

Planning Committee Agenda Packet

October 18, 2016 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

October 18, 2016 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. **Call to Order and Introductions**
2. **Approve September 20, 2016 Minutes. *Attachment 1***
3. **Public Comment on the draft *North Tryon Vision Plan***

Background: As a part of the official plan adoption process, the Charlotte-Mecklenburg Planning Commission will receive public comment on the draft *North Tryon Vision Plan*. This Plan builds upon the *2020 Center City Vision Plan* and establishes a vision to catalyze and sustain growth and development in this area of Charlotte's uptown. The planning process began in late summer of 2014 and concluded in fall of 2015, led by Charlotte Center City Partners, the Foundation for the Carolinas and the Planning Department. The Plan is available digitally at www.northtryon.org.

Staff Resource: Grant Meacci, Planning

Action Requested: Receive public comment on the draft *North Tryon Vision Plan*

4. **Review of the Mandatory Referral Process (10 Minutes)**

Background: Staff will provide an overview of the mandatory referral process.

Staff Resource: Garet Johnson, Planning

Action Requested: None, for information only.

5. **M.R. #16-28: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sell Surplus Property Located on Prince Hall Avenue (Double Oaks Pre-K School Building) in the Double Oaks Neighborhood**

Background: CMS proposes to sell 11 acres of land located at 1326 Prince Hall Avenue (Tax Parcel 075-105-29). The current tenant is Zechariah Alexander SR Lodge #833, P.H.A. ***Attachment 2***

Staff Resources: Jonathan Wells, Planning
Peggy Hey, Ex. Director, CMS - Facility Planning & Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-28.

6. M.R. #16-30: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sell Surplus Property Located on S. Torrence Street (Morgan School) in the Cherry Neighborhood

Background: CMS proposes to sell one acre of land located at 510 S. Torrence Street (Tax Parcel 125-225-02). The property is presently used for a school. The current tenant is the Community Charter School. **Attachment 3**

Staff Resources: Jonathan Wells, Planning
Peggy Hey, Ex. Director, CMS - Facility Planning & Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-30.

7. Strategic Priorities Discussion

a. Unified Development Ordinance & Place Type 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.

b. Retreat Follow-up

Background: The Committee will discuss the next steps for other strategic priorities identified at the retreat such as the Livable City Policy amendment.

Action Requested: For Committee discussion.

8. Adjourn

Attendance

Commissioners Present: Planning Commission Chairperson Tony Lathrop, Planning Committee Chairperson Mike Sullivan, Planning Committee Vice-Chairperson John Fryday and Commissioners Bolyn McClung, John Ham, Dionne Nelson and Deborah Ryan

Commissioner Absent: Commissioner Elizabeth McMillan

Planning Staff Present: Scott Adams, Kathy Cornett, Alberto Gonzalez, Garet Johnson, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, Amanda Vari and Bryman Suttle

Other Staff Present: Cheryl Myers, Center City Partners and Frank Blair, Charlotte Mecklenburg Library

Call to Order and Introductions

Planning Committee Chairperson Sullivan called the meeting to order at 5:15 pm, welcomed those present and asked everyone to introduce themselves.

Planning Committee Chairperson Sullivan asked if there were any changes to the minutes. Vice-Chairperson Fryday stated that there are two changes that need to be made to the minutes. Page 7 of the minutes states that Vice-Chairperson Fryday asked for a report from Ed McKinney (Planning) from REBIC, he clarified that he did not say that and asked for that statement to be removed from the minutes. Secondly, Vice-Chairperson Fryday asked that the minutes include the following: when we were leaving the meeting, Mr. Meacci said he would meet with Vice-Chairperson Fryday and Commissioner Ryan on the homework assignment because there was not enough time to go over it.

Approve July 19, 2016 Minutes

A motion was made by Commissioner Nelson and seconded by Vice-Chairperson Fryday to approve the July 19, 2016 minutes with the revisions made by Vice Chairperson Fryday. The vote was unanimous to approve the minutes.

