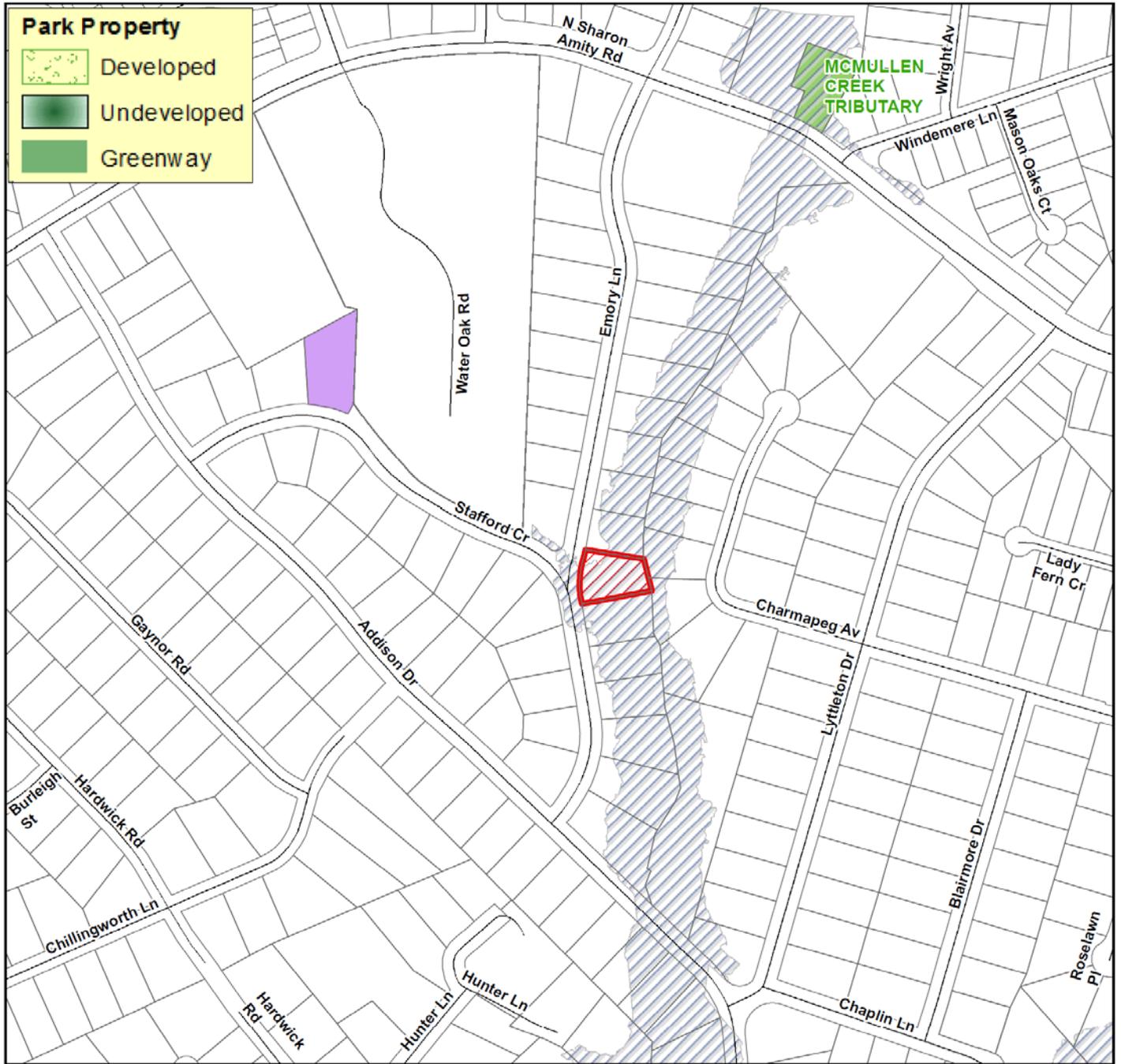
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the property for storm water management.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Amanda Vari



Mandatory Referral 16-22

Initiated by: County Storm Water Services

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- Local Historic Landmark
- FEMA 100 Year Floodplain



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

MANDATORY REFERRAL-REPORT NO. 16-23

Proposed Acquisition of Back Creek Greenway and Park Property in Northeastern Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcels 051-14-117 (approximately 29.12 acres) for greenway and neighborhood park purposes. The property is located between University City Blvd and Interstate 485 in unincorporated Mecklenburg County, and is zoned I-2 (industrial) under the City of Charlotte's zoning ordinance. The property is vacant and has floodplain along its southern boundary.

