



April 14, 2011

Chairperson Yolanda Johnson
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, April 19, 2011 at 5:00 p.m. in the Uptown Conference Room** located on the 8th Floor of the Charlotte-Mecklenburg Government Center (please note room change). At this meeting, the Committee will be asked to receive public comment on the draft *Steele Creek Area Plan* and make recommendations on the draft *Independence Boulevard Area Plan* and three mandatory referrals.

Attached are copies of Mandatory Referrals #11-02, #11-03, and #11-04. *The draft Steele Creek Area Plan* is available on the Planning Department's website and can be assessed by pressing control and clicking the following link: [Steele Creek Area Plan \(Draft\)](#). The ULI - Daniel Rose Fellowship, January 14th presentation and the draft *Independence Boulevard Area Plan* are available on the Planning Department's ftp site. Instructions to access this information are provided below:

1. Copy and paste the following link to your web browser to access the ftp site:
<ftp://ftp-city-public.ci.charlotte.nc.us/sharelarge/planning/Alysia/>
2. Insert the following username and password:
(username: planning and password: charlotte)

If you cannot attend the April 19th meeting, please contact me at (704) 336-5993 or mmcullough@charlottenc.gov at your earliest convenience.

Sincerely,

Melony C. McCullough,
Planning Coordinator
Charlotte-Mecklenburg Planning Department

c. Planning Staff
Tim O'Brien, City Real Estate

Charlotte-Mecklenburg Planning Committee Meeting

April 19, 2011

CMGC – 8th Floor, Uptown Conference Room, 5:00 p.m.

AGENDA

- I. **Introductions and Call to Order**
- II. **Approve March 15, 2011 Meeting Minutes. *Attachment 1***
- III. **Public Comment on the Draft *Steele Creek Area Plan***

Background: The Steele Creek plan area is comprised of approximately 27,000 acres and generally bounded by Shopton Road on the north, the State Line on the south, I-485 on the east, and the Catawba River on the west. The area includes a diverse mixture of residential, office, retail and industrial land uses. The plan policies generally focus on land use, community design, transportation, and the natural environment. A community meeting to receive public comment on the draft plan policies was held on March 31, 2011.

Copies of the draft plan are available at www.charlotteplanning.org or by contacting the staff resources below.

Staff Resources: Melony McCullough, Planning
Brent Wilkinson, Planning

Action Requested: Receive public comment on the Draft *Steele Creek Area Plan*.

IV. **Recommendation on the Draft *Independence Boulevard Area Plan***

The Independence Boulevard Plan Area is comprised of approximately 5,856 acres generally located between Briar Creek and Sardis Road North. The plan area includes a large part of the Southeast Growth Corridor as well as six proposed transit station areas identified in the *2030 Transit Corridor System Plan*. The Planning Committee received public comment on the draft plan in March. City Council received public comment on the draft plan at their March 28th and April 11th meetings and is scheduled to take action on the plan May 9th.

Attachment 2

Copies of the draft plan are available at www.charlotteplanning.org or by contacting the staff resource below.

Staff Resources: Alysia Osborne, Planning

Action Requested: Make a recommendation on the Draft *Independence Boulevard Area Plan*.

V. M.R. #11-02: Proposed Sale of City Owned Property Located on Statesville Avenue and Jessie Street

Background: City of Charlotte Real Estate has received an offer to purchase three City-owned parcels, totaling approximately 1.11 acres, bounded by Statesville Avenue and Jessie Street south of Hickory Lane. The interested buyer owns adjacent property and would like to combine the three parcels with his property for future development. **Attachment 3**

Staff Resources: Melony McCullough, Planning
Robert Drayton, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #11-02.

VI. M.R. #11-03: Proposed Transfer of 13 City-Owned Properties to Various Non-Profit Corporations

Background: The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer thirteen parcels located throughout the City to various nonprofit organizations to create affordable housing opportunities. The City acquired the parcels as a result of non-payment of mortgages generated from N&BS. **Attachment 4**

Staff Resources: John Howard, Planning
Robert Drayton, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #11-03.

VII. M.R. #11-04: Proposed Sale of City Owned Property Located on Otts Street

Background: City of Charlotte Real Estate has received an offer to purchase approximately 1.84 acres located at 1000 - 1200 Otts Street, part of the former Central Yard property. The property has been used by various departments including Solid Waste Services, Transportation, and Business Support Services. Since replacement facilities have been constructed for each of these departments, the property is no longer needed for operational purposes and is considered surplus property. **Attachment 5**

Staff Resources: Melony McCullough, Planning
Timothy J. O'Brien, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #11-04.

VIII. Area Plan Status and Meeting Report

Background: Committee members will provide an update on area plans.

Committee Resources and Upcoming Area Plan Meetings:

Area Plan	Assigned Commissioner(s)	Scheduled Meetings	Meeting Location
Elizabeth Area Plan	Commissioners Griffith and Johnson	None at this time.	
Midtown, Morehead and Cherry Area Plan	Commissioners Locher and Zoutewelle	Citizen Advisory Group May 5, 2011 6:00 p.m.	Pleasant Hill Baptist Church 517 Baldwin Avenue
Steele Creek Area Plan	Commissioner Zoutewelle	Planning Committee Public Comment April 19, 2011 5:00 p.m.	CMGC – 8 th Floor Uptown Conference Room

Action Requested: None, for information only.

