

Planning Committee

Agenda Packet

February 18, 2014 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
February 18, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve January 21, 2014 Minutes. *Attachment 1*

3. Recommendation on the draft *Prosperity Hucks Area Plan*

Background: The planning process for the *Prosperity Hucks Area Plan* began in November 2012. The plan area covers approximately 6,200 acres and is located in the northeastern portion of Charlotte. The Committee received public comment on the draft plan at their January 21 meeting. City Council's Transportation and Planning Committee received an overview of the plan at their February 10 meeting and voted unanimously to forward the plan to Council for public comment February 24.

Staff Resource: Kent Main, Planning

Action Requested: Recommendation on the draft *Prosperity Hucks Area Plan*.

4. M.R. #14-05: Proposal by Charlotte-Mecklenburg Schools to Purchase the Atrium Corporate Center for use as Administrative Offices

Charlotte-Mecklenburg Schools (CMS) proposes to acquire approximately 9 acres located on Stuart Andrew Boulevard and Pressley Road (PIDs 145-331-11 and 07), also known as Atrium Corporate Center, to provide permanent office space for CMS administrative staff.

Attachment 2

Staff Resources: Alberto Gonzalez, Planning
Susan Cannella, CMS

Action Requested: Approve Planning staff's recommendation for M.R. #14-05.

5. M.R. #14-06: Proposal by Mecklenburg County Park and Recreation Department to Acquire Property Located on Holloway Street in the Hidden Valley Neighborhood

Mecklenburg County Park and Recreation Department proposes to acquire approximately 0.76 acres located at 4715 Holloway Street (PID 089-022-06) for the expansion of Little Sugar Creek Greenway and the development of a neighborhood park for the Hidden Valley neighborhood. ***Attachment 3***

Staff Resources: Kathy Cornett, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-06.

6. Area Plan Status and Meeting Report

Background: Committee members will provide an update on area plan(s).

Action Requested: For Committee discussion.

7. Area Plan Statuses and Meeting Report

Area Plans	Assigned Commissioners	Scheduled Meetings
University City Area Plan - Blue Line Extension Transit Station Area Plans	Dionne Nelson Deborah Ryan	Public Workshops 4:30-6:30 p.m. Oasis Shriner's Temple Tuesday, February 18 Transportation and Community Design Guidelines Tuesday, March 11 Public Comment (Recommendations will be presented to the community for review and comment)

8. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes - DRAFT
January 21, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 1

Attendance

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Dionne Nelson and Michael Sullivan

Commissioners Absent: Commissioner Andy Zoutewelle

Planning Staff Present: Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main, Alysia Osborne, Catherine Stutts, Bryman Suttle and Jonathan Wells

Other Staff Present: Katie Daughtry (County Asset and Facility Management) and Robert Drayton (City Real Estate)

Call to Order and introductions

Chairperson Tony Lathrop called the meeting to order at 5:15 p.m.

Approve December 17, 2013 Minutes

A motion was made by Commissioner Dionne Nelson and seconded by Vice-Chairperson Raymond Eschert to approve the December 17, 2013 minutes as amended by staff (MR# 13-27). The vote was unanimous to approve.

In the interest of time and to ensure a quorum, Chairperson Lathrop moved the items that have to be voted on, Mandatory Referrals, to the beginning of the agenda.

M.R. #13-26: Proposal by City of Charlotte Real Estate to Acquire Property Located at 2500 West Boulevard for a New Police Station and Code Enforcement Office

Alberto Gonzalez (Planning) presented Mandatory Referral #13-26, a proposal by the City of Charlotte Real Estate Division to acquire approximately 5 acres of land located on the northerly side of West Boulevard between Tyvola and Old Steele Creek roads for a new Charlotte-Mecklenburg Police Department Westover Division Office and City of Charlotte Neighborhood & Business Services Southwest Service Area Code Enforcement Office.