The property is bounded by County-owned floodplain property to the south (paralleling Back Creek) and vacant property to the west, north and east. A Charlotte Water treatment facility is located immediately to the east of the property, which has frontage on Caldwell Park Drive.

PROJECT JUSTIFICATION:

Adding this property to its portfolio will allow Park and Recreation to use the site for the greenway system as well as a neighborhood park. Back Creek runs along the southeastern portion of the property and the department envisions using this area of the property for greenway and biking trails. The upper portion of the property will likely be used for a neighborhood park and other amenities associated with the greenway such as parking. Acquisition of this property would help fulfill Park and Recreation goals of increasing park amenities and greenways throughout the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *Parks and Recreation Master Plan* which encourages the expansion and construction of greenway trails and neighborhood parks. This project is also consistent with the County's goals of increasing water quality and minimizing hazards by reducing development in the floodplain, increasing greenway trails and open space, and providing greater recreational opportunities for County residents. Additionally, citizens within the County ranked providing more greenway trails and connections as their top recreation need.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Rocky River Area Plan* (adopted 2006) recommends use for a greenway along the southern boundary of the property (generally within the floodplain) and warehouse/distribution uses for the remainder of the site. Specific locations for future parks are not typically identified in district or area plans but are generally considered to be compatible with surrounding uses. The use of this property for a greenway is therefore consistent with the Plan's land use recommendation, although use of the remainder of the property for a park is not consistent, although park use is compatible with the surrounding area.

PROJECT IMPACT:

The project will allow Park & Recreation to meet its goals of increasing the amount of open space and add additional amenities available to County residents for parks, greenway and open space. The project will enhance park options for nearby residents and greenway access as well as provide on-site parking for Back Creek Greenway. Acquisition of this property will also allow the County to continue assembling parcels for future construction of this stretch of Back Creek Greenway.

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 fall 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

