

Planning Committee

Agenda Packet

July 18, 2017 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
July 18, 2017 – 5:00 p.m.
CMGC – 2nd Floor, Room 280



UDO Meeting at UNCC

1. **Call to Order and Introductions (5:00-5:15PM)**
2. **Old Business (5:15-5:20PM)**
Approve June 20, 2017 Minutes. *Attachment 1*(Action Required)
3. **Ongoing Business (5:20-5:35PM)**
Mandatory Referrals (Action Required)
 - M.R. #17-24: Proposal by the City of Charlotte to Sell Two Properties Located on South Mint Street**
The City of Charlotte proposes to sell two parcels, totaling 0.14 acres, located in the 800 block of South Mint Street (Tax Parcels 073-042-17 and 18). The two parcels include an inactive railroad siding. **Attachment 2**
 - M.R. #17-25: Proposal by the City of Charlotte to Sell or Transfer Nine City-Owned Properties Located in Various Areas of the City for Affordable Housing**
City Real Estate in partnership with the Housing & Neighborhood Services (H&NS) Department proposes to sell or transfer nine City-owned properties (see mandatory referral for locations and tax parcel numbers) for the construction of affordable housing by non-profit organizations or affordable housing developers. **Attachment 3**

M.R. #17-26: Proposal by Central Piedmont Community College (CPCC) to Construct a New Classroom Building on Charlottetowne Avenue Near 5th Street, Adjoining CPCC's Central Campus

CPCC proposes to construct an 85,000 square foot, five story classroom building on an 1.5 acre site located at 1208, 1214 and 1220 Charlottetowne Avenue and 1421-1425 Elizabeth Avenue (Tax Parcels 080-194-02, 03, 04, 05, 07, 15 and 16). The site is across the street from the Central Campus. **Attachment 4**

M.R. #17-27: Proposal by Central Piedmont Community College (CPCC) to Construct an Addition to the Existing Hendrick Automotive Technology Center on the Levine Campus

CPCC proposes to construct a 12,000 square foot, one story addition to the existing Hendrick Automotive Technology Center located at 2800 Campus Ridge Road (Tax Parcels 215-061-15, 215-232-01 and 215-082-04). **Attachment 5**

4. New Business

Election of Planning Committee Vice-Chairperson (5:35-5:45PM)

South End Vision Plan (5:45-6:30PM)

Monica Holmes, Craig Lewis (Stantec)

Committee Discussion but no Action Required

UDO/Place Types Public Input Process (6:30- 6:50PM)

Ed McKinney, Kathy Cornett

Committee Discussion but no Action Required

5. TODO Tasks (6:50-7:00PM)

Attendance

Planning Committee Members Present: Chairperson Michael Sullivan, Vice-Chairperson Elizabeth McMillan and Commissioners John Ham, Karen Labovitz and Deborah Ryan

Planning Committee Members Absent: Commissioners Ray Eschert and Dionne Nelson

Other Planning Commissioner Present: Commissioner John Fryday

Planning Staff Present: Scott Adams, Kathy Cornett, Alan Goodwin, Monica Holmes, Garet Johnson, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, Bryman Suttle, Amanda Vari, Jonathan Wells and Julia Zweifel

Other Staff Present: Peggy Hey (Charlotte-Mecklenburg Schools) and Jason Hughes and Mike Tully (Mecklenburg County ABC Board)

Welcome and Introductions

Chairperson Sullivan called the meeting to order at 5:09 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner McMillan and seconded by Commissioner Labovitz to approve the May 16, 2017 minutes. The minutes were unanimously approved.

Chairperson Sullivan reorganized the agenda to begin the meeting with agenda item #4, Mandatory Referrals. He asked if the Committee would like to discuss any of the mandatory referrals. None of the mandatory referrals were pulled for discussion.

Mandatory Referrals

M.R. #17-19: Proposal by Mecklenburg County ABC Board to Sell Property Located on Wilkinson Boulevard

Mecklenburg County ABC Board proposes to sell 0.86 acres of vacant land located at 2915 Wilkinson Boulevard (Tax Parcel 117-011-22). This is residual property from the recent construction of an ABC retail store on the western portion of the parcel.

M.R. #17-20: Proposal by the City of Charlotte to Sell Portions of 27 City-Owned Lots Located in the Genesis Park Neighborhood to the North Carolina Department of Transportation (NCDOT) for the Interstate 77 Express Lanes Project

City Real Estate proposes to sell 27 vacant parcels of land totaling 3.6 acres located along Genesis Park Place, adjacent to and immediately east of Interstate 77 (see mandatory referral for addresses and tax parcel numbers). NCDOT has identified portions of the subject parcels that are needed for the I-77 Express Lanes Project.

M.R. #17-21: Proposal by Mecklenburg County ABC Board to Acquire Properties Located on Statesville Road (U.S. Hwy. 21) in Huntersville to Construct an ABC Store

Mecklenburg County ABC Board proposes to purchase 1 acre of vacant land located on Statesville Road (U.S. Hwy. 21) (Tax Parcel 017-153-03) in Huntersville to construct and operate an ABC Store.

M.R. #17-22: Proposal by the City of Charlotte to Sell Two City-Owned Properties located off Williams Road in the Town of Matthews

City Real Estate proposes to sell or dispose of two parcels located at 2823 & 3025 Windsor Chase Drive (Tax Parcels 193-461-99 & 22), which is off Williams Road in Matthews. These are former well sites that were acquired through a private water system purchase.

M.R. #17-23: Proposal by the City of Charlotte to Sell Three City-Owned Properties located in the Town of Mint Hill

City Real Estate proposes to sell or dispose of three parcels located at 8310 Quarters Lane, 8212 White Ash Court and 8398 Silver Maple Lane (Tax Parcels 197-163-23, 197-172-51 & 52; respectively), which is in the Ashe Plantation neighborhood, in Mint Hill. These parcels are former well sites that were acquired through a private water system purchase.

A motion was made by Commissioner Labovitz and seconded by Commissioner Ryan to state that the Planning Committee has reviewed M.R. #17-19, M.R. #17-20, M.R. #17-21, M.R. #17-22 and M.R. #17-23 and has no additional comments for the submitting agencies. The vote was unanimous to state that the Planning Committee has reviewed the mandatory referrals and has no additional comments for the submitting agencies.

Update on the Unified Development Ordinance and Place Types

Chairperson Sullivan asked Ed McKinney (Interim Planning Director) for an update on the Unified Development Ordinance and Place Types.

Mr. McKinney stated that he has two informational items that he would like for staff to share with the Committee prior to the Update on the Unified Development Ordinance (UDO) and Place Types.

Building Community Speaker Series

Monica Holmes (Planning) shared information about the Building Community Speaker Series. She said that it was mentioned at the Council meeting on Monday. She stated that this is a collaborative effort between the Planning Department, Housing & Neighborhood Services (HNS) and Charlotte Center City Partners. It is funded by the Knight Foundation and will bring five to six speakers and national leaders to town to spark dialogue and conversation and move us into actions. It is focused on the built environment and how we will be able to build the environment here in Charlotte.