IX. Adjourn

DRAFT

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Conference Room 280, 2nd Floor
March 15, 2011**

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Tracy Finch Dodson (arrived at 5:20 p.m.), Lucia Griffith, Nina Lipton, Margaret Nealon, and Joel Randolph. Joel Randolph left at 6:30 p.m. and Andy Zoutewelle left at 6:40 p.m.

Commissioners Absent: Emma Allen and Eric Locher

Planning Staff Present: Kathy Cornett, Alan Goodwin, John Howard, Garet Johnson, Linda Keich, Sonda Kennedy, Melony McCullough, Alysia Osborne, and Bryman Suttle

Other Staff Present: Brian Horton (Transportation)

Call to Order

Chairperson Johnson called the meeting to order at 5:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nealon to approve the February 15, 2011 minutes. The vote was unanimous (5-0) to approve the minutes.

M.R. #11-01: Proposed Co-Location of Future Communications Center on N. Graham Street

Chairperson Johnson revealed that she owns an adjacent parcel to the subject site and recused herself from hearing Mandatory Referral #11-01. Vice-Chairperson Zoutewelle presided over the meeting during the discussion of this item. He thanked Commissioner Lipton for attending the meeting to ensure a quorum during the discussion of this agenda item.

John Howard (Planning Staff) presented the mandatory referral to locate a communications facility on approximately seven acres on North Graham Street behind the future Fire Administration Headquarters at 500 Dalton Avenue. This communications facility is to be shared by Police, Fire, Medic, and the Emergency Operations Center.

A motion was made by Commissioner Randolph and seconded by Commissioner Griffith to approve staff's recommendation for Mandatory Referral #11-01. The vote was 5-0 to approve.

Receive Public Input on the Draft Independence Boulevard Area Plan

Prior to public comments, Commissioner Nealon who disclosed that she may have a conflict with the draft *Independence Boulevard Area Plan*. She revealed that the firm with which she is employed prepared some of the illustrations in the plan. However, she was not involved in the project. Commissioner Randolph felt that she should recuse herself from the hearing.

Commissioner Griffith suggested that she remain in the room because a vote would not take place at this meeting. Commissioner Lipton suggested that if there is a potential conflict, Commissioner Nealon follow protocol and leave the room. Commissioner Zoutewelle asked Commissioner Nealon if her firm's illustrations prejudice her view of the plan. Commissioner Nealon answered no and added that she was not involved in any activities, meetings, or discussion in her office on this item. Commissioner Randolph stated that she can vote but it's up to her to decide. Commissioner Lipton added that in the past, if there was a monetary issue, commissioners were recused. Commissioner Randolph encouraged Commissioner Nealon to recuse herself and moved to recuse Commissioner Nealon from hearing the Independence Boulevard Area Plan public comments. Commissioner Lipton seconded. Commissioner Griffith opposed. Commissioner Nealon recused herself. Commissioners hearing the public comments on the draft *Independence Boulevard Area Plan* were Commissioners Johnson, Zoutewelle, Randolph, Griffith, and Lipton.

Alysia Osborne (Planning Staff) gave an overview of the plan and summarized the concept plan, key draft plan policies, and implementation strategies. She clarified that the area plan does not reevaluate the transportation and transit planning decisions made for Independence Boulevard, but provides a vision for future growth in the plan area. Key plan policies seek to protect and strengthen the neighborhoods by providing neighborhood serving land uses in strategic locations and to recreate investment within the plan area by providing nodal development at the proposed transit stations and along Monroe Road. The area plan also provides the opportunity for highway oriented uses between the transit stations along Independence Boulevard and maintains the employment centers in the plan area. Ms. Osborne also shared key implementation strategies which include recommendations from the Urban Land Institute (ULI) - Daniel Rose Fellowship Program.

Brian Horton (Transportation) explained the future transportation network and responded to questions about the North Carolina Department of Transportation project along the Independence Boulevard Corridor and questions about rapid transit, pedestrian, bicycle, and greenway facilities proposed for the area.

Ms. Osborne explained the next steps are to request that City Council receive public comments on the draft plan on March 28th and for the Planning Commission to make a recommendation on April 19th.

Due to the volume of transportation questions from the audience, the Planning Committee agreed to have Mr. Horton answer questions in a separate room after the public comments. Commissioner Johnson thanked both Ms. Osborne and Mr. Horton for their presentation.

Public Comments

Comments on the draft plan are summarized below:

- Revitalization and growth in the area should be reoriented toward Central Avenue and Monroe Road.
- Wal-mart development will have an adverse impact on existing neighborhoods.
- Plan provides a new vision for the community and needs to move forward.
- Previous Independence Road Project has and continues to have a negative impact on the properties along Independence Boulevard.
- Area plan does not solve problems from Briar Creek to Sharon Amity.
- Plan should be put on hold to allow staff to work with the Urban Land Institute (ULI) on studying Independence Boulevard.
- Current draft plan does not reflect revisions to the transitional setback.
- Poor communication about the area plan purpose and intent as it relates to the NCDOT road project and rapid transit planning for the Independence corridor.

Commissioner Johnson thanked everyone for coming and encouraged those present to view the website for updates.