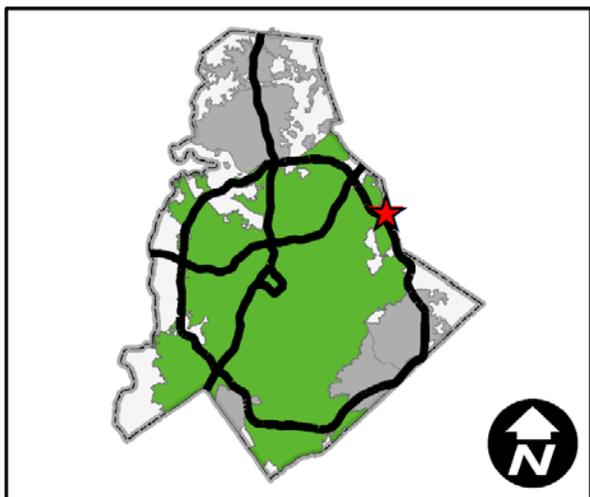
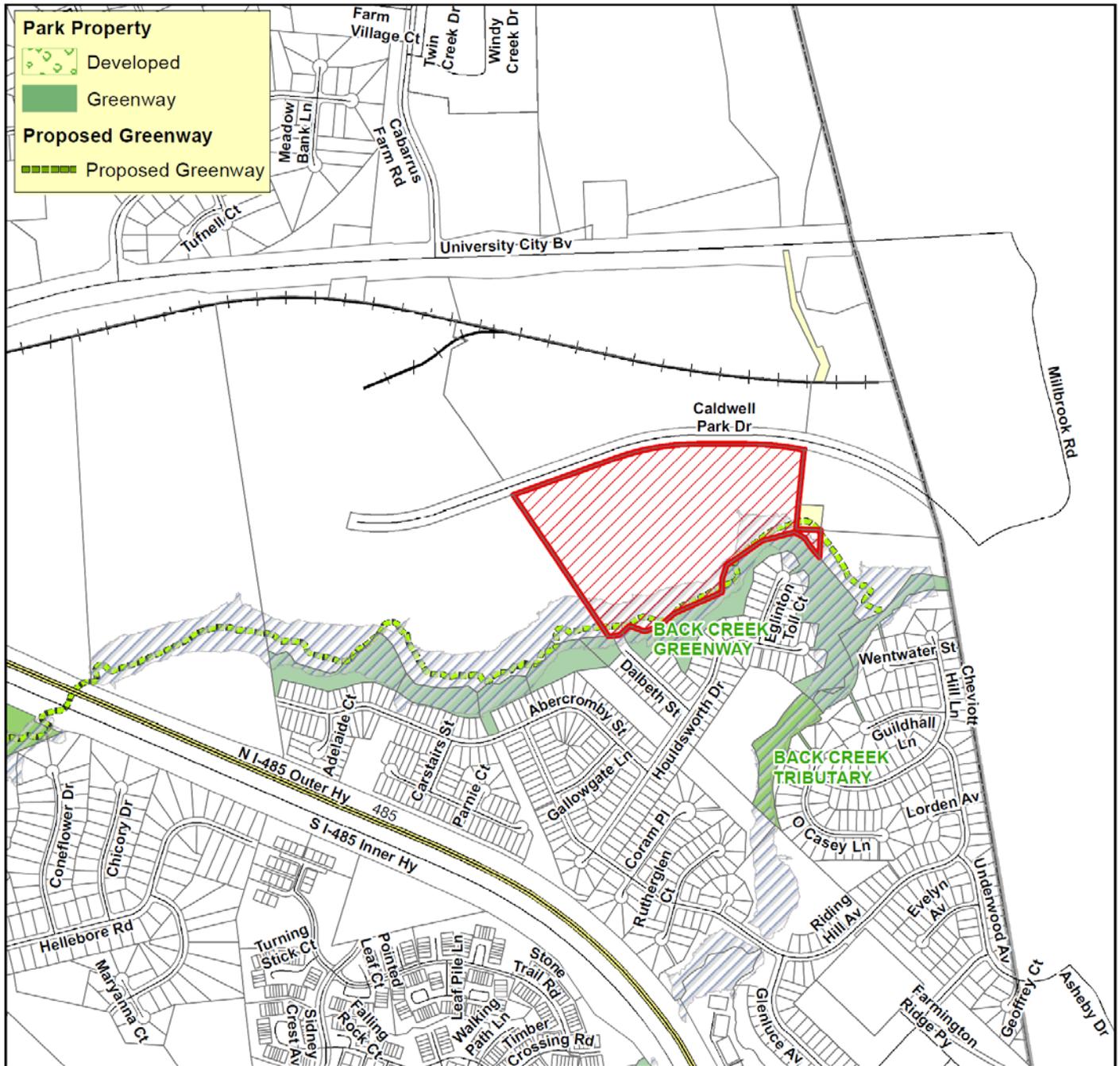
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no joint use comments, although it was noted that this parcel has limited development potential given its vehicular inaccessibility, making park development a suitable land use.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the property to serve as a future greenway and park.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Amanda Vari



Mandatory Referral 16-23

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

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



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

MANDATORY REFERRAL-REPORT NO. 16-24
Proposed Clark's Creek Nature Preserve Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcel 027-161-04 (approximately 2.81 acres) to expand Clark's Creek Nature Preserve. The property fronts onto Hucks Road in the northeast portion of the City of Charlotte. The property contains a single-family dwelling and outbuildings once used as part of farming operation. Under the City of Charlotte's zoning ordinance the properties are zoned R-4, single family residential.

The parcel is located in a largely rural area with single family homes to the east and a school to the south.

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 takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the County's *Park and Recreation Master Plan*. In that plan, citizens within the County identified greenways as their top recreation desire. The Master Plan also identified a need for the protection and preservation of sensitive natural animal and plant habitats. Acquisition of this property accomplishes that goal.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property is recommended as part of the *Prosperity Hucks Area Plan* (adopted 2015) for residential land uses up to four dwelling units per acre. Park and open space uses are generally considered compatible uses with residential neighborhoods.