The speaker, Jason Roberts, will be here July 9th through 12th. Mr. Roberts is the founder of the Better Block Foundation, a non-profit that applies tactical urbanism techniques to show the potential of a space that is no longer working. While here, he will host a neighborhood leader dinner on Sunday night, hold stakeholder meetings with city and county leadership and lecture at UNC-Charlotte. In addition, he will lay the foundation for the Two Better Block events this fall.

Mr. Roberts will speak at the McGlohon Theatre on July 11th. Ms. Holmes invited the Committee members to attend this event and to invite others.

South End Vision & Strategic Plan

Mr. McKinney introduced the *South End Vision & Strategic Plan*. This plan will be discussed in more detail at the July meeting. He said the Transit Oriented Development (TOD) work will be integrated into the plan. Commissioner Ryan said that she was glad to hear that the TOD work will be integrated into the plan.

Unified Development Ordinance and Place Types

Mr. McKinney stated that staff has been doing a lot of work internally and with other departments to try and understand some of the policy relationships.

Mr. McKinney shared a handout detailing the process and gave an overview to bring the Committee up to speed on staff's current thinking. Kathy Cornett (Planning) discussed the full palette of place types. This information will be discussed in relation to the City's overall vision and also the livability principles. Click [here](#) to view the presentation.

Ms. Cornett reminded the Committee that this is one effort with two parts: Place Types and the UDO. Place Types is the vision, policies and plans piece that describes the places that we want to create. The UDO is the regulations and ordinances that establish the rules for the places that we want create.

Ms. Cornett said that what staff hopes to accomplish with Place Types links directly to what we have been hearing from this Committee, Council and the community. Staff has heard that many of the area plans are outdated. As this community continues to grow and change, the plans do not reflect the latest thinking and policy direction. It is difficult to update plans to keep pace with the growth and change taking place in the community.

While the *Centers Corridors and Wedges Growth Framework (CCW)* is a great tool, it is not specific enough and does not provide enough guidance in terms of zoning and development. Area plans need a stronger link to zoning districts. Many of them do not contain enough guidance for where we are as a community and the type of development that is occurring.

Ms. Cornett said that Place Types will create a more sustainable process for area plans and allow the community to better keep pace with growth and change. It will also fill the gap between the very general *CCW* and *General Development Policies (GDP)* and details in area plans. It will then inform the UDO and better link our vision to our implementation tool as well as simplify policy guidance and address design. It is not only about land use, it is also about the form of development.

This work is in the context of *CCW's* vision and this Committee's Livable City Policy. There are a number of common themes between the two. Those commonalities are the guiding principles for this work.

There are four general categories for Place Types and there are a number of Place Types that fall into those different categories. When Place Types is described as being more than land use, there are the different kinds of form and pattern elements, development intensity and transportation elements. Place Types will provide direction on all of these elements but the specific regulations will be in the UDO. As stated before, the two are linked. Therefore, a Place Type will point directly to a very small menu of zoning districts that will implement that specific Place Type.

Staff is working to develop a manual with tear sheets that will describe each Place Type in detail. It is important to note that Charlotte Area Transit System, Charlotte Department of Transportation, Mecklenburg County Park & Recreation and other departments have been involved in this process to make sure that priorities lineup.

Garet Johnson (Planning) asked if there were any questions. Commissioner Ryan asked why land use is still the first element rather than form or pattern. Ms. Johnson said the palette is still a draft and that is why it has not been shared. Staff is not comfortable with it yet. She said land use does not have to be the first element.

Ms. Johnson proceeded with her presentation. She referred to the four general Places and 15 Place Types. She stated that there are more details that can be discussed later. She reviewed the first category, Open Space. She stated that open space is mentioned as a priority at public meetings and that as we become more urbanized, open space becomes more important to people. As a Place Type, open space is important, not just from an environmental perspective, but also from a physical and mental health perspective.

The Open Space Place Type category has two Place Types:

- Preserved open space – Undisturbed land intended to be preserved for open space in perpetuity.
- Recreational open space – Land dedicated to active and passive recreational uses. Could include playgrounds, picnic facilities, greenway trails or similar uses.

Ms. Johnson explained that each of the Place Types categories that she reviews will include key differentiators between the Place Types within that category followed by more details with all of the different elements.

Commissioner Labovitz asked how do you translate the information to a zoning category. Ms. Johnson said it might help to think of Place Types more like an area plan. However, Place Types will have more guidance than area plans. Commissioner Labovitz asked if zoning will remain the same. Ms. Johnson said that has not been determined yet. Ms. Cornett clarified that in order to change the zoning of a parcel, you will still have to go through the rezoning process.

Commissioner Ryan said that she thinks there should be a third open space category for Urban Open Space. She questioned if there will be a need for preserved farm land.

Ms. Johnson said that Urban Open Space was considered as a part of the Recreational category but staff can take another look at this. In each of these Place Types, there will be different zoning districts.

Next, Ms. Johnson reviewed the Neighborhood Place Types. She described neighborhoods as the backbone of our community.

The Neighborhood Place Type has four categories:

- Neighborhood 1 - Detached buildings, low intensity residential area.
- Neighborhood 2 – Attached buildings, moderate intensity residential area.
- Neighborhood 3 – Multi-family, moderate to high intensity residential area.
- Neighborhood Node – Neighborhood serving, mixed use area.

Ms. Johnson shared the key differentiators for the Neighborhood categories and explained the key elements. She said that it is important to make sure that there are a range of housing options that meet the needs and preferences of all residents. Also, it is important to have Open Space in all of these categories. It is important to have highly walkable environments and places that are connected internally as well as externally.

Next, Ms. Johnson reviewed the third Place Types Category, Districts. Districts are places that provide economic opportunities whether for smaller entrepreneurs or larger operations. She said most Place Types within the District category are locations for employment.

Each of the Place Types within the districts is different and has their own character. Districts may need more space for their operation or may seek a campus type environment. A lot of office and research type uses look for these types of environments. Other needs may include support services for employees and visitors, open space, transit or highway access and connectivity. It is important to remember that a lot of the districts are going to need reinvestment, infill development, design improvements and connectivity to become the place envisioned for these districts.

Ms. Johnson explained each of the five District Place Types categories and their key differentiators.

- Business – Concentration of commercial services along limited access roads.
- Employment – Concentration of jobs with connectivity to surrounding places.
- Campus – Large institutions with supporting services for campus users.
- Light Industrial – Warehousing & distributive uses with moderate impacts.
- Heavy Industrial – Manufacturing and production uses with high impacts.

The final category is the Activity Center category. Activity Centers are places that draw people together - from across neighborhoods, the city and the region. They come together for shopping, entertainment, business and other purposes. A lot of them actually rely on having a bigger employment or customer base and need to draw from either the region or across the community. Many of our Activity Centers will rely on our transit system or our transit station areas. Just like the Districts, many of the Activity Centers will need infill development, redevelopment and improvements to their transportation systems.

Activity Centers are envisioned to have vibrant community gathering spaces and give our community its identity. Center City is our main Activity Center. It is what many identify with when thinking of Charlotte. They are intended to be very compact and very pedestrian-orientated. It is important that they are connected to public transportation and active transportation networks, such as biking and walking.