Overview of the draft Elizabeth Area Plan

Alan Goodwin (Planning Staff) and Kathy Cornett (Planning Staff) gave an overview of the draft *Elizabeth Area Plan*. Mr. Goodwin stated that the area is comprised of approximately 630 acres. The plan seeks to maintain and build upon the established character of the Elizabeth neighborhood. The plan's recommendations are for the area to remain predominantly low density, single family residential. Design guidelines in the plan help to ensure that when higher intensity uses are located nearby, they respect the low density, historic character of the established neighborhood. Both Ms. Cornett and Mr. Goodwin shared the opportunities, issues, vision, and goals for the area. It was noted that the Citizen Advisory Group was very interested and involved in the planning process.

Commissioner Lipton stated that staff has done a great job addressing the community's interest and engaging them at meetings. Commissioner Lipton also stated that the people in the area are quite diverse. Commissioner Johnson said communication has been great on this plan.

Area Plan Status and Meeting Report

Elizabeth Area Plan

Commissioner Lipton explained to the Committee that at one of the meetings, a café setting was used as a tool to encourage active participation. Also, building blocks were used in an exercise to show how building heights impact a community. She thinks these are effective tools for active citizen involvement.

Midtown, Morehead and Cherry Area Plan

Commissioner Zoutewelle told the group that this is a compilation of three areas into one plan which is quite diverse. The Cherry area consists of historical residents; the Morehead area is adjacent to Dilworth and their primary interests are trees and setbacks and the Midtown area is more of an open book. Commissioner Lipton spoke of the greenway and asked if Park and Recreation will become involved with the plan.

Steele Creek Area Plan

Commissioner Zoutewelle reminded the commissioners that they have toured the plan area. The community is preparing for the public meeting scheduled for March 31st and the Planning Committee will receive public comment next month.

Commissioner Zoutewelle recused himself from the meeting at 6:40 p.m.

Adjourn

Commissioner Johnson thanked Commissioner Lipton and Commissioner Finch for serving at tonight's meeting to ensure a quorum on all items. The meeting adjourned at 7:00 p.m.

Independence Boulevard Area Plan
Proposed Changes to April 2010 Draft
 April 13, 2011

#	Recommendation and Location	Purpose of Change	Current Text, Map or Graphic Draft Plan	Proposed Revision (BOLD TEXT)
1.	Page iii, First bullet, Transportation	Revise reference to the proposed future right-of-way for Independence Boulevard to reflect the March 21, 2011 text amendment that eliminated the transitional setback along portions of Independence Boulevard.	Independence Boulevard should be developed within a 250 feet envelope west of WT Harris Boulevard and a 280 feet envelope east of WT Harris to the Plan Area boundary.	Independence Boulevard should be developed within a 250 feet envelope east of Sharon Forest Drive to WT Harris Boulevard and a 280 feet envelope east of WT Harris to the Plan Area boundary.
2.	Page 50,51	Revise Figure 8 - Freeway Cross-section and text describes the proposed future right-of-way for Independence Boulevard to reflect the March 21, 2011 text amendment that eliminated the transitional setback along portions Independence Boulevard.	Existing Condition: Independence Boulevard in this section has three lanes in each direction and auxiliary lanes in various locations. Rights-of-way vary between locations along the corridor. The adopted right-of-way envelope for the roadway is 250 feet west of WT Harris Boulevard, and 280 feet east of WT Harris Boulevard. Proposed Roadway Facility: Recommended width includes allowance for: • Three travel lanes in each direction • HOV lanes on inside of travel lane • Transit facility (BRT/LRT) in median • Additional widening for right turn lane may be required in some circumstances in accordance with CDOT standards. • Paved shoulders.	See Revised Proposed Cross-section for Independence Boulevard - Attachment #1. Existing Condition: Independence Boulevard in this section has three lanes in each direction and auxiliary lanes in various locations. Rights-of-way vary between locations along the corridor Constrained Section: NCDOT has already converted Independence Boulevard to an expressway west of Albemarle Road and will soon extend this conversion to Sharon Forest Drive. Given these recent and committed highway improvements, no additional right-of-way will be reserved for properties west of Sharon Forest Drive. However, future transportation projects, such as transit stations and/or managed lanes, may require additional right-of-way acquisition. Future Section: The adopted right-of-way envelope is