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 fall 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park and Recreation

MANDATORY REFERRAL REPORT NO. 16-25
Proposed Expansion of McDowell Nature Preserve

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire tax parcel 199-452-14 located at 15416 York Road in the City of Charlotte's extraterritorial jurisdiction. The property is +/- 9.88 acres and is located adjacent to Mecklenburg County Park & Recreation's McDowell Nature Preserve. The property is improved with a single-family home and an outbuilding. The home is currently vacant and the heirs of the property owner are interested in selling the property. The property is zoned R-3 – single family residential - according to the City of Charlotte Zoning Ordinance with residential and recreation as surrounding land uses.

The intent of the proposed acquisition is to expand the Nature Preserve.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to McDowell Nature Preserve. Acquisition of this property allows the County to preserve open space, increase wildlife habitat protection and water quality protection. It also provides additional buffer for the existing nature preserve along York Road.

According to the Natural Resources report conducted on the property, the forested acreage is high quality with mature hardwoods. Larger canopy trees have a diameter-at-breast-height between 15 to 25 inches, but several larger trees were observed during a site visit. Additionally, the Northern Dusky Salamander was observed during the site visit.

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.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Steele Creek Area Plan* (adopted 2012) has a future land use recommendation of up to 4 dwelling units per acres for this parcel and the surrounding Wedge neighborhood. The McDowell Nature Preserve is recommended for park open space, and considered a compatible use with residential uses.

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

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete in fiscal year 2017.

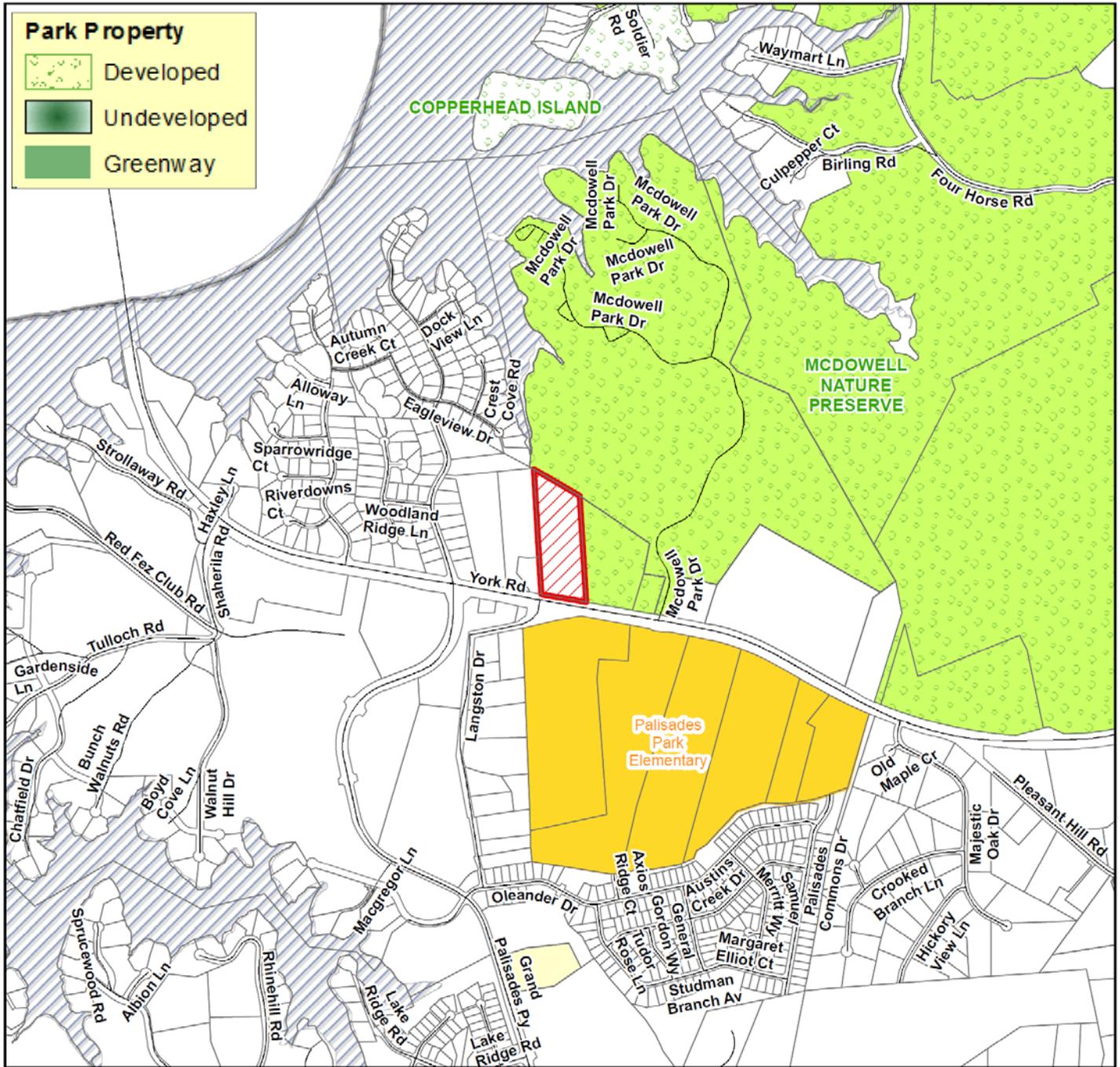
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