The Activity Center category has three categories.

- Community Center – Community serving, mixed use area.
- Regional Center – Regionally serving, mixed use area.
- Center City – Regional economic, civic, and cultural mixed use center.

Ms. Johnson summarized her presentation and said that is the entire palette. She explained the next steps. The consultant is working on aligning the current zoning districts with what is being discussed in terms of Place Types and what may or may not align. Ms. Cornett mentioned working with other departments; specifically, CATS, CDOT and Park and Recreation and how this information lines up with their plans.

Ms. Johnson said that a lot of this information will be shared with Council this fall. After the Council workshop and once Council agrees on the direction that we are headed, staff will launch a more intentional public engagement campaign.

Commissioner Ham said he heard a lot about walkable neighborhoods and Charlotte being walkable and asked how is it determined which area will get sidewalks. Ms. Johnson answered that walkability is important for every single area of our community. She explained that existing ordinances require sidewalks as you develop and that the City has a sidewalk program to assist in filling gaps in sidewalks.

Chairperson Sullivan said Monroe Road has become very popular for selling and developing property and is a zoning mess. He asked if there are plans to change that in some way or is it just wherever the market allows. Ms. Johnson replied that as we get further into Place Types, we will try to identify what the place type is for that area as well as the appropriate zoning district for the different Place Types. She said it is a little premature to talk about rezoning and how that is going to work.

Commissioner Fryday commended staff on how well the information is coming together. He asked if you have a Place Type for an area and the zoning that supports that Place Type, if someone comes in and changes the zoning how will it impact the Place Type. Ms. Johnson said in the past you would have to amend the plan to get the desired rezoning. That could be tied to the process that is developed for amending Place Types. Currently, when City Council approves a rezoning it updates the land use plan. We will have to clarify that process and how that would work.

Mr. McKinney wrapped up the Place Types presentation. He said that the staff team and the consultant are focused on Place Types, the outline of the UDO and the relationship between Place Types and the UDO. The consultant is comparing Place Types to the current zoning ordinance to determine if the appropriate tools are in place. This will inform the structure of the UDO and provide direction on where we need to amend certain zoning districts. The next Advisory Committee meeting is this Thursday. The Advisory Committee will continue discussing what needs to be fixed in the ordinance. These things will help clarify the public process and the technical process for Place Types work and prepare us for a comprehensive update to Council in September. A workshop is scheduled for October.

Mr. McKinney said that the hard copy of the PowerPoint presentation is not the final version and staff will email the Committee a digital version.

Commissioner Fryday distributed a handout, *Planning Committee Review & Action Process*. He explained that this process will help the Committee move items forward. He said this item can be discussed next month.

Chairperson Sullivan noted that this is Commissioner Labovitz's last meeting and thanked her for service on the Planning Commission for the last six years. He thanked the Committee for challenging him and keeping him on his toes.

Meeting adjourned at 6:40pm.

MANDATORY REFERRAL REPORT NO. 17-24
Proposed Sale of Two City-Owned Properties Located on South Mint Street in Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell two adjacent City-owned parcels on South Mint Street. The parcels, located in the 800 block of South Mint Street (parcel identification numbers 073-042-17 and 18), are a combined 0.14 acres and zoned UMUD according to the Charlotte Zoning Ordinance. The two parcels – which are improved with an inactive railroad siding – are planned to be sold together.

The properties are located on the edge of the Central Business District, across South Mint Street from Bank of America Stadium, and adjacent to Interstate 277. The remainder of the block on which the properties are located is being redeveloped with an office tower, retail, and residential and hotel units.

Given the properties' size and location, the only logical buyer would appear to be the developer of the adjoining property. The developer has expressed interest in acquiring these properties and combining them with his adjoining new development.

The Charlotte Department of Transportation (CDOT) is completing the *Uptown Connects Study* which recommends additional bicycling opportunities with a focus on the connection to and through Uptown via new bike facilities for all ages and abilities. Recommended facilities will link existing and planned greenways and the rail trail. This study recommends development of the Belk Greenway Connector, a 16 foot wide multi-use pathway along the Belk Freeway. The alignment is proposed within some private properties and also within the NC Department of Transportation Control of Access (I-277 right-of-way). The Belk Greenway Connector will connect the Little Sugar Creek Greenway (Cross Charlotte Trail) to the Irwin Creek Greenway. The developer of the adjoining properties has committed to coordinate with the City on the construction of the Belk Greenway Connector.

PROJECT JUSTIFICATION:

The City of Charlotte acquired the parcels in 1993 and 1994 for the realignment of Mint Street around the stadium. Since the completion of the road realignment, the City has not had a use for these parcels.

Departmental polling of the parcels was discussed at the July 6, 2016 Joint Use Task Force meeting. Based upon that conversation, the decision on the sale of the parcels was deferred until substantial completion of the *Uptown Connects Study*.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In June 2017, City Council approved the *City-Owned Real Estate and Facilities Policy*, which aims to ensure that the acquisition, use, management and disposition of City-owned properties and facilities are responsible, responsive, transparent, and consistent with City Council priorities.

In addition, development of the Belk Greenway Connector at this location relates to the *Mecklenburg County Greenway Plan*, in that the *Greenway Plan* prescribes a greenway overland connector running along Stonewall Street and the Belk Greenway Connector is envisioned to serve the same purpose but in a location that better separates trail users from vehicular traffic.

The City of Charlotte recently adopted the *Transportation Action Plan Update* and the *Charlotte BIKES* plan. Both plans focus on multi-modal facilities with an emphasis on connectivity. In addition, the City also adopted the *2020 Center City Vision Plan* which recommends an overland connector to connect the Little Sugar Creek Greenway to the Irwin Creek Greenway. Originally the connector was recommended for Stonewall Street, but upon further analysis, Stonewall could not accommodate a quality bicycle facility. Therefore, an alternative alignment is recommended through the *Uptown Connects Study*.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site. The plan encourages creating a robust network of pedestrian, bicycle and greenway trail connections that tie together Center City's parks, open space and recreation facilities.

PROJECT IMPACT:

No project impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

These parcels are adjacent to the redevelopment of the former Charlotte Observer site between South Tryon Street, West Stonewall Street, South Mint Street and I-277.

ESTIMATED PROJECT COMPLETION DATE:

Engineering & Property Management's Real Estate Division anticipates the sale being completed by the end of calendar year 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2017 meeting and during that meeting CDOT staff mentioned that Park & Recreation had verbally agreed to maintain the trail after it's constructed; a meeting is being set up to obtain a formal maintenance agreement. It was also mentioned by City Real Estate staff that the commitment for the developer to construct the trail section across the City-owned parcels will be included in the contract language, thereby ensuring that the trail will be constructed by the developer (to the agreed-upon specifications).