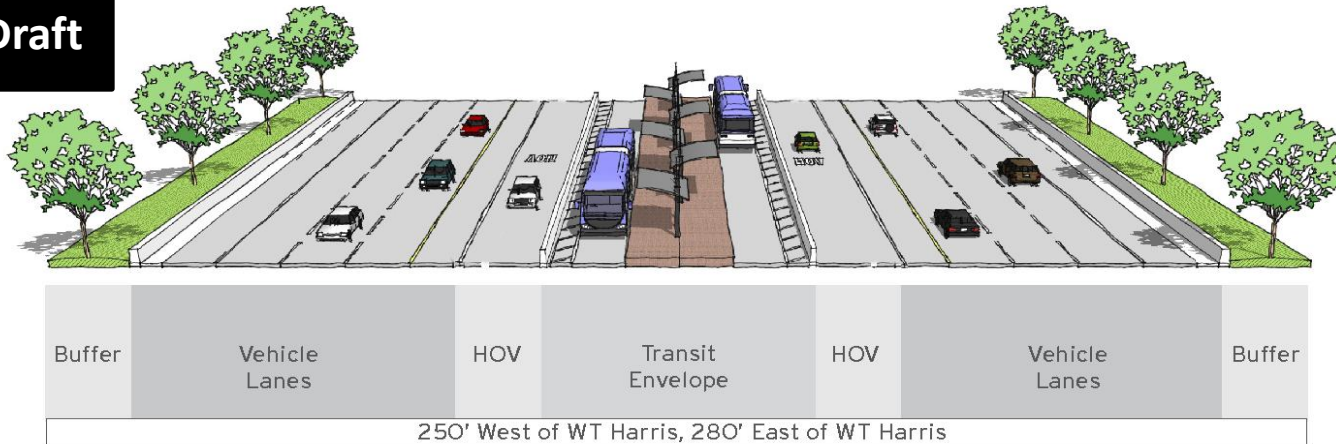
#	Recommendation and Location	Nature of Change	Language in Draft Plan	Proposed Revision (Bold Text)
2.	<i>(continued)</i>	<i>(continued)</i>	space for roots per the Charlotte Tree Ordinance within a landscaped buffer.	Proposed Regional Transportation Corridor: Recommended width includes allowance for: • Three travel lanes in each direction. • HOV lanes on inside of travel lanes. • Transit facility (BRT/LRT) in median. • Additional widening for right turn lanes maybe required in some circumstances in accordance with CDOT standards. • Paved shoulders. Tree planting is required with spacing, irrigation, subdrainage, and adequate soil space for roots per the Charlotte Tree Ordinance within a landscaped buffer.
3.	Page 14, 16	Modify Future Land Use Recommendation for Parcel Identification Number 19106121. The land use policy in the current draft has the parcel split with institutional and retail/office land uses. The recommended future land use should be retail/office which is consistent with the existing land use and zoning.		Modify Recommended Future Land Use for Parcel Identification Number 19106121 from retail/office and institutional to retail/office.
4.	Page 19, LU-5	Add language to encourage use of existing residential structures along Monroe Road to maintain residential character in areas between proposed nodes.		ADD TEXT: Adaptive reuse of existing residential structures is strongly encouraged.

#	Recommendation and Location	Nature of Change	Language in Draft Plan	Proposed Revision (Bold Text)
5.	Page 20, LU-9	Add language to specify a residential density for the future land use recommendation.		ADD TEXT: Residential densities up to 8 DUA with townhome type development will be considered appropriate at this location.
6.	Page 57, Figure 16	Delete Local Residential Street Cross-section. This cross-section was initially included to illustrate side street requirements within the proposed PED overlay district. PED side street specifications are provided on Page 59.	Figure 16 – Local Residential Street Cross-section.	Delete Figure 16 – Local Residential Street Cross-section.
7.	Page 79, 80	Revise proposed PED Overlay boundary for Area #6 to remove Parcel Identification Number 16110712 .	Proposed PED Overlay Map #18 , Area #6	Remove Parcel Identification Number 16110712 from Area #6, Proposed PED Overlay Map #18 , Area #6

*General note: In addition, minor typographical changes that do not impact the intent of the plan will be made.

Future Cross-section for Independence Boulevard

Current Draft



Proposed Revision



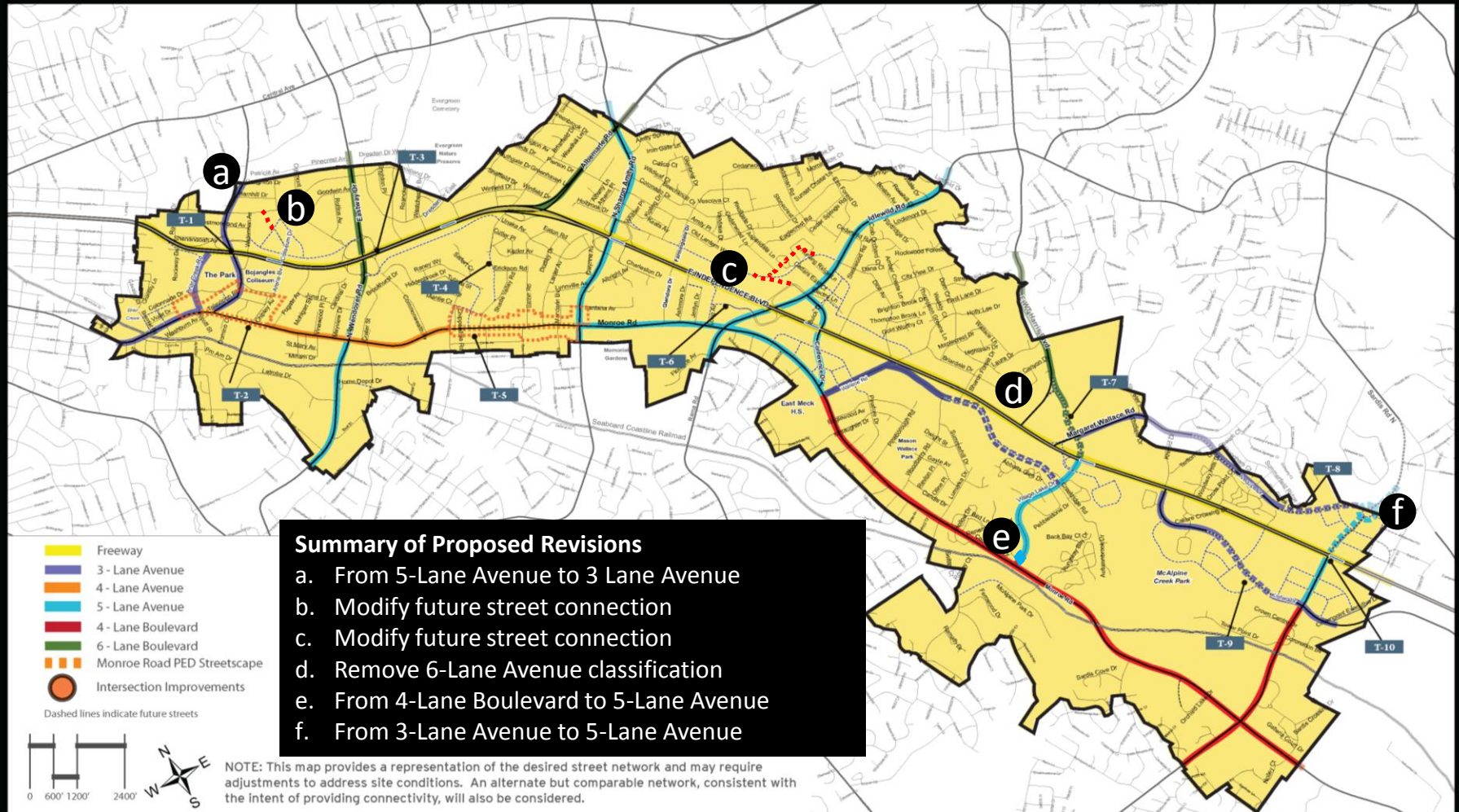
* Indicates the proposed changes to the *Independence Boulevard Area Plan* to reflect the March 21, 2011 text amendments to eliminate the transitional setback along portions of Independence Boulevard.