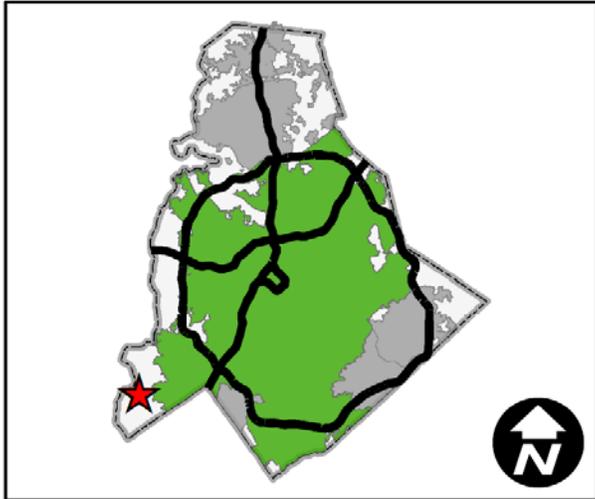
Charlotte-Mecklenburg Planning Department staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Park Property

-  Developed
-  Undeveloped
-  Greenway



Mandatory Referral 16-25

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

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



Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park and Recreation

MANDATORY REFERRAL REPORT NO. 16-26
Proposed Acceptance of Donated Property on Plumleaf Drive

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 051-202-84 located on Plumleaf Drive in the Old Stone Crossing subdivision in the City of Charlotte. The vacant property is ± .182 acres and is located adjacent to future Back Creek Regional Park. The property is zoned MX-1 (mixed use) according to the City of Charlotte Zoning Ordinance and the surrounding land use is residential to the north and east, and undeveloped parkland to the south and west.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to future Back Creek Regional Park. Acceptance of this donation would allow for a potential pedestrian entrance to the park from this location at the end of a cul-de-sac as well as increase the buffer for this park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the *County's Park & Recreation Master Plan* to serve more County residents by filling in gaps identified in the Facility/Amenity Needs Assessment. Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for future Back Creek Regional Park while increasing accessibility to the park facility.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Rocky River Area Plan* (2006) recommends single family residential uses up to four units per acre for PID 051-202-84. Specific locations for future parks are not always identified in area plans but are generally considered to be compatible with surrounding uses (particularly residential areas). While the use of the property for park expansion and to provide pedestrian access to the facility is not specifically consistent with the *Rocky River Area Plan* land use recommendation, it is compatible with the surrounding area.

PROJECT IMPACT:

Acceptance of this donation would allow for a potential pedestrian entrance to this area of the park as well as increase park buffer.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the second quarter of fiscal year 2017.