Mr. Gonzalez noted that the site was previously rezoned office to allow a funeral home. He stated that this acquisition is consistent with publicly adopted plans and that redevelopment of this site has the potential to be a catalyst for reinvestment in the area. He added that the building will be designed to complement the existing neighborhood.

Chairperson Lathrop reminded committee members of their scope when considering Mandatory Referrals. The Committee can consider consistency with publicly adopted plans and policies, compatibility with surrounding land uses, impact on existing infrastructure and opportunities for joint use. The Committee cannot consider cost or alternative locations.

Commissioner Sullivan asked if this is the relocation of one west side office to another west side location. Mr. Gonzalez answered yes and explained that the Police Department's Westover Division Office is currently located in the Westside Commons Shopping Center at the corner of West Boulevard and Remount Road. The Southwest Service Area Code Enforcement Office is currently located in the West Service Center on Wilkinson Boulevard.

Commissioner Eschert stated that he understands that Charlotte-Mecklenburg Police Department is trying to relocate different offices for more visibility and one concept is partnering with Code Enforcement. He asked if this proposal is consistent with that practice. Mr. Gonzalez answered yes and reiterated that the two offices will share one location.

A motion was made by Commissioner Sullivan and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #13-26. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-26.

M.R. #14-02: Proposal by Mecklenburg County Park and Recreation to Acquire Land Located off West Arrowood Road for Sugar Creek Greenway

Catherine Stutts (Planning) presented Mandatory Referral #14-02, a proposal by Mecklenburg County Park and Recreation to acquire approximately 23 acres of land located off the northerly side of West Arrowood Road between I-77 and South Tryon Street for expansion of the greenway system along Sugar Creek. The acquisition of this property allows for flexibility in the future design and construction of Sugar Creek Greenway and will be used to extend the greenway to connect to Renaissance Regional Park. Ms. Stutts explained the proposal and stated that it is consistent with the publicly adopted plan for the area.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Nelson to approve Planning staff's recommendation for Mandatory Referral #14-02. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-02.

M.R. #14-03: Proposal by Mecklenburg County Park and Recreation to Accept the Donation of Land Located on Red Barn Lane for Little Sugar Creek Greenway

Kent Main (Planning) presented Mandatory Referral #14-03, a proposal by Mecklenburg County Park and Recreation to accept the donation of approximately .076 acres of land located off Red Barn Lane in the Quail Hollow area for expansion of the greenway system along Little Sugar Creek.

Mr. Main explained that this proposed acquisition is to add the subject property to the adjoining Little Sugar Creek greenway property. The proposal is consistent with recommendations in the *South District Plan* and the County's 2008 *Parks Master Plan* which encourages expansion of the greenway system. He added that this small slither of land may have been missed when properties were being donated for the greenway.

A motion was made by Commissioner Sullivan and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-03. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-03.

M.R. #14-04: Proposal by City Real Estate to Acquire the Econo Lodge Property Located on Independence Boulevard

Alysia Osborne (Planning) presented Mandatory Referral #14-04, a proposal from the City of Charlotte Real Estate Division to acquire approximately 7 acres of land located at 3014 E. Independence Boulevard to facilitate a comprehensive redevelopment project that includes Bojangles' Coliseum and Ovens Auditorium for amateur sports-related uses. This proposed acquisition supports the City's goals within the FY14-FY18 Community Investment Plan adopted by City Council June 10, 2013, which specifically recommends funding to support comprehensive redevelopment of the Bojangles'/Ovens Auditorium area.

Ms. Osborne identified properties that the City owns along Independence Boulevard and explained that this proposal is consistent with the City's plan for redevelopment in the area. Vice-Chairperson Eschert referenced a recent article in the newspaper stating that the hotel will continue to operate for 12 months. Ms. Osborne confirmed that and said the hotel will be demolished after the 12 month period.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Nelson to approve Planning staff's recommendation for Mandatory Referral #14-04. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-04.