Independence Boulevard Area Plan

Proposed Revisions – *April 13, 2011*

Independence Boulevard - Future Transportation Network

Map 14



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

MANDATORY REFERRAL REPORT NO. 11-02
Proposed Sale of City Owned Property Located on Statesville Avenue and Jessie Street

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate has received an offer to purchase three City-owned parcels bounded by Statesville Avenue and Jessie Street south of Hickory Lane. These parcels total approximately 1.11 acres and can be further identified by tax parcel numbers 077-054-01, 077-054-04 and 077-054-06. The property was acquired by the City in 2004 for the Statesville Avenue Road Widening project and is no longer needed. The property is currently vacant and zoned I-1 (Industrial), according to the Charlotte Zoning Ordinance, which is consistent with surrounding land uses.

The proposed buyer owns adjacent property and would like to combine the three parcels with his property for future development consistent with the I-1 zoning. This property was previously proposed for sale (Mandatory Referrals 04-23 and 06-11) to be used as a crematorium. Those transactions were never completed.

PROJECT JUSTIFICATION:

Departmental Polling was conducted on these parcels in March 2011. No interest was expressed by any City departments or other participating entity in using or retaining ownership of these properties.

The Statesville Avenue Road Widening Project has been completed and this property is no longer needed. However, additional right-of-way for Statesville Avenue will be reserved prior to the sale (the current property lines extend into the Statesville Avenue right-of-way and the required right-of-way will be recorded prior to sale). It is anticipated that City Council will declare the residual parcels surplus property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's assets by generating revenue from the sale of surplus property. The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends industrial land uses for this property. Therefore, industrial development is consistent with the Plan's recommendations.

PROJECT IMPACT:

The sale of this property would eliminate maintenance and liability costs for the City as well as generate income. The sale to the interested buyer would enhance access to the adjoining property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The former Statesville Road Landfill is located approximately 600 feet east of the subject location, but not adjacent to the property.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the upset bid process, Council approval and sale of the property should be complete by the end of 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