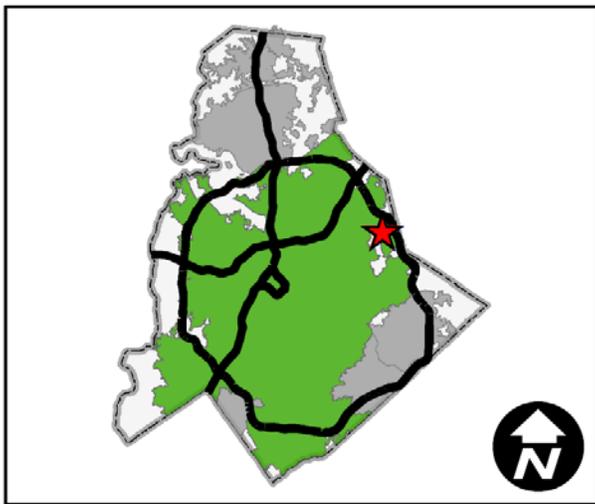
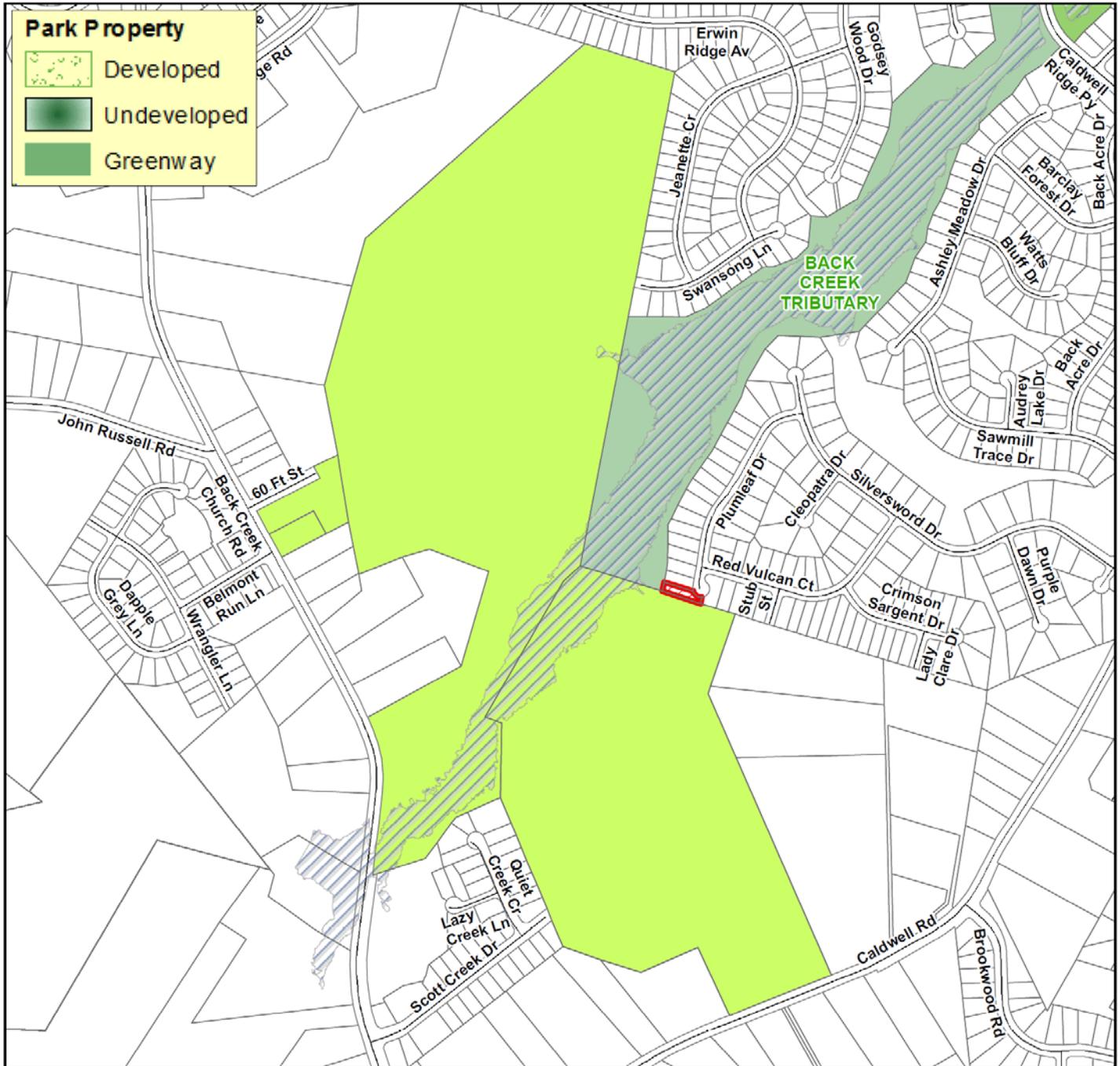
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the property.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 16-26