Public Comment on the draft *Prosperity Hucks Area Plan*

Chairperson Lathrop provided the guidelines for public comment on the draft *Prosperity Hucks Area Plan*. He noted that each speaker has three minutes to speak and that committee members may ask questions.

There were two speakers. Michael O'Hara, Wynborough Lane, shared that he has lived in this area for 20 years and has seen a lot of change take place. He stated that he attended three public meetings about this plan and has read the document over and over. In his opinion, there are many flaws and contradictions in the document. He mentioned the document's reference to quiet, pedestrian friendly neighborhoods and protection of trees and the environment. However, he thinks the plan brings more roads, disrupts neighborhoods and disturbs the environment.

He is concerned about over saturation of the market with retail development which he suggests played a role in the demise of Food Lion, Little Casear's and other area businesses that have closed. Mr. O'Hara compared the future of businesses in this area to the vacant businesses in the University area. He is concerned that crime and retail studies have not been prepared for the area. He stated that anytime you introduce an interchange in a retail area, crime increases. His biggest concerns are the lack of a retail study and roads.

Chairperson Lathrop asked Mr. O'Hara if he has an opinion about the Hucks Road project. Mr. O'Hara stated that this road project will significantly impact homes in the area and will run through several backyards. Commissioner Nelson asked Mr. O'Hara if his property abuts the road project. He answered yes.

Chairperson Lathrop asked Mr. O'Hara how he thinks businesses leaving the area relate to this plan. Mr. O'Hara replied that people will shop at the new businesses and older businesses will not survive because there will be too much retail. He thinks there should be a market study to support the plan recommendations.

Chairperson Lathrop asked Mr. O'Hara to explain what he means by market saturation. Mr. O'Hara said that businesses in older shopping centers have closed and across the street, businesses are opening in new shopping centers. There are too many retail stores in the area. He stated that the plan recommends too much retail and there is no study to show the impact of this retail. He added that the plan is very vague. Vice-Chairperson Eschert asked if the shopping centers were already in a state of decline and if their closure is possibly market driven because of competition and economy. Mr. O'Hara stated that there is just too much retail in the Mallard Creek area.

The Committee suspended the rules to allow Mr. O'Hara to ask Mr. Main if Hucks Road Extension was always planned to be a four lane roadway or if it was planned to be more of a rural winding road. Mr. Main said that a 100 foot right-of-way was reserved for this road project before Mr. O'Hara purchased his property 20 years ago and the subdivisions in the area were laid out.

Commissioner Nelson asked if a 100 foot right-of-way would accommodate a four lane roadway with sidewalks and bike lanes. Scott Correll (Charlotte Department of Transportation) answered yes but it would be really tight. He said that Hucks Road Extension was originally recommended as a four-lane roadway. However, the plan recommends a two lane cross-section. Commissioner Nelson asked what is the process to implement the street design. Mr. Correll replied that there would be a public input process but he also added that the Hucks Road Extension project is not funded.

Chairperson Lathrop asked Mr. Main if the road projects in the area are a done deal and if the location of the interchanges is outside the scope of this area plan. Mr. Main replied that several road improvement projects in the area are underway. He said staff realizes that there are traffic issues in the area. Chairperson confirmed that the location and design of the roads is not the Committee's charge.

The second speaker, Mr. Thor Draper, lives in the Highland Creek area. He spoke briefly and said that he agrees with Mr. O'Hara's comments. He discussed retailers leaving the area. He said that the median makes access to the shopping center where Food Lion was located difficult. Mr. Draper also talked about area roads and stated that the round-a-bouts that were recently constructed in the area are not large enough to handle large vehicles such as fire trucks, buses and transfer trailers.

Area Plan Status and Meeting Report

Commissioner Nelson gave an update on the University City Area Plan - Blue Line Extension Transit Station Area planning process. She stated that the next meeting is scheduled for February 11.

Chairperson Lathrop thanked staff for the Prosperity Hucks area tour. He stated that it was helpful for committee members to see the road construction in the area which gives context to the matter.