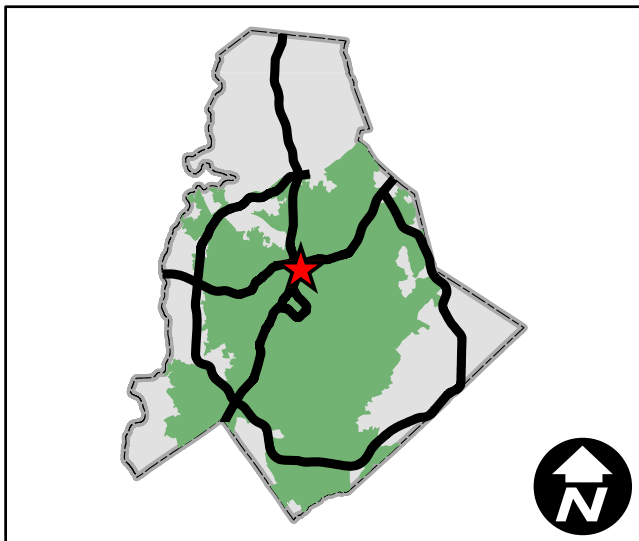
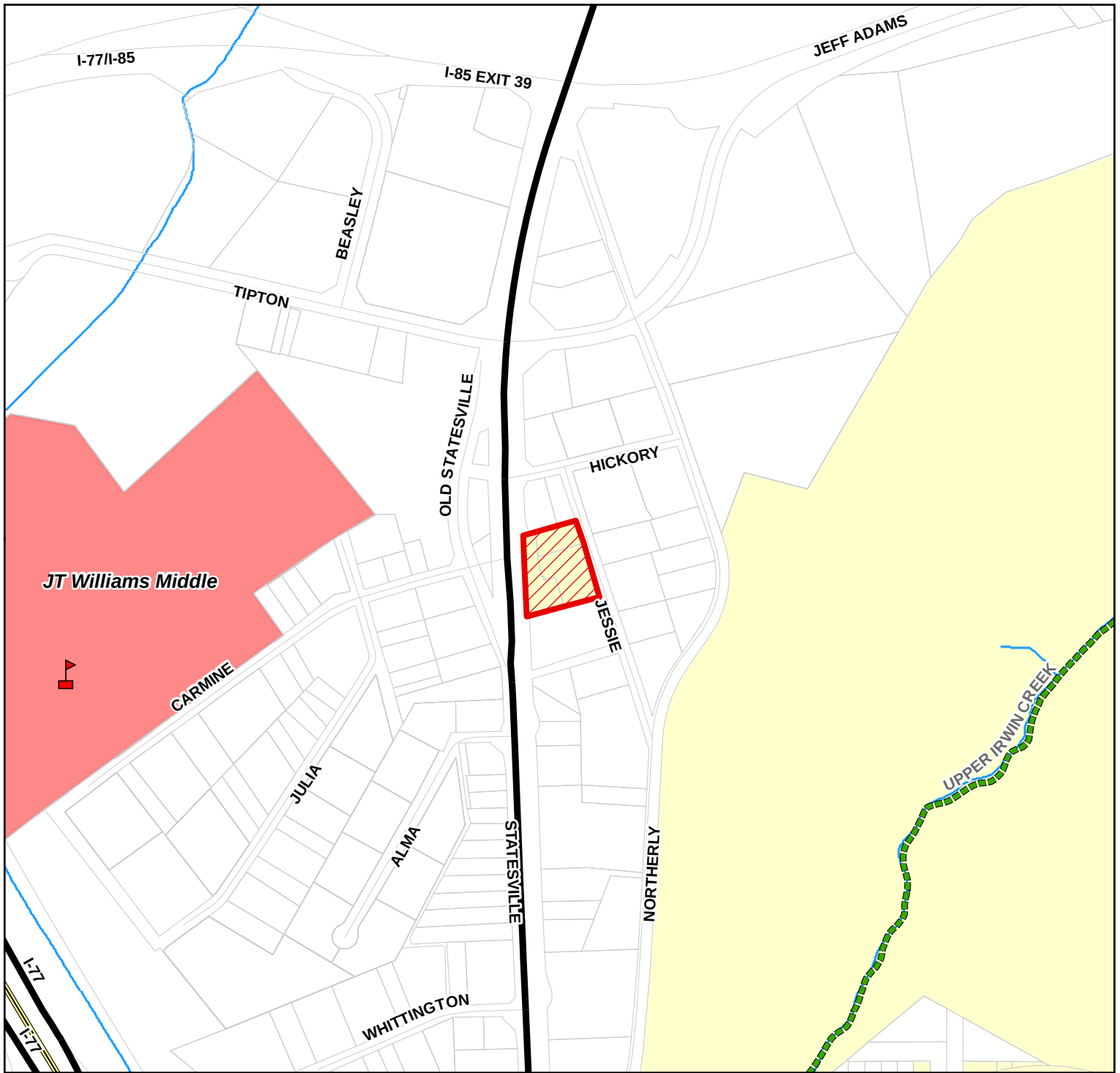
The Joint Use Task Force discussed this matter at their April 6, 2011 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of this Mandatory Referral.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Melony McCullough



Mandatory Referral 11-02

Submitted and initiated by: City Real Estate



Mandatory Referral



City Property



Schools

Submitted by: Robert W. Drayton, City of Charlotte Real Estate Division

Initiated by: Denise Beteta, Neighborhood & Business Services

MANDATORY REFERRAL REPORT NO. 11-03

Proposed Transfer of 13 City-Owned Properties to Various Non-profit Corporations

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer thirteen scattered City-owned parcels to various nonprofit organizations, for the purpose of creating affordable housing. Nine of the parcels have houses that are mostly in good shape but will need some remodeling and/or structural repairs. The other four parcels are vacant lots. All of the parcels came to the City as a result of non-payment of mortgages generated from N&BS.

It is proposed to have these parcels ready for City Council approval, individually or in groups, for transfer to a Community Development Corporation (CDC) or City Certified non-profit Development Corporation as soon as the selection process has concluded. The non-profit organizations will be responsible for renovating and marketing the existing houses as affordable housing. The vacant lots will also be transferred to a non-profit(s) to construct affordable houses. The properties are as follows:

PARCEL SUMMARY					
	PARCEL NO.	ADDRESS	ZONING	CURRENT USE	LOT SIZE (AC.)
1	07819513	415 N. Summit Ave.	R-5	Residential (house)	.15
2	06704138	2619 Columbus Cr.	R-5	Vacant	.21
3	06912566	1809 Taylor Ave.	R-5	Residential (house)	.26
4	07507424	1231 Boone St.	R-5	Vacant	.11
5	07906408	2500 Jefferson Davis St.	R-5	Residential (house)	.19
6	20510212	9829 Packard St.	R-4	Residential (house)	.21
7	14518337	2967 Morning Dr.	R-5	Residential (house)	.32
8	07844716	1417 Fontana Ave.	R-5	Residential (house)	.32
9	07109133	530 Ambassador St.	R-5	Residential (house)	.25
10	04303710	5729 Woodard St.	R-5	Residential (house)	.35
11	15703518	3024 Marney Ave.	R-5	Residential (house)	.16
12	08109905	829 Belmont Ave.	R-5	Vacant	.17
13	08108413	1015 McAden St.	I-2	Vacant	.39

N&BS has a number of city approved, experienced non-profit development organizations and Community Development Corporations with whom they partner in developing affordable housing. These organizations are sent the list of foreclosed properties to solicit their interest, and after interest in a property is expressed, the property is reserved for the interested party. Following the initial steps in the transaction process (including the Mandatory Referral) the properties are transferred to the interested party to be redeveloped and sold as affordable housing.