Mandatory Referrals

Commissioner McClung asked for a presentation on M.R. #16-38. He stated that a lot of good information was presented on this mandatory referral at the Joint Use Task Force (JUTF) meeting.

M.R. #16-39: Proposal by the City Of Charlotte's Engineering and Property Management Department (E&PM) to Acquire Property in the Hickory Grove Area for Tree Canopy Preservation

Background: E&PM proposes to acquire approximately 23 acres of land located near Robinson Church and Plott roads adjacent to Reedy Creek Greenway (Tax Parcel 108-071-15) for tree canopy preservation.

M.R. #16-40: Proposal by Mecklenburg County to Acquire Land Located on Lake Drive for Nature Preserve Expansion

Background: The County proposes to acquire three parcels totaling approximately 2.5 acres (Tax Parcels 031-471-10, 031-472-07 & 09) located on Lake Drive near the Catawba River in Charlotte's ETJ to provide park and nature preserve amenities to this area of the County. These properties are located within the FEMA floodplain.

A motion was made by Commissioner McClung and seconded by Vice-Chairperson Fryday to approve by consent Planning staff's recommendations for M.R. #16-39 and M.R. #16-40. The vote was unanimous to approve staff's recommendations for these mandatory referrals.

M.R. #16-38: Proposal by Charlotte Area Transit System (CATS) to Purchase Property from NCDOT for the Charlotte Gateway Station (CGS) Project

Background: CATS proposes to purchase 12 parcels totaling approximately 3 acres bounded by Norfolk Southern Railroad, W. Trade, South Graham and W. Fourth streets (see mandatory referral for tax parcel numbers). The CGS project will include future transportation services such as intercity passenger rail (Amtrak), regional rail, intercity and local bus, City LYNX Gold Line, taxi, car-sharing, bicycle and pedestrian linkages. The City of Charlotte and the North Carolina Department of Transportation (NCDOT) are jointly implementing the CGS.

Catherine Mahoney, Planning staff explained this proposal in detail. This parcel is owned by NCDOT and is currently used for parking. The proposed acquisition of this property would allow CATS to proceed with the planning, construction and design of the new station.

The *Charlotte Center City 2020 Vision Plan* (2011) does not provide a specific land use recommendation for the property. However, the property is zoned Uptown Mixed Use District (UMUD) and is envisioned as a high density mixed use area. The concept of the CGS meets the expectations of the *Plan*; therefore, the intended use is considered consistent with the principles of the *Plan*. Planning staff recommends approval of the proposal.

In response to Commissioner McClung's reference to the presentation at the JUTF meeting, Tina Votaw (CATS) stated she can share some of the information that was presented. Ms. Votaw gave a detailed overview of the project. Click [here](#) to view the presentation.

Ms. Votaw gave an overall description of the project; cost and timeline for phase one. She explained the multi-modal project which historically has been acknowledged in many adopted plans and policies. She further explained the purpose of the CGS and stated that plans for the station involve moving AMTRAK from North Tryon Street to the downtown area.

She explained the objective of this project is to improve the regional and local transportation system and services as well as leverage publicly controlled property to facilitate further economic development. She summarized the need to purchase Block C.

Ms. Votaw stated that this project has momentum now because of a \$25,000,000 TIGER grant for construction of the project. She further explained the current rail system that operates along the southeast corridor.

The State has spent millions of dollars purchasing right-of-way that was shown in green on Ms. Votaw's map (click link below to view attached presentation which includes the map). This right-of-way was purchased because the space was needed to build two tracks for Amtrak to get from their current location to downtown.

Commissioner Ryan asked what happens if you can't buy Greyhound. Ms. Votaw replied that the state can use eminent domain. She stated that the Greyhound property is needed for the track alignment. Commissioner Ryan asked if there is a precedent for using eminent domain to acquire land for stations. Ms. Votaw replied yes and added that the land is also needed for tracks. Commissioner Ryan stated that she is concerned about spending this money and not being able to purchase Greyhound. Ms. Votaw stated that staff will try to work with them and would like to include them in the project.