Ms. McCullough asked the Chairperson to have Mr. Main review the next steps in the Prosperity Hucks planning process. Mr. Main stated that the next steps in the process will be to compile changes to the draft plan. He emphasized that the planning process is still open for input. In February, the Committee will be asked to make a recommendation on the draft plan. Also in February, the plan will be introduced to the Transportation and Planning Committee and they will be asked to schedule a meeting for City Council to receive public comment on the draft plan.

Commissioner Nelson asked for clarity on the retail issue. Chairperson Lathrop asked if the market study takes into account the amount of retail that is appropriate based on the area's demographics. Mr. Main said the retail study was conducted by Noell Consulting Group out of Atlanta. The report takes into consideration existing and proposed road projects and development. Commissioner Fink asked if Noell Consulting has been around long enough to determine if their projections are accurate. Mr. Main stated that staff has confidence in this firm and has worked with them on numerous projects. Chairperson Lathrop thanked everyone for all of the questions and taking part in the discussion.

Adjourn: 6:10 p.m.

Submitted by: Susan Cannella, CMS Facilities, Planning & Real Estate

Initiated by: Dennis LaCaria, CMS Facilities, Planning & Real Estate

MANDATORY REFERRAL REPORT NO. 14-05
Proposed Purchase of Atrium Corporate Center for use as
Administrative Offices for Charlotte-Mecklenburg Schools (CMS)

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to acquire Mecklenburg County Tax Parcel Nos. 145-331-11 and 07, also known as Atrium Corporate Center, located on Stuart Andrew Boulevard and Pressley Road in the City of Charlotte. The parcels consist of three buildings totaling 151,830 square feet on 8.99 acres, and they are in an area of office and commercial development. Parcel 145-331-11 is zoned I-2 (General Industrial), and parcel 145-331-07 is zoned I-2 and B-2 (General Business) according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The purchase of these properties will provide permanent office space for CMS administrative staff, many of whom have been housed in repurposed school buildings. The first staff to be relocated into the new facility will be those that will be displaced as a result of the planned re-commissioning of Oakhurst and Starmount as school facilities in August 2015. Funds for renovation of these two facilities were contained in the November 2013 bond referendum.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Consistent with the *2nd Ward Neighborhood Master Plan* (2002) and the proposed redevelopment of Brooklyn Village, the Charlotte-Mecklenburg Board of Education conveyed the former Education Center at 701 East Martin Luther King Boulevard and its associated grounds (Tax Parcel No 125-071-20) to the Mecklenburg County Board of Commissioners.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends industrial land use for parcel 145-331-11, as well as a portion of parcel 145-331-07, the remaining portion of that parcel is recommended for retail land use. The Plan recognizes this area as an employment center, due to the large concentration of industrial and office development adjacent to the Billy Graham Pkwy. / S. Tryon Street / I-77 interchange, so that continuing the land use as office is considered to be consistent with the adopted plan.

PROJECT IMPACT:

The acquisition of these buildings and the adjacent parking will allow CMS to again operate a consolidated administrative office building. Since the time the former Education Center was vacated, administrative staff has been housed in a variety of former school facilities scattered throughout Mecklenburg County. Many of these facilities were replaced by new schools and slated for demolition. Two, Oakhurst and Starmount, will be recommissioned as schools for the 2015-16 school year as part of the 2013 Capital Investment Plan, which was passed by 74 percent of those voting in November 2013. Oakhurst will serve as a kindergarten through grade 5 full Science, Technology, Engineering, Arts, and Mathematics magnet while Starmount will be a K-5 neighborhood school, relieving overcapacity situations at Huntingtowne Farms and Montclair Elementary schools. Recommissioning these schools, rather than constructing new facilities represents a savings to the taxpayers of Mecklenburg County in excess of \$30,000,000.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Second Ward Neighborhood Master Plan/Brooklyn Village redevelopment.