Agencies represented at the July 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, City Housing & Neighborhood Services, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, and County Solid Waste.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed sale of these properties and below are the key findings:

Conclusions:

- The City of Charlotte has not had a use for these properties since acquiring them in the early 1990s for the realignment of Mint Street.
- CDOT is completing a study which recommends development of the Belk Greenway Connector, a 16 foot wide multi-use pathway, through the City-owned site.
- The developer of the adjoining properties has committed to construct the Belk Greenway Connector across the parcels in question.
- The commitment for the developer to construct the trail section across the City-owned parcels will be included in the contract language, thereby ensuring that the trail will be constructed by the developer (to the agreed-upon specifications).
- Mecklenburg County Park and Recreation has provided a verbal commitment to maintain the trail after it is constructed. A meeting is being set up to obtain a formal maintenance agreement.

Adopted Goals and Policies:

- The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site.
- The proposed overland connector to connect the Little Sugar Creek Greenway to the Irwin Creek Greenway is consistent with the *Mecklenburg County Greenway Master Plan* (2008), *Transportation Action Plan* (2017), *Charlotte BIKES* (2017), and *Charlotte Center City 2020 Vision Plan* (2011).

CMPC PLANNING COMMITTEE REVIEW:

Initiated by: Angela Hagerman, Engineering & Property Management; Warren Wooten, Housing & Neighborhood Services

Submitted by: Angela Hagerman, Engineering & Property Management

Planning staff resource: Alberto Gonzalez

MANDATORY REFERRAL REPORT NO. 17-25

Proposed Sale or Transfer of Nine City-Owned Properties for Affordable Housing

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Real Estate Division in partnership with the Housing & Neighborhood Services (H&NS) Department proposes to sell or transfer nine City-owned properties out of the City's portfolio for construction of affordable housing by non-profit organizations or affordable housing developers. See the properties detailed below.

Parcels 1 through 3 were acquired for road projects and are now remnants that are no longer needed for City operations. Parcels 4, 7, 8, and 9 were acquired as the result of foreclosures and are no longer needed for City operations. Parcel 5 currently houses the historic shotgun houses; however, following their upcoming relocation, the property will be vacant and no longer needed for City operations. Parcel 6 is a former CATS Park and Ride lot, which has been relocated farther north along Albemarle Road.

With regard to the two historic shotgun houses located on parcel 5, the Harvey B. Gantt Center owns the houses that are located on the City-owned property. The Center is currently exploring alternative uses and locations for the houses which must be removed prior to sale of the property. One option under discussion is relocation of these structures onto the grounds of the Charlotte Museum of History on Shamrock Drive. Once a plan is developed by the Center, they will work with the Historic Landmarks Commission to discuss implementation of the plan and relocation of the houses.

Site	Address	Parcel ID	Acres	Zoning ⁽¹⁾	Use	Reason Acquired
1	7619 N Tryon St.	047-221-22	0.82	I-1	Vacant	NC49/US29 interchange
2	7631 N Tryon St.	047-221-23	3.2	I-2(CD)	Vacant	NC49/US29 interchange
3	6514 Freedom Dr.	057-231-06	0.44	B-1	Vacant	Freedom Dr. (NC 27) widening
4	1654 Newland Rd.	077-061-13	1.34	R-12MF	Vacant	In Rem Lien Foreclosure
5	705 E 7 th St.	080-104-02	0.83	UR-2	SF / Vacant	Urban Renewal
6	Idlewild Road North	133-251-20	1.68	O-1	Parking Lot	Former CATS Park & Ride lot
7	4319 Lothar Ridge Ln.	041-112-35	.185	R-4	Single family	Loan Foreclosure
8	3115 Amay James Av.	145-17-304	.162	R-5	Single family	Loan Foreclosure
9	5521 Patton Street	043-032-06	.248	R-5	Single family	Loan Foreclosure

(1) According to Charlotte Zoning Ordinance

City Real Estate and H&NS will develop a Solicitation of city-owned properties approved for sale or transfer in order to gauge interest among the development community and initiate real estate transactions to include affordable housing opportunities.

Solicitation is similar to a Request for Qualifications/Request for Proposals (RFP) process but is used specifically for the sale of real property. Unlike an RFP in which bidders price services or commodities, a Solicitation requests general proposals from developers interested in the parcels. It functions as the beginning of the negotiation process rather than an exact quote. Moreover, a Solicitation is not a form of sale but will initiate conversations with developers that may result in a private sale. The city is permitted to engage in a private sale so long as the sale is for a public purpose. In this case, the public purpose is affordable housing.

In contrast, the Upset Bid process, which is frequently used, is a form of public sale in which any member of the public can bid on the property and the sale serves no public purpose. With a private sale, however, the city retains much more control about the use of the property and the terms of conveyance.

PROJECT JUSTIFICATION:

The properties are no longer needed for City purposes and the City incurs the expenses of year-round mowing and maintenance. However, they represent a valuable opportunity to leverage city-owned land for affordable housing, a key City Council priority. H&NS works with City-approved, experienced non-profit organizations and affordable housing developers to make more affordable housing available in neighborhoods throughout the City. Therefore, selling or transferring the parcels to those organizations for use as affordable housing will serve an important City Council priority and reduce maintenance costs. The three single family homes (parcels 7, 8 and 9) are suitable for rehabilitation as affordable housing, while the remaining properties offer new construction opportunities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Sale or transfer of these properties supports City Council's established goal of creating 5,000 affordable housing units in three years.

In June 2017, City Council approved the City-Owned Real Estate and Facilities Policy, which aims to ensure that the acquisition, use, management and disposition of City-owned properties and facilities are responsible, responsive, transparent, and consistent with City Council priorities.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

See below:

Site	Address	Parcel ID	Area / District Plan	Plan Recommendation
1	7619 N Tryon St.	047-221-22	University City Area Plan / BLE Update (2015)	Office/Retail
2	7631 N Tryon St.	047-221-23	University City Area Plan / BLE Update (2015)	Office/Retail
3	6514 Freedom Dr.	057-231-06	Northwest District Plan (1990)	Multi-Family
4	1654 Newland Rd.	077-061-13	Central District Plan (1993)	Multi-Family
5	705 E 7 th St.	080-104-02	Central District Plan (1993)	Residential up to 22 DUA
6	Idlewild Road North	133-251-20	East District Plan (1990)	Office / Business Park / Research
7	4319 Lothar Ridge Ln.	041-112-35	Northwest District Plan (1990)	Single Family up to 4 DUA
8	3115 Amay James Av.	145-17-304	Central District Plan (1993)	Single Family up to 5 DUA
9	5521 Patton Street	043-032-06	Northeast District Plan (1996)	Residential up to 8 DUA

PROJECT IMPACT:

The proposed project will supply much-needed affordable housing units within the city and will make important progress toward City Council's goal of 5,000 units in three years. Furthermore, many of the properties are located in or near uptown and will provide reasonably priced housing for workers in the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Parcels 3, 5, 6, 8, and 9 have no known relationships to other public or private projects. Parcel 1 is located along the LYNX Blue Line Extension between the University City station and the McCullough Street station. Parcel 4 is located within the Lincoln Heights Drainage Improvements affected area. Parcel 7 is located within the Sunset/Beatties Ford Comprehensive Neighborhood Improvement Plan, or CNIP area.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the properties for use by non-profit organizations and affordable housing developers as well as the availability of funds to undertake construction will dictate the completion of the sale or transfer.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2017 meeting and Planning Department, Neighborhood & Housing Services, Charlotte Water and E&PM – City Real Estate staff discussed the issues related to each individual site, highlighting the following points.