PROJECT JUSTIFICATION:

These properties were acquired by Substitute Trustee's Deeds as a result of foreclosures. Because they are properties not needed for City operations, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping on the properties. N&BS is working in conjunction with several non-profit development organizations to provide affordable housing opportunities in Charlotte as well as to help revitalize some of the neighborhoods in which these houses are located.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels to the non-profit organizations supports the recommendation to develop affordable housing as outlined in the *FY2006-2010 Consolidated Action Plan* (approved by City Council on June 23, 2005).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Parcels #12 and #13 are within the *Belmont Area Revitalization Plan* (2003) which recommends Greenway as the land use. The parcels have the following issues:

- It is zoned I-2 (Parcel 13 only)
- Primary access is via an unimproved ROW (Parcel 13 only)
- A majority of the property is within a SWIM buffer and within the flood plain (both parcels)

The remaining parcels are consistent with adopted area and district land use plans for single family residential use.

PROJECT IMPACT:

The project provides for additional home ownership opportunities and supports revitalization efforts within the associated neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other known projects are planned or underway in these areas.

ESTIMATED PROJECT COMPLETION DATE:

The parcels with houses are our highest priorities to deed to nonprofits. Leaving vacant homes unattended is a serious liability problem. The vacant lots invite dumping. Therefore, we intend to transfer these parcels by the end of 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 6, 2011 meeting and County Real Estate stated their interest in acquisition of Properties #12 and #13 for flood protection and greenway purposes.

PLANNING STAFF RECOMMENDATION:

Staff supports the transfer of the subject parcels to approved affordable housing providers, with the exception of parcels #12 and #13 which should be transferred to the County for greenway development. Furthermore, staff recommends that new construction undertaken on any of the remaining parcels should adhere to the following general design guidelines for new infill development:

- Front doors should be visible from the street and connected to existing sidewalk
- Front porches, if provided, should be at least 6 feet deep and 8 feet wide
- Utilities should be located behind the principal structure or screened with landscaping
- Preserve mature trees when feasible
- Attached front loading garages should not extend beyond the front wall plane of the principal structure
- The setback should be consistent with period structures on the same block

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 19 meeting, the Planning Committee

Staff resource: John Howard

MR 11-03

Map of the Mecklenburg County area around Charlotte, North Carolina, showing major roads and numbered locations 1 through 13. The map includes a scale bar (Scale: 1" = 7500') and a north arrow.

Major roads shown include I-485, I-77, I-85, and various local streets such as W Sugar Creek Rd, N Us 29 By-Pass Hy, and W T Harris By.

Numbered locations (1-13) are marked on the map, with an inset map showing the location of the study area within the larger region.

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

Initiated by: Robert W. Drayton, E&PM

MANDATORY REFERRAL REPORT NO. 11-04
Proposed Sale of City Owned Property Located on Otts Street

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte Real Estate received an offer to purchase approximately 1.84 acres located at 1000-1200 Otts Street (PID 081-114-53 p/o), part of the former Central Yard property. This property was acquired by the City in 1962. It has been used by various departments including Solid Waste Services, Transportation, and Business Support Services. Since replacement facilities have been constructed for each of these departments, the property is no longer needed for operational purposes and is considered surplus property.

The property is currently vacant and zoned I-2 (Heavy Industrial), according to the Charlotte Zoning Ordinance, which is consistent with the surrounding businesses and land uses. The prospective buyer is planning to acquire adjoining property located at 832 Seigle Avenue and would like to purchase the subject property to combine with the Seigle Avenue parcel for parking and future development. Future development of the site could include office and retail land uses which may require rezoning.

PROJECT JUSTIFICATION:

Departmental Polling was conducted on these parcels in March 2011. No interest was expressed by any City departments or other participating entity in using or retaining ownership of these properties. However, there are two stormwater projects underway in the area: the Louise Avenue CIP Stormwater Project, and the Central Yard Washout Facility. Additional information is needed to determine how the disposal of this property could impact these projects.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's assets by generating revenue from the sale of surplus property. The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan (1993) recommends industrial land uses for this property.

PROJECT IMPACT:

The sale of this property would eliminate maintenance and liability costs for the City and generate income. The sale to the proposed buyer would enhance access to his property and allow for future development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is a portion of the former City's Central Yard property.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the upset bid process, Council approval and sale of the property should be complete by the end of 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