ESTIMATED PROJECT COMPLETION DATE:

CMS seeks to close the sale within the next 60 days. Occupancy of the buildings will be phased over the next 24 months.

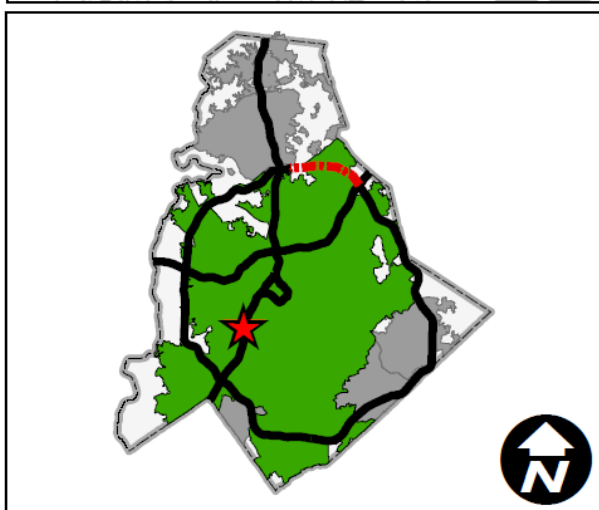
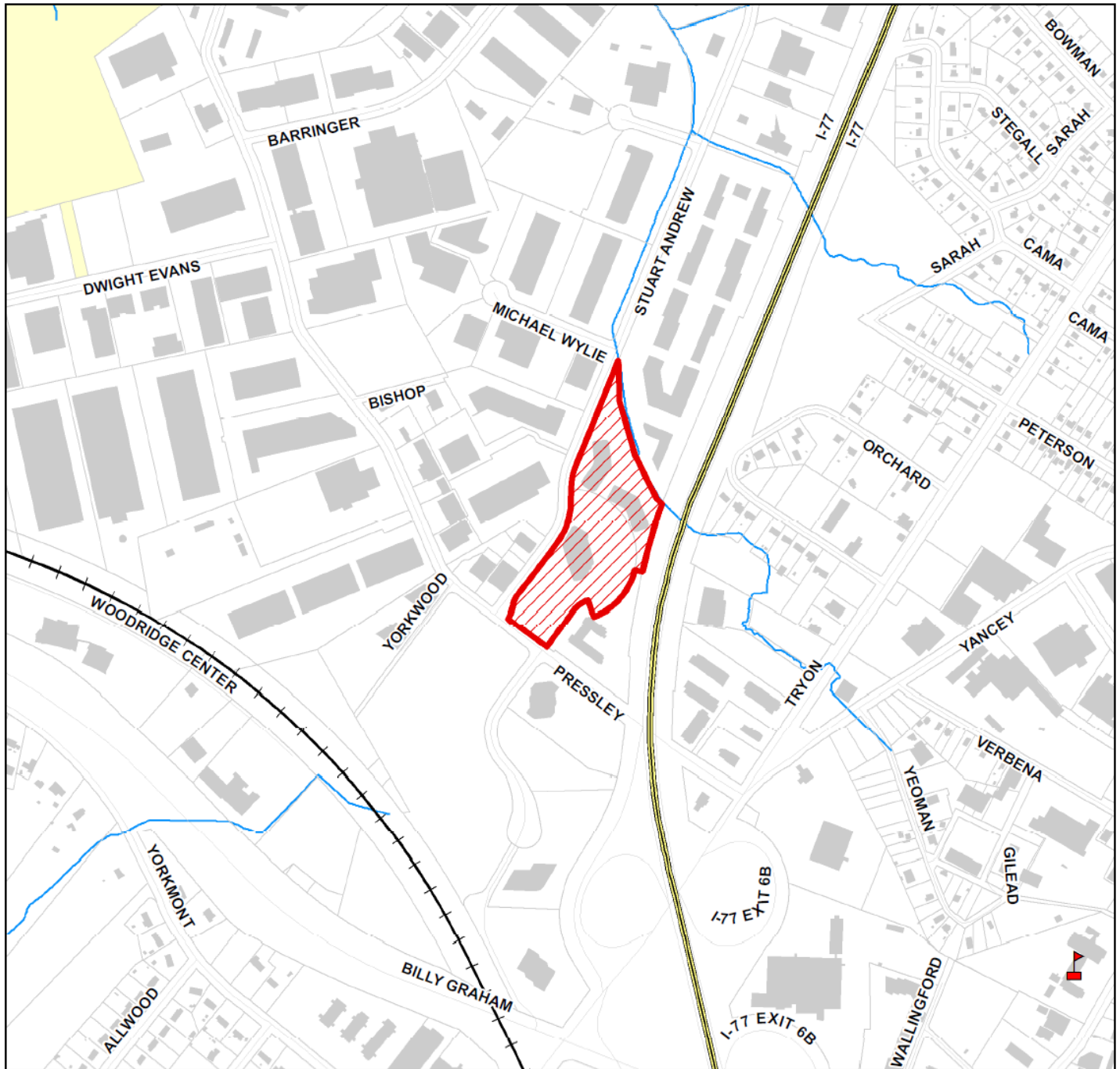
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 5, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-05