- According to Real Estate staff, there's been no firm process developed for properties that are not currently zoned for (or whose area plan does not support) residential development. The City may proactively re-zone these properties prior to conveyance, or use some other mechanism to ensure that development of affordable housing can in fact be developed on sites not zoned for that land use.
- Housing and Neighborhood Services staff added that when meeting with prospective developers there will be transparency in letting developers know that for certain sites, rezoning may be an issue.
- Charlotte Water staff reported that sites 1 and 2 on N. Tryon Street are located upstream from a sewer project to be activated at the end of 2018; therefore it would be preferable if the development of that property were to be deferred until the completion of the sewer project.

Agencies represented at the July 6, 2017 meeting:

Park & Recreation, City Real Estate, Planning, City Engineering & Property Management, City Storm Water, Charlotte-Mecklenburg Library, Central Piedmont Community College, City Housing & Neighborhood Services, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation and County Solid Waste.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed land transactions and has determined the following:

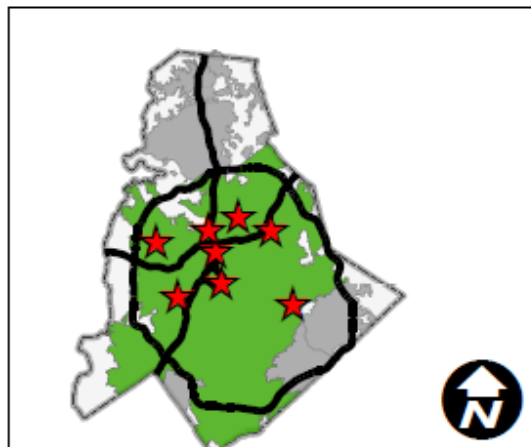
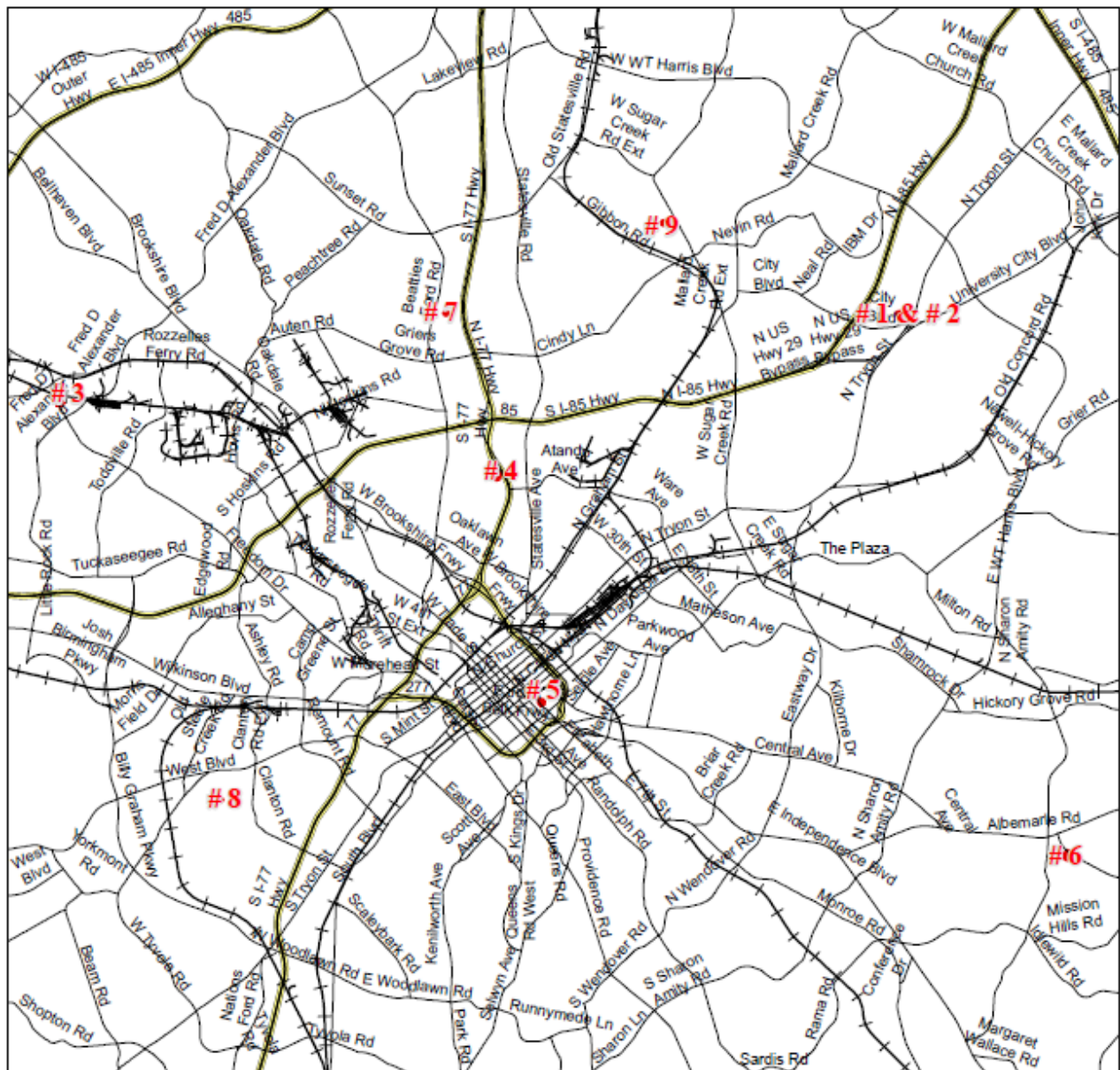
Conclusions:

- The variety of housing types in and around neighborhoods is considered a community asset and a mix of housing options (e.g. single family, duplex, triplex, quadraplex, multi-family, etc.) is normally encouraged if consistent with the adopted future land use for that specific site.

Adopted Goals and Policies:

- **Sites 1 and 2** – The subject parcels are not zoned for residential uses, and are surrounded by retail developments and utility infrastructure. The proposed residential use on these parcels is not consistent with the adopted office/retail land use per the *University City Area Plan / BLE Update* (2015).
- **Site 3** – The subject property is recommended for multi-family use as per the *Northwest District Plan* (1990), and its current zoning is B-1, which allows residential uses by right. However, depending on the type, size and scale of the development requested, a rezoning might be required.
- **Site 4** – The subject property is recommended for multi-family use as per the *Central District Plan* (1993), and is zoned R-12MF. Residential uses at 12 DUA is consistent with the adopted land use for this site, and with the context of the surrounding low density residential neighborhood.
- **Site 5** – The subject property is located in the First Ward neighborhood of Uptown Charlotte and is recommended for residential uses up to 22 DUA as per the *First Ward Master Plan* (1997). The property includes two “shotgun houses,” owned by the Gantt Center, that were moved to this site several years ago. City Real Estate is looking to move them again prior to the proposed sale/transfer of the land.
- **Site 6** – The subject property is zoned O-1 and recommended for office / research / business park land uses as per the *East District Plan* (1990). The parcel was used as a parking lot for a CATS Park & Ride lot that is no longer in service. Residential uses in O-1 are allowed by right; however a rezoning might be required depending on the proposed development. Multi-family and single family residential land uses are located across the street from the site on two sides.
- **Sites 7, 8 & 9** – The subject properties are existing single family homes and are proposed to remain as such through this proposed sale/transfer to a non-profit providing affordable housing.