Commissioner Ham asked if staff has given consideration to parking. Ms. Votaw answered that is a part of the station area planning.

A motion was made by Commissioner McClung and seconded by Commissioner Nelson to recommend approval by consent of Planning staff's recommendation for MR #16-38. The vote was unanimous to approve staff's recommendations for MR #16-38.

Commissioner Ryan commented on M.R. #16-39 which is a proposal to acquire property in the Hickory Grove area for tree canopy preservation. She viewed the site, which is heavily wooded, on Google Earth and she recommends that we think about saving trees where people live relative to the Livable City Policy Statement.

North Tryon Vision Plan

Background: The 2020 Center City Vision Plan identified the North Tryon area in Uptown as a focus area for further planning and development. The plan is available at www.northtryon.org

Mr. Meacci stated this planning process started two years ago and this is the beginning of the plan adoption process. Charlotte Center City Partners and the Foundation for the Carolinas led this planning effort to establish a vision to catalyze and implement growth and development in this area of uptown.

Mr. Meacci introduced Cheryl Myers, Center City Partners, Senior Vice-President for Planning & Development, to talk about the process. Ms. Myers thanked everyone for taking the time to receive information on a very exciting initiative that she thinks has the potential to transform Charlotte for years to come. Click [here](#) to view Ms. Myers' presentation.

Ms. Myers stated that 19 partner organizations located in the North Tryon area formed the Steering Committee. She said this civic planning partnership has been especially robust and rich in diversity. Participants made a financial and a human resources commitment to the process. She said having such broad and diverse support from many great institutions and partners, will help ensure implementation of the plan. She expressed her appreciation to Mr. McKinney and Mr. Meacci for their time, their expertise and their leadership during the planning process.

The plan area covers over 60 acres with two primary land owners, Mecklenburg County and Levine Properties. A unique feature of the study area is how Seventh Street connects ten cultural institutions and amenities - Fourth Ward Park, Discovery Place, Spirit Square, the main Library, Levine Museum of the New South, Seventh Street Public Market, Imaginon, First Ward Park, UNC-Charlotte and Fourth Ward Recreation Center.

There is great momentum occurring in the North Tryon area. First Ward Park opened in December, the Blue Line Extension will open in August of next year, Sky House One is open and Sky House Two opens next year. Daniel Levine's Tenth Street Development is under construction and the Carolina Theatre redevelopment project will begin soon.

The plan established goals around six priority areas:

1. Work – Jobs & Economic Vitality
2. Live – Diverse and Inclusive Neighborhood
3. Make – Creative & Flexible Design
4. Play – Curated & Spontaneous Experience & Programming
5. Learn – Learning Laboratory
6. Engage- Civic Participation & Engagement

Four primary catalyst sites were identified for redevelopment. The plan recommends more detailed planning for each site.

1. A site that combines the library, Spirit Square, Carolina Theatre and Discovery Place.
2. The Hall House and Bank of America
3. The Hal Marshall Building, which is owned by the County is located on 16 acres.
4. The Levine property is over 31 acres.

The Steering Committee identified the five top strategies to implement this plan.

1. Implementation organization
2. Interim programming & activation
 - Underutilized & vacant space
3. Coordinated, shared district parking strategy
4. Plan for affordable housing
5. Lighting & public art

Commissioner McClung said he noticed that Charlotte-Mecklenburg Schools (CMS) is not a participant and First Ward Elementary School is cut off of the map. Ms. Myers stated that each partner contributed financially and the reason that First Ward Elementary School appears to be cut out is because it is on the edge of the Levine property.