Initiated & Submitted by: CMS

-  Mandatory Referral
-  City Property



Submitted by: Katie Daughtry, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 14-06

Proposed Acquisition of Property on Holloway Street in Charlotte for Neighborhood Park and Expansion of Greenway

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of tax parcel 089-022-06 (4715 Holloway Street), located in the Hidden Valley neighborhood in northeast Charlotte, for the expansion of Little Sugar Creek Greenway and the development of a neighborhood park for the Hidden Valley neighborhood. The total acreage of the property is $\pm$ 0.76 acres. The property is currently occupied by a single-family structure (vacant) that will be removed, and the property is currently for sale. The zoning for the property is R-4 (Single-family Residential) according to the City of Charlotte Zoning Ordinance. The subject parcel is surrounded by residential uses.

PROJECT JUSTIFICATION:

The Hidden Valley area has a well-developed ecological garden and is the headwaters for Little Sugar Creek. However, the neighborhood doesn't have access to a greenway trail and has poor access to the existing parks in the area. Local citizens in Hidden Valley and NorthEnd Partners have organized an effort to develop an educational trail connecting Martin Luther King, Jr. Middle School to the ecological garden. This property serves as part of a link toward this purpose.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of the greenway system and the development of neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northeast District Plan* (1996) provides the adopted land use policy for this and surrounding parcels and recommends single family land uses as the underlying land use and recognizing the Little Sugar Creek Greenway. District and area plans do not indicate all appropriate locations for park and greenway expansion, but these facilities are considered compatible with residential land uses.

PROJECT IMPACT:

The location of a neighborhood park along the proposed trail will provide recreational opportunities within walking distance of many homes in Hidden Valley and serve as another destination along this section of Little Sugar Creek. Acquisition of this parcel will serve to help meet this goal.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as greenway and a neighborhood park. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late winter/early spring 2014.