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

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Joe Hack, Mecklenburg County Solid Waste Services

MANDATORY REFERRAL REPORT NO. 16-27
Proposed Acquisition of Land on Craighead Road to Serve as Solid Waste Recycling Center Buffer

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire tax parcel 087-041-08 located at 926 W. Craighead Road in the City of Charlotte. The property is +/- 1 acre and is located immediately south of Mecklenburg County's Solid Waste Recycling Center located at 1007 Amble Road. The property is zoned I-1 (industrial) according to the City of Charlotte Zoning Ordinance. There are industrial uses immediately surrounding the parcel with some residential uses slightly east of this parcel along W. Craighead Road. The site also adjoins Little Sugar Creek. POLARIS and Virtual Charlotte records indicate that the property – although unimproved with structures – is the site of the historic Center Grove AME Zion Church cemetery. The purpose of the proposed acquisition is to provide an enhanced buffer for the Recycling Center and to allow for construction of another vehicle access to the County facility directly from Craighead Road.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to Mecklenburg County's Solid Waste Recycling Center. This property will maintain a facility buffer and allow for the potential construction of another access from Craighead to the Recycling Center to better manage traffic flow and allow for better emergency access.

Given the site's status as a cemetery, the County will take all due precautions and follow established protocols to the greatest extent possible.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The property acquisition consistent the *Mecklenburg County Solid Waste Management Plan* which in part requires Mecklenburg County to maintain adequate facilities for solid waste management.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends a greenway along the eastern property line and industrial uses for the remainder of the site. The proposed use for access and buffer associated with Mecklenburg County's Solid Waste Recycling Center is consistent with the adopted plan.

PROJECT IMPACT:

This property is to be utilized as buffer and for a potential road extension. It does not affect any other known public projects in this area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is no known relationship to any other public or private project.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete in fiscal year 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