Commissioner McClung said many years ago uptown was projected to have a high school and asked if that has been considered. Ms. Myers said she thinks that needs to be considered. He asked if the people who are projected to move into these places will have children in elementary school. Ms. Myers answered that she thinks that as the Hal Marshall site is developed and even the Levine site, consideration needs to be given to schools. Commissioner McClung suggested that CMS be approached about this plan because the schools have so much going on.

Commissioner Nelson asked about the next steps. Ms. Myers said the Steering Committee would like for City Council and the Board of County Commissioners to adopt the plan. They would also like to set up an implementation committee that includes the City and the County. Bank of America has offered to lead the implementation process.

Commissioner Nelson asked how the plan fits with the Unified Development Ordinance (UDO). Mr. Meacci replied that some of the elements of this plan such as building heights and massing should be considered for the UDO design standards.

Commissioner Nelson asked if the idea of a pedestrian street or pedestrian corridor that would be closed to traditional traffic survived this process. Ms. Myers replied that Commissioner Nelson may be referring to Seventh Street. This street has a lot of institutions that are inwardly focused. The plan recommends that future development focus outwardly to allow the community to interact with them from the street. There is not a recommendation to permanently close Seventh Street.

Vice-Chairperson Fryday asked why a new Tenth Street. Ms. Myers replied it completes the grid. Vice-Chairperson Fryday asked about plans for a new Spirit Square and restoring the McGlohon Theatre. Ms. Myers replied Spirit Square, which is managed by the Blumenthal Performing Arts Center, and the Library are working together to decide how Spirit Square programming will be repositioned. It may be a part of the new Library. She clarified that there may be an open space called Spirit Square. The McGlohon Theatre remains and does need to be restored. Vice-Chairperson Fryday asked is the Carolina Theatre no longer a theater. Ms. Myers answered yes it is.

Mr. McKinney shared the next steps in the process which are to continue the review process with the Planning Commission and ultimately go to City Council for adoption of the plan. Next month, the Committee will receive public comment on the draft plan and the Committee will be asked to make a recommendation on the plan. The plan will also go to Transportation and Planning Committee. City Council will receive public comment and will be asked to adopt the plan later this fall.

Commissioner Ryan stated that this is an excellent plan; however, she is concerned about how urban design gets enforced. Mr. Meacci said the adopted plan gives staff leverage to apply specifics to the plan review process.

South End Vision & Strategic Plan

Click [here](#) for the *South End Vision & Strategic Plan* presentation. Mr. Meacci gave an overview of the planning process for South End. He stated that it is a partnership between Center City Partners and the Planning Department. The Committee will be asked to recommend City Council adopt the plan eight months from now.

The first kick off meeting is scheduled for October 20th. Mr. Meacci encouraged Committee members to attend that meeting. He stated that the plan is to complete the project in eight months. One of the elements we will get out of this is a great vision. It will give the picture of how development will happen and what the street life will be. Another element that will come out of this is some specific design standards.

Planning Commission Chairperson Lathrop asked if this will help inform the community character manual. Mr. Meacci answered yes, the great thing about doing this study now is because the community character manual, place types and UDO conversations are happening.,

Commissioner Nelson asked if this will impact when the UDO will be finalized. Mr. McKinney answered that it has been designed to be a concurrent piece of work that will concurrently inform the UDO.

Vice-Chairperson Fryday asked how CDOT's study of South Boulevard folds into this and if Wilmore and Dilworth will be included. Mr. Meacci said the study of those two corridors is focused on safety and connectivity. The good news is the consultant started before us so we can incorporate those elements into this study and potentially enhance them. Their work will influence this plan and ideas that come out of this plan may update the corridor study.

Planning Committee Chairperson Sullivan asked about the maintenance yard. Mr. Meacci said it is a state project for the area north of Summit Street that is funded through phase one.