CMPC PLANNING COMMITTEE REVIEW:




Mandatory Referral 17-25

Initiated by: Housing & Neighborhood Services

Submitted by: Engineering & Property Management

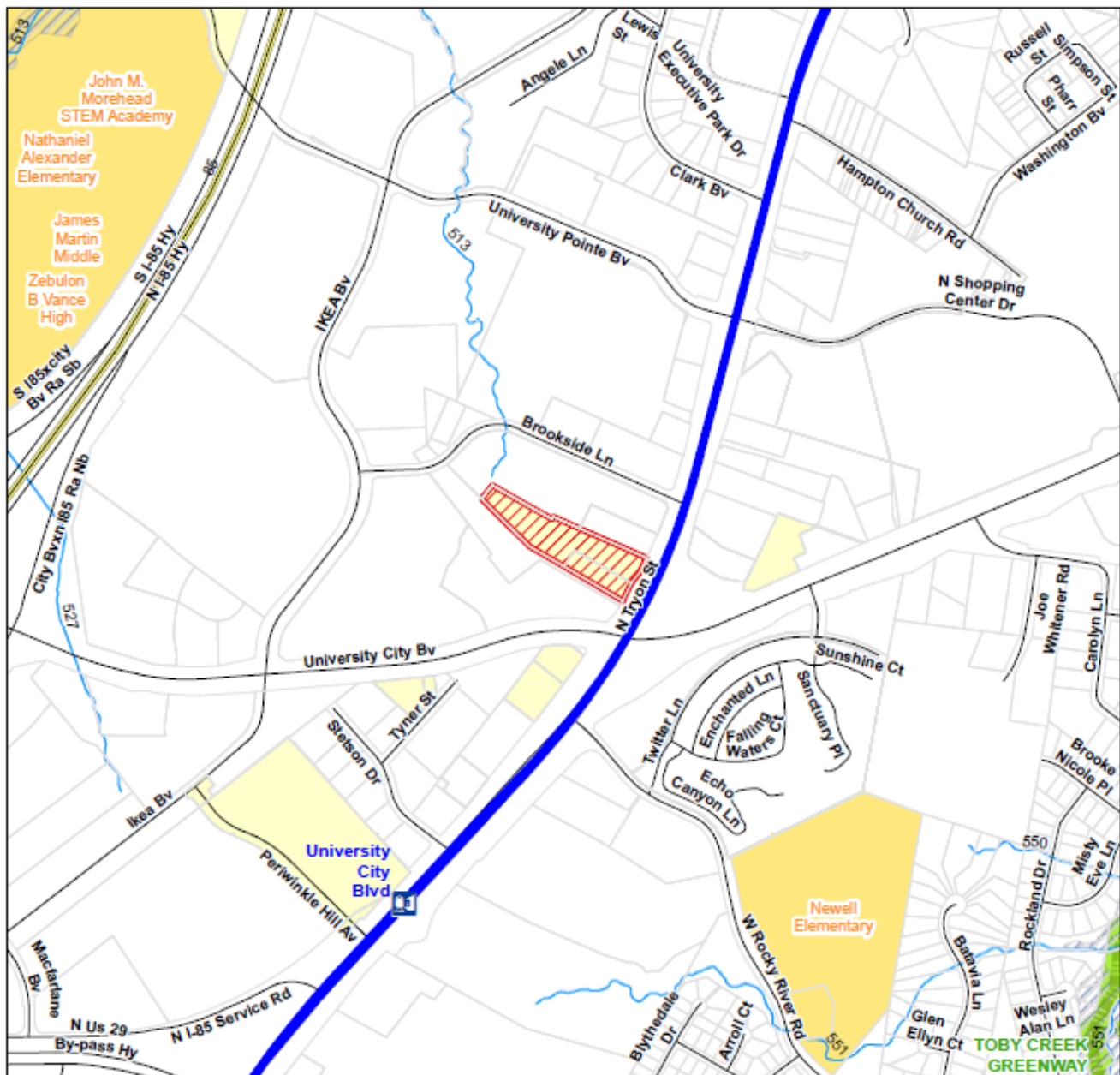
— Thoroughfare

 Mandatory Referral

Produced by the Charlotte-Mecklenburg Planning Department



Sites 1 and 2: 7619-7631 N. Tryon Street



Mandatory Referral 17-25

Initiated by: Housing & Neighborhood Services

Submitted by: Engineering & Property Management