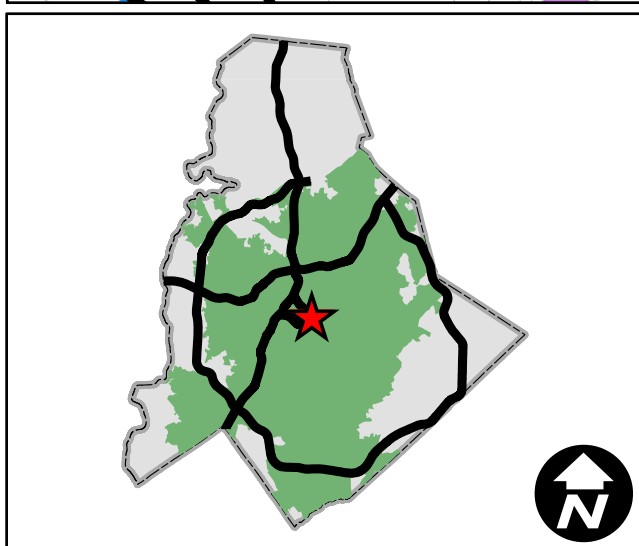
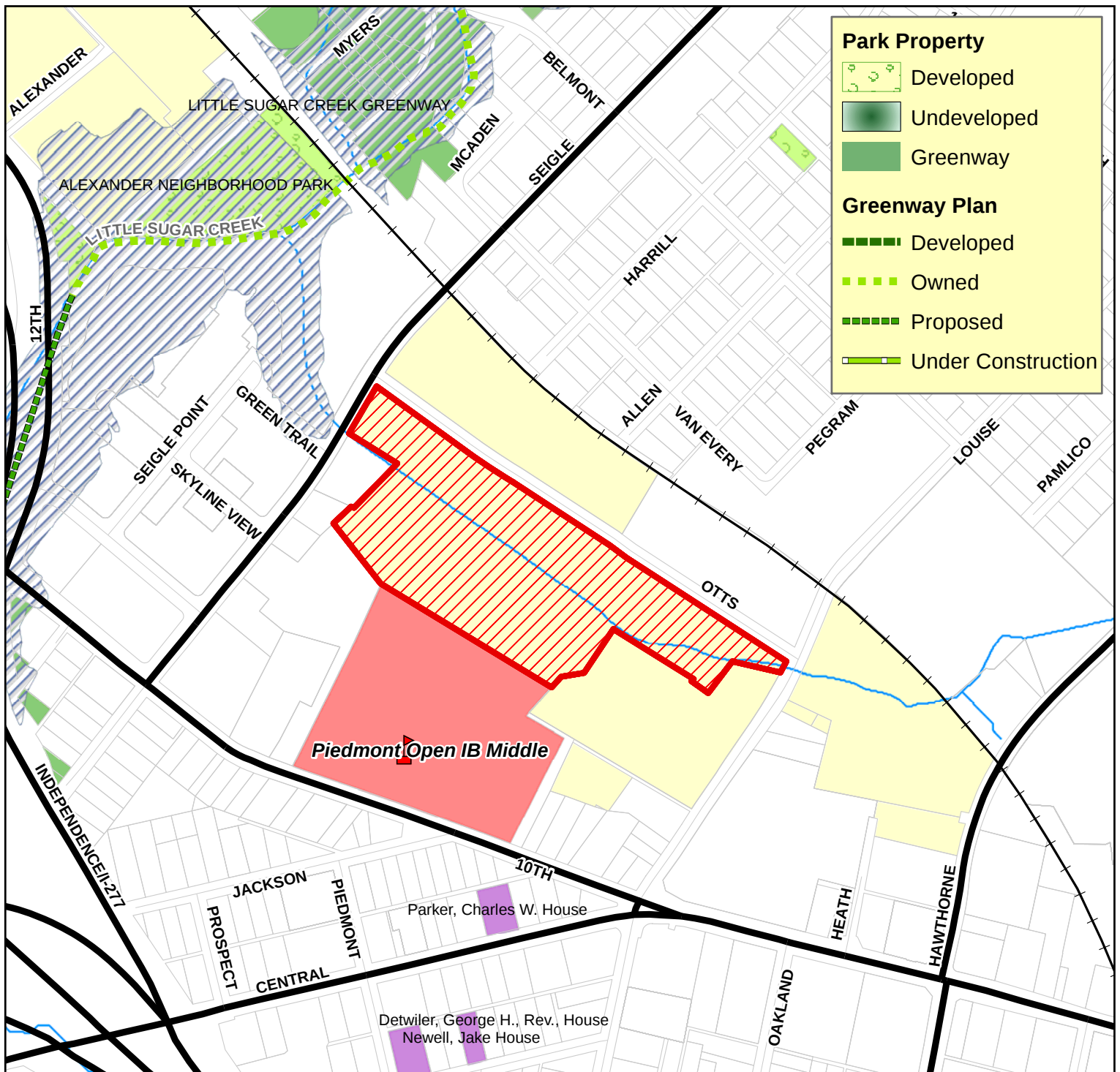
The Joint Use Task Force discussed this matter at their April 6, 2011 meeting. A representative from the Charlotte Housing Authority expressed concern with the properties on the east side of Seigle Avenue, including the former Seigle Avenue Presbyterian Church. The new owners of the church reportedly wish to acquire this City-owned land to provide parking for the retail/office development planned for the former church property. Additionally, it was pointed out that Piedmont Middle School is in need of parking/campus expansion and that Mecklenburg County Park & Recreation may be interested in developing a greenway branch along the unnamed tributary of Little Sugar Creek that runs through the property. Finally, it was mentioned that there is a stormwater enhancement project that involves the culvert under Seigle Avenue. The consensus of the Joint Use Task Force was that re-use of all the portions of the site should be determined prior to making any decisions to sub-divide and convey the property (a practice which could end up leaving the City with undevelopable segments of the parcel).

PLANNING STAFF RECOMMENDATION:

Planning staff recommends deferral of this Mandatory Referral until it is clear that no other City or County entity is interested in using the parcel.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Melony McCullough



Mandatory Referral 11-04

Submitted and initiated by: City Real Estate

- Mandatory Referral
- City Property
- Schools