Commissioner Nelson stated that the area has a substantial rental population and asked if staff has given any thought on how to involve the people that live there. Mr. Meacci said they will try pop up events at breweries, a speakers series (Ted Talk style) and other events to engage residents. Cityzen, an online engagement platform that was started by planners in Raleigh, will also be used. This tool uses Facebook and social media for targeted outreach. It is a way of engaging different demographic areas. Commissioner Nelson said we need to do our best to reach out to renters and suggested that property management companies may be able to assist with that. Mr. Meacci stated that staff will periodically update the Committee on the planning process.

Place Types Update

Mr. Meacci gave an update on place types. He mentioned that he and Kathy Cornett met with Vice-Chairperson Fryday and Commissioner Ryan to discuss place types and he offered to meet with other Committee members.

Commissioner McClung asked if there is a place in the City that is idea for residential and retail. Mr. Meacci said that is a tough question. In many cases, there may be a combination of several place types that are fairly close in proximity to each other. Fourth Ward and Plaza Midwood are two examples. Mr. Meacci said some areas may be a mix of place types in close proximity. One of the big discussions is the character differentiations of our City. You can have a single family place type that is in Ballantyne and a single family place type that is in Wilmore and the character between those two is very different.

What we found is the *Centers, Corridors and Wedges Growth Framework (CCW)* does not give us the differentiation that we need. We are also working with CDOT's aligning streets and the elements of streets and transportation and how they relate to place types.

Commissioner Nelson asked how you deal with places that are in transition. Mr. Meacci stated it is all about the mapping. Mr. McKinney added that the language will allow us to focus on an area like Central Avenue that is transitioning. Ms. Nelson said that she thinks we have to figure out what is our guiding principle and if we have the political will and the support to take a stand on our decisions. Mr. Meacci stated that there will be some areas where we do not agree that could spur the next wave of area plans. He explained that an adopted map may have gaps or identify areas for further study.

The next thing we are going to talk about is the schedule different engagement methods, how place types and the UDO start to overlap, and what are the deliverables. We will have a deeper discussion on this with a new palette of place types and UDO discussion in October.

Commissioner Ryan said that she and Planning Committee Vice-Chairperson Fryday appreciated Mr. Meacci and Ms. Cornett meeting with them. She said that it helped give clarity to the subject matter and process. She encouraged other Committee members to take advantage of meeting with Mr. Meacci and Ms. Cornett. Commissioner Ryan asked when the Committee will begin to see options for what might be going out to the community. Mr. Meacci replied that Planning staff, Corporate Communications and the consultants are working on that now.

Planning Committee Chairperson Sullivan said the Committee does need to go back and visit the homework assignment. He mentioned the discussion at the retreat about safety being a part of the Livable City Policy Statement. Vice-Chairperson Fryday suggested that Commissioner Ryan write information for safety to add to the Livable City Policy Statement. This can be presented to the full Commission for adoption. Commissioner Ryan agreed.

Commissioner Ryan shared her concern about place making being the last item on the agenda and Mr. Meacci having to rush through his presentation. She suggested that this item appear earlier on the agenda. She also suggested placing a time limit on presentations. Planning Committee Chairperson Sullivan said he prefers not to do that but recommends that everyone keep this in mind.

Adjourned: 7:10 pm

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

MANDATORY REFERRAL REPORT NO. 16-28
Proposed Sale of Double Oaks Pre-K School Building on Prince Hall Avenue

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Board of Education proposes to pursue sale of the Double Oaks Property located at 1326 Prince Hall Avenue in Charlotte (parcel #075-105-29) which is subject to lease to current tenant through January 31, 2017. The current tenant is Zechariah Alexander SR Lodge #833, P.H.A., with permitted uses under the term of the lease for community and educational purposes, but not limited to community meetings, book clubs, wellness classes, scouting and neighborhood coalition and community resource building. The site is zoned R-22MF (Multi-family residential – up to 22 units per acre) according to the Charlotte Zoning Ordinance.