Mandatory Referral



City Property



Schools



Blue Line Extension Station

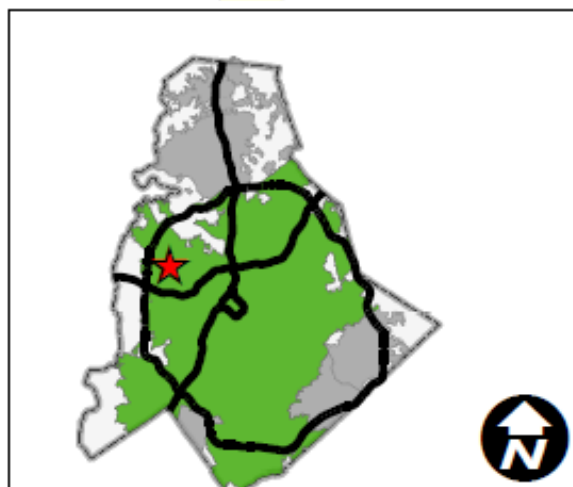
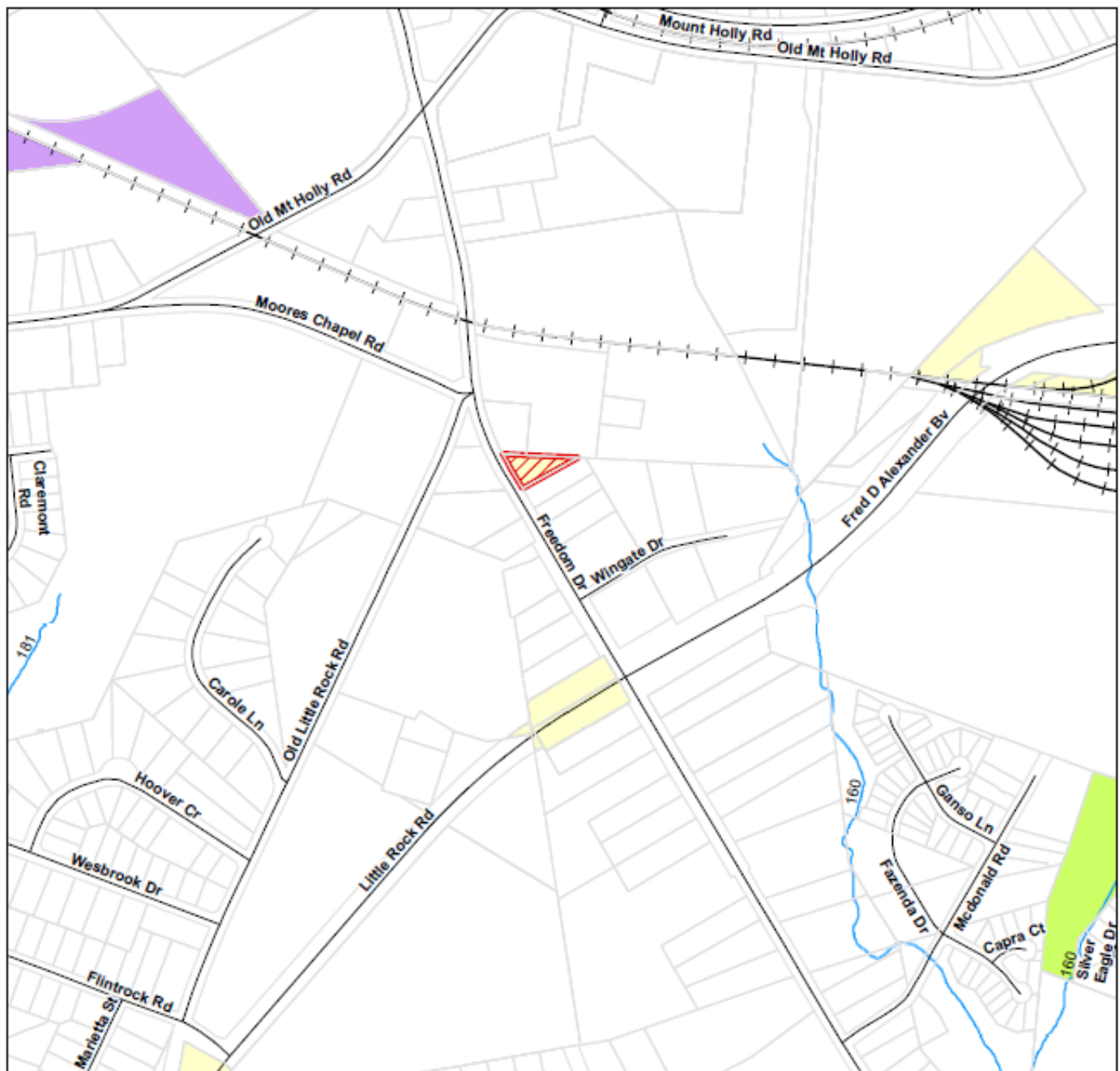


Blue Line Extension



Produced by the Charlotte-Mecklenburg Planning Department





Site 3: 6514 Freedom Drive



Mandatory Referral 17-25

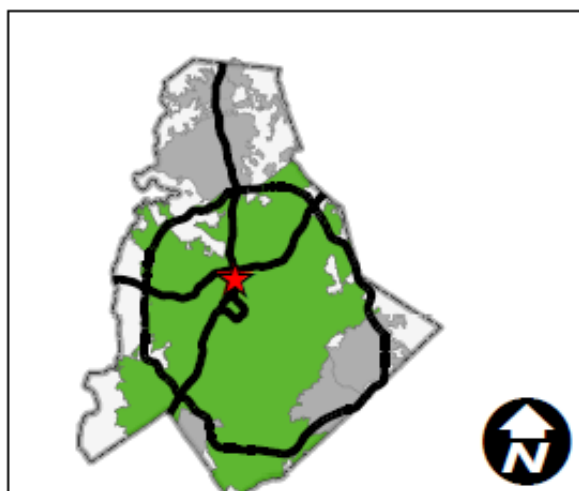
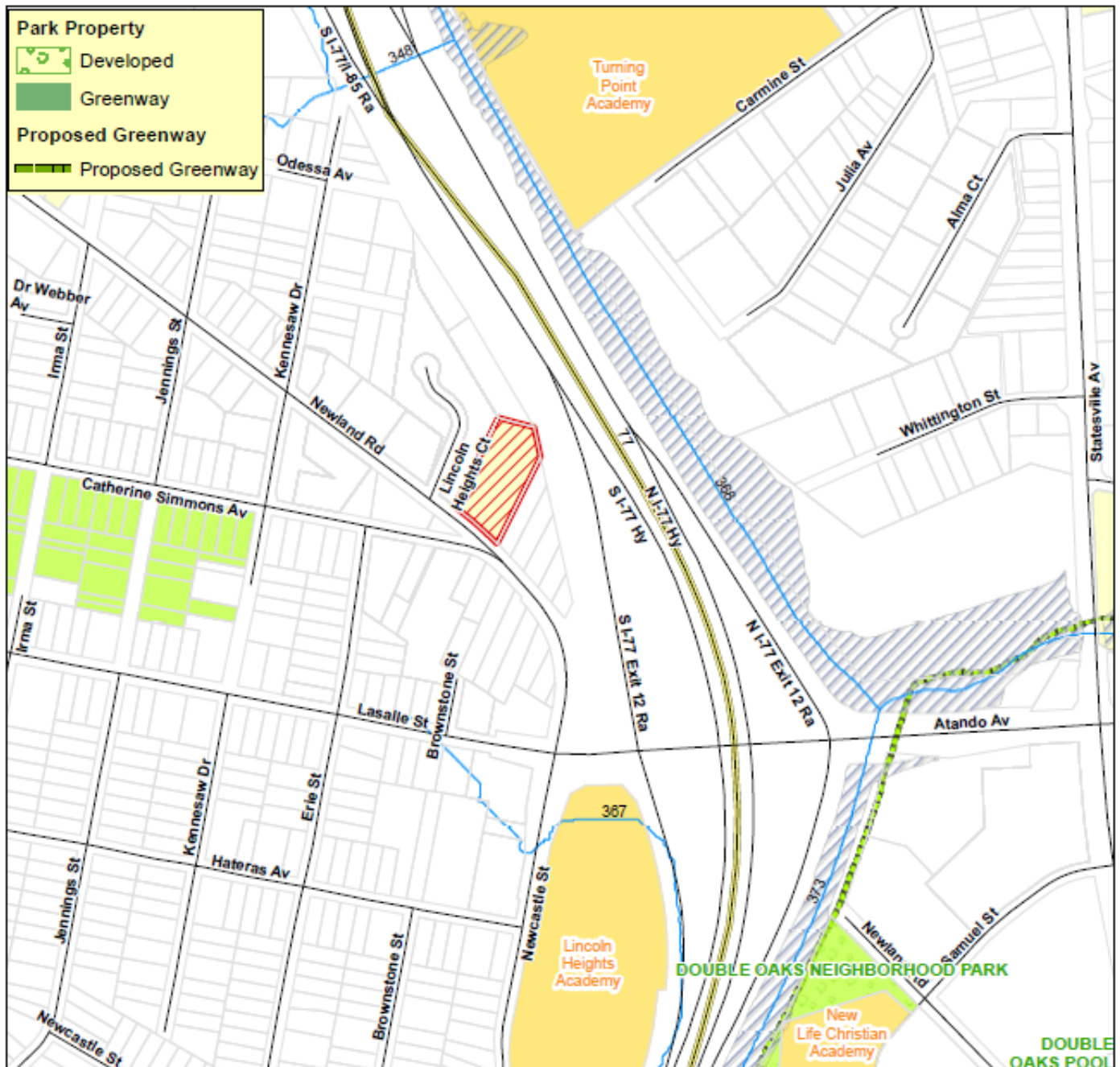
Initiated by: Housing & Neighborhood Services