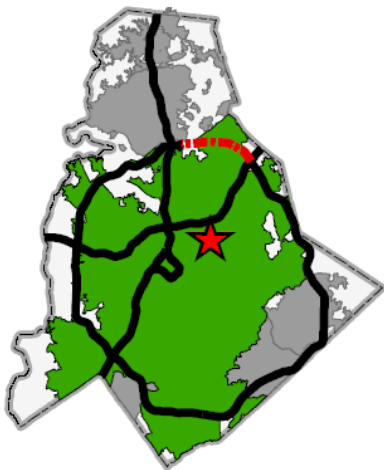
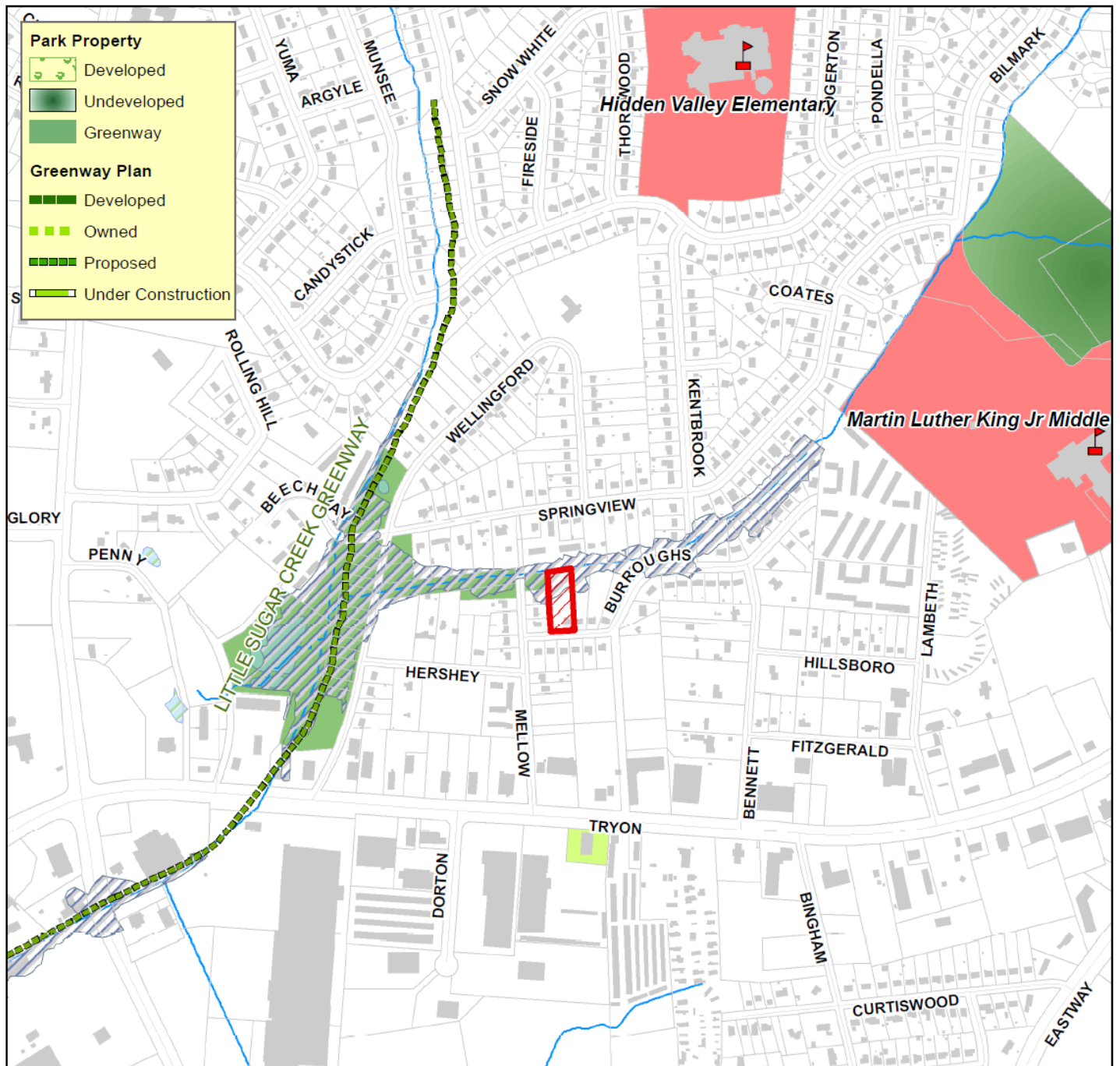
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 5, 2014 meeting and offered no joint use comments.

PLANNING STAFF RECOMMENDATION:

Staff supports acquisition of this parcel for expansion of the Little Sugar Creek Greenway and the development of a neighborhood park.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-06

Initiated by: Park & Recreation
Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property