Properties to the south are single family residential and the Ivory Baker Recreation Center, a Charlotte Housing Authority facility. Properties to the west are single family residential. To the north is the Anita Stroud Neighborhood Park and to the east are the park and the Hebrew Cemetery.

PROJECT JUSTIFICATION:

CMS has determined that there isn't a current or anticipated need for this property and is unlikely to be used by CMS in the future. The property would be sold by way of the upset bid process.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The North Carolina General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends institutional land uses for the site.

PROJECT IMPACT:

Sale of this property may provide potential tax revenue to the City and County and bring sales revenue to CMS.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this sale. CMS will present this to the County to determine if it is interested in declining its statutory right of first refusal.

ESTIMATED PROJECT COMPLETION DATE:

Completion date is unknown at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2016 and September 7, 2016 meetings. No joint use comments were offered, although City Neighborhood & Business Services staff remarked as to the potential for affordable housing given the gentrification occurring nearby, but there were no specific expressions of interest in acquisition of the property for public use beyond City Real Estate reporting they are conducting an appraisal on the property.

PLANNING STAFF RECOMMENDATION:

Staff supports the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and area.

Rationale:

- The school was opened in 1950, has been closed since 2011 and CMS no longer has a need for the property.

Adopted Goals and Policies:

- The adopted future land use for the property is institutional based on the *Central District Plan* (1993).
- The property is zoned R22-MF (multi-family residential up to 22 dwelling units per acre) allowing a number of uses, including various types of residential and/or institutional use.
- City Council has a goal to build and preserve vibrant and diverse neighborhoods by expanding the supply of affordable and workforce housing through new construction and preservation of the existing housing stock as stated in the Housing & Neighborhood Development Focus Area Plan. Specific Council efforts to achieve this goal include:
 - Since 2008, the City has invested over \$25 million in the adjacent mixed-income Brightwalk neighborhood with the goal of ensuring a mixed-income community that supports the revitalization of the Statesville Avenue Neighborhood Corridor.
 - The City has assisted in the revitalization of the adjacent Genesis Park neighborhood by providing financial support for infrastructure improvements and the provision of affordable homeownership through HouseCharlotte Down Payment Assistance and capacity building and leadership training provided to the Neighborhood Association.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

MANDATORY REFERRAL REPORT NO. 16-30
Proposed Sale of Morgan School/Torrence Property in Cherry Neighborhood

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Board of Education proposes to pursue the sale of the Morgan School/Torrence located at 510 S. Torrence Street in the Cherry neighborhood of Charlotte (parcel # 125-225-02), which is subject to lease to the current tenant (Community Charter School, and presently being used as a school) through June 30, 2017. The site is zoned R-22MF (Multi-family residential up to 22 dwelling units per acre) according to the Charlotte Zoning Ordinance. The building contains about 18,000 square feet of heated space on two stories, and was constructed as a school building in 1925. The site is approximately 1.18 acres.

The property is a designated Local Landmark, having received that designation by way of City Council action taken on June 21, 1993. In so making that designation numerous factors were considered, among them that the Morgan School:

- is an important institutional landmark in the African American community, one of few such landmarks to remain;
- is associated with the history of education for African Americans;
- is the work of important regional architect Louis H. Asbury, Sr.;
- is architecturally significant for the many interior and exterior features (molded stone cornice, decorative concrete panels, hardwood floors, etc.) intact, visible and in good condition;
- is a significant example of early 20th Century school design reflecting Beaux Arts classicism and Revival detailing; and
- possesses special historical, architectural, and/or cultural significance.

It is the goal of CMS to offer this property through the upset bid process, without placing any conditions on the sale with respect to the buyer preserving or re-using the building (as opposed to demolishing the building). Landmark status of the Morgan School would require the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission (a department of Mecklenburg County) prior to commencement of material alteration or demolition of the building. Issuance of such Certificate may be delayed for up to 365 days from the date of application.