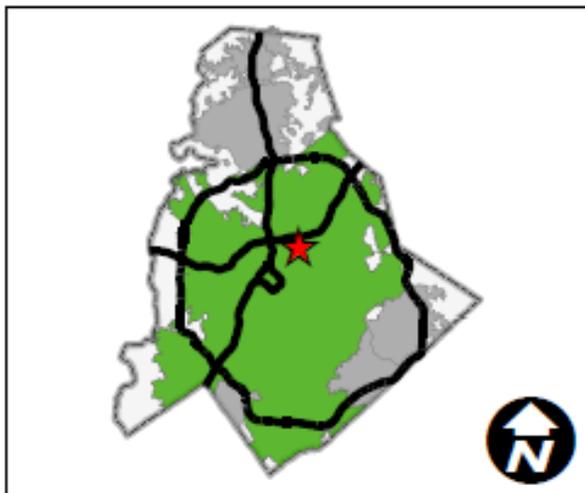
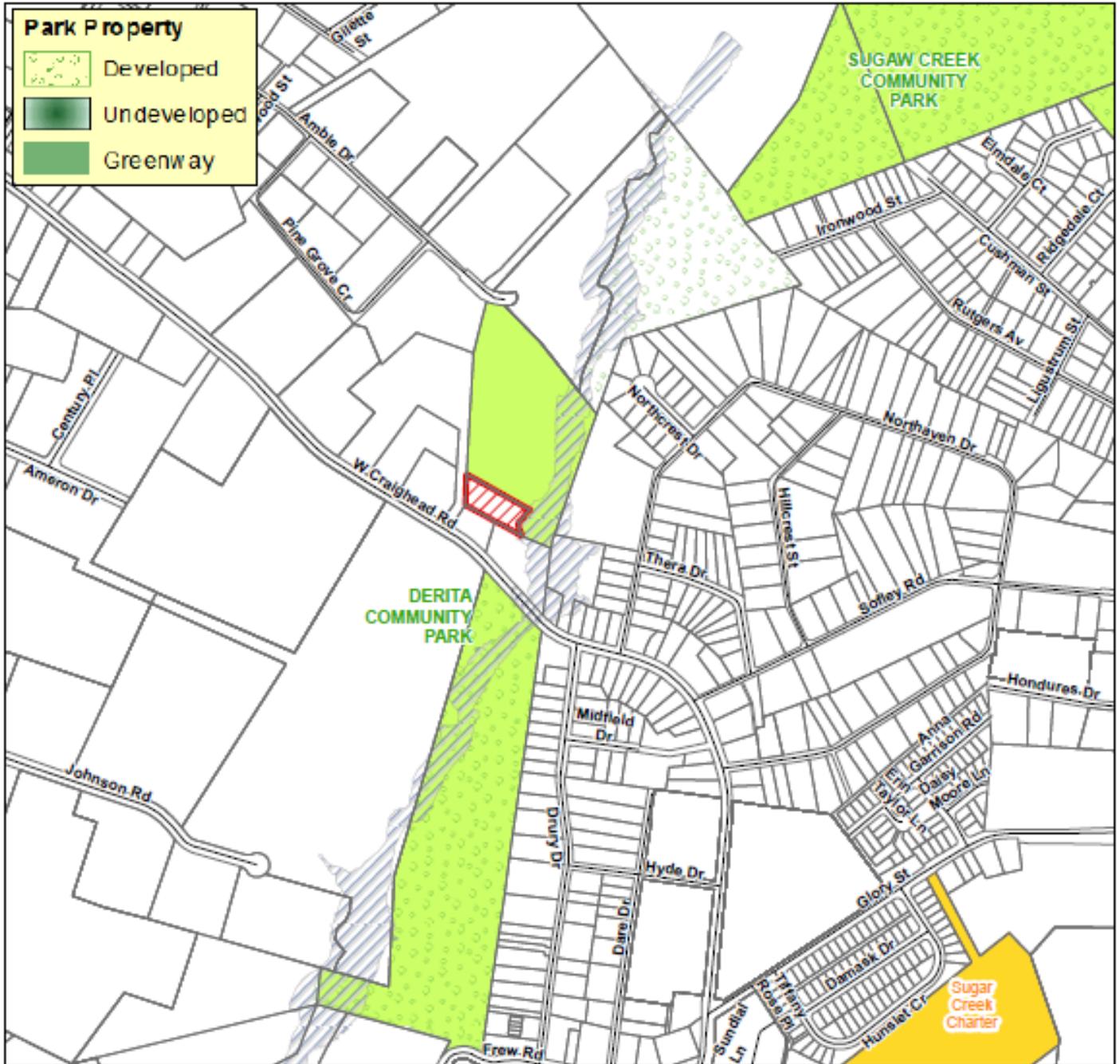
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and County staff reported that they are working with Stuart Gray in delineating locations of graves, many of which have been reportedly "disinterred" (disturbed). The primary purpose of the property now is to function as a buffer between the recycling facility and adjoining properties, with the possibility of constructing a road across the western edge of the property (and another property which the County does not currently control). Graves are not to be disturbed. Joint Use Task Force provided no joint use comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the land, but advises that the North Carolina State Statutes pertaining to the subject site in Chapter 65 be adhered to and that the Cemetery Supervisor with the City of Charlotte be consulted prior to any construction activity in order to protect gravesites.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resources: Amanda Vari and John Howard



Mandatory Referral 16-27

Initiated by: County Park & Recreation

Submitted by: Asset & Facility Management

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