The property to the north of the school is institutional (Myers Tabernacle AME Zion Church) and residential; to the west is residential; and to the east are a series of vacant lots owned by a private developer and approved for affordable single family and duplex residential use. South of the property is the Cherry Neighborhood Park.

PROJECT JUSTIFICATION:

CMS has determined that there isn't a current or anticipated need for this property and it is unlikely to be used by CMS in the future. The property will be offered by way of the upset bid process.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The North Carolina General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Midtown Morehead Cherry Area Plan* (2012) recognizes the Morgan School Building (along with the adjoining Cherry Neighborhood Park and Myers Tabernacle AME Zion Church) as an institutional core located at the center of the Cherry neighborhood, and each is considered a major element of the community's identity. The Plan recommends an institutional land use for the Morgan School Building site and specifically recommends the school, built in 1925 and designated as a local historic landmark, remain in use as a school facility in the future.

Since the property is zoned R-22 MF (Multi-family residential – up to 22 dwelling units per acre), redevelopment of the site would allow all land uses permitted by-right in the R-22 MF zoning district without a rezoning. The current zoning does not reflect the goals of the *Midtown Morehead Cherry Area Plan*.

PROJECT IMPACT:

Sale of this property may provide potential tax revenue to the City and County and bring sales revenue to CMS.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this sale. CMS will present this to the Board of County Commissioners to determine if it is interested in declining its statutory right of first refusal.

ESTIMATED PROJECT COMPLETION DATE:

Timeline is unknown at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2016 and September 7, 2016 meetings. No joint use comments were offered, although City Neighborhood & Business Services staff remarked as to the potential for affordable housing given the gentrification occurring nearby, but there were no expressions of interest in acquisition of the property for public use.

PLANNING STAFF RECOMMENDATION:

Staff supports the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and the area.

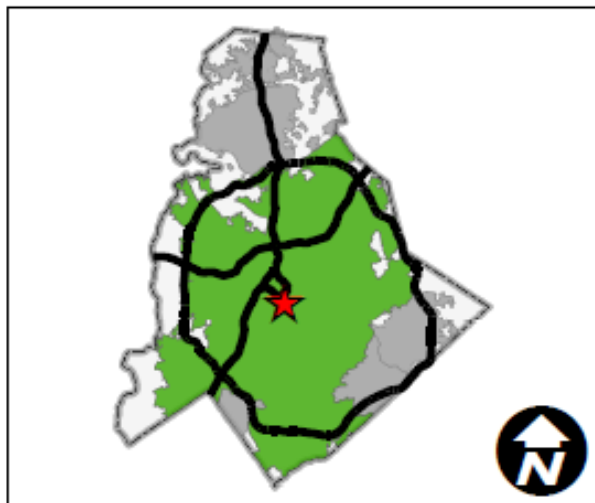
Rationale:

- The school which was opened in 1929 has been closed since June, 2000 and CMS no longer has a need for the property.

Adopted Goals and Policies:

- The adopted future land use for the property is institutional based upon the *Midtown Morehead Cherry Area Plan* (2012). The area plan also recognized the significance of the building in the community and identified it as a major element of the community's identity.
- The property is zoned R22-MF (multi-family residential up to 22 dwelling units per acre) allowing a number of uses, including various types of residential and/or institutional uses.
- Charlotte City Council declared the school building a Local Landmark in 1993. Given its Local Landmark status, the Charlotte-Mecklenburg Historic Landmarks Commission has review jurisdiction over proposed alterations or demolition of the building.
- City Council has a goal to build and preserve vibrant and diverse neighborhoods by expanding the supply of affordable and workforce housing through new construction and preservation of the existing housing stock as stated in the Housing & Neighborhood Development Focus Area Plan. Specific Council efforts to achieve this goal include:
 - Council has approved the sale of land and the investment of Housing Trust Fund dollars to develop and redevelop affordable housing units in the surrounding Cherry neighborhood.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 16-30

Initiated & Submitted by: CMS

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