Submitted by: Engineering & Property Management

-  Mandatory Referral
-  City Property
-  County Property
-  Local Historic Landmark




Site 4: 1654 Newland Road



Mandatory Referral 17-25

Initiated by: Housing & Neighborhood Services

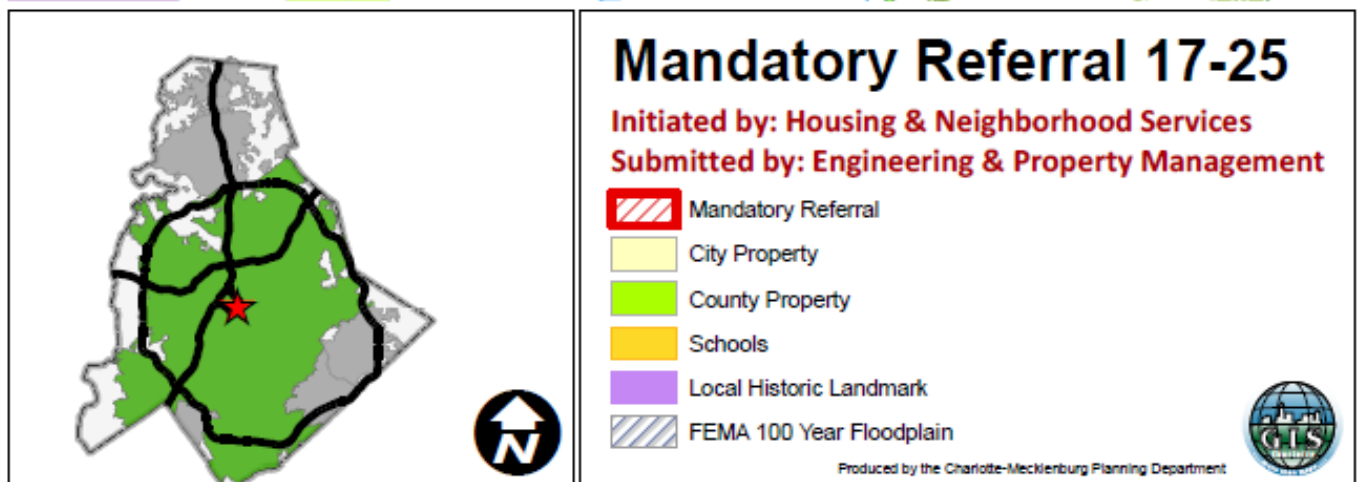
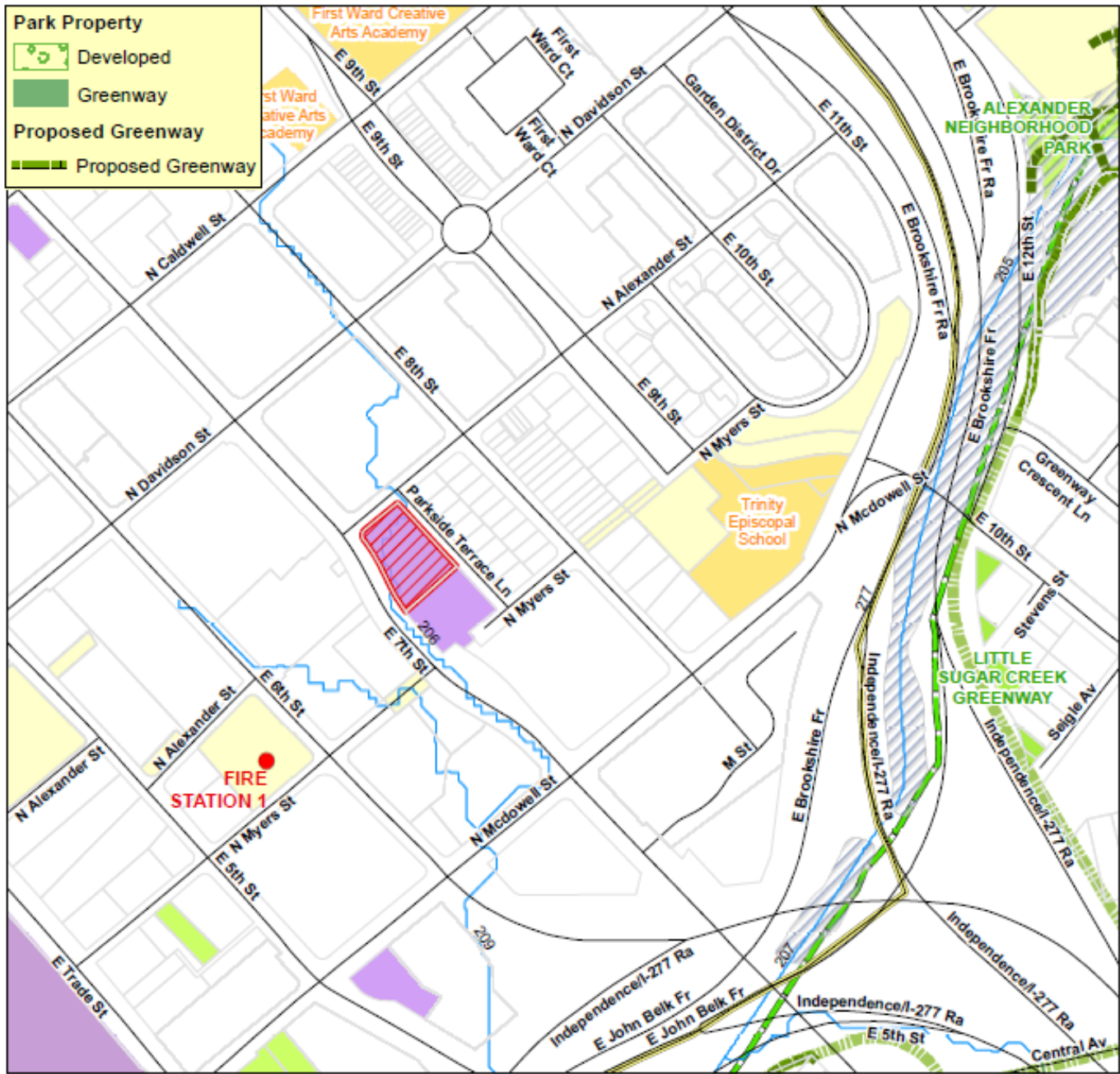
Submitted by: Engineering & Property Management

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

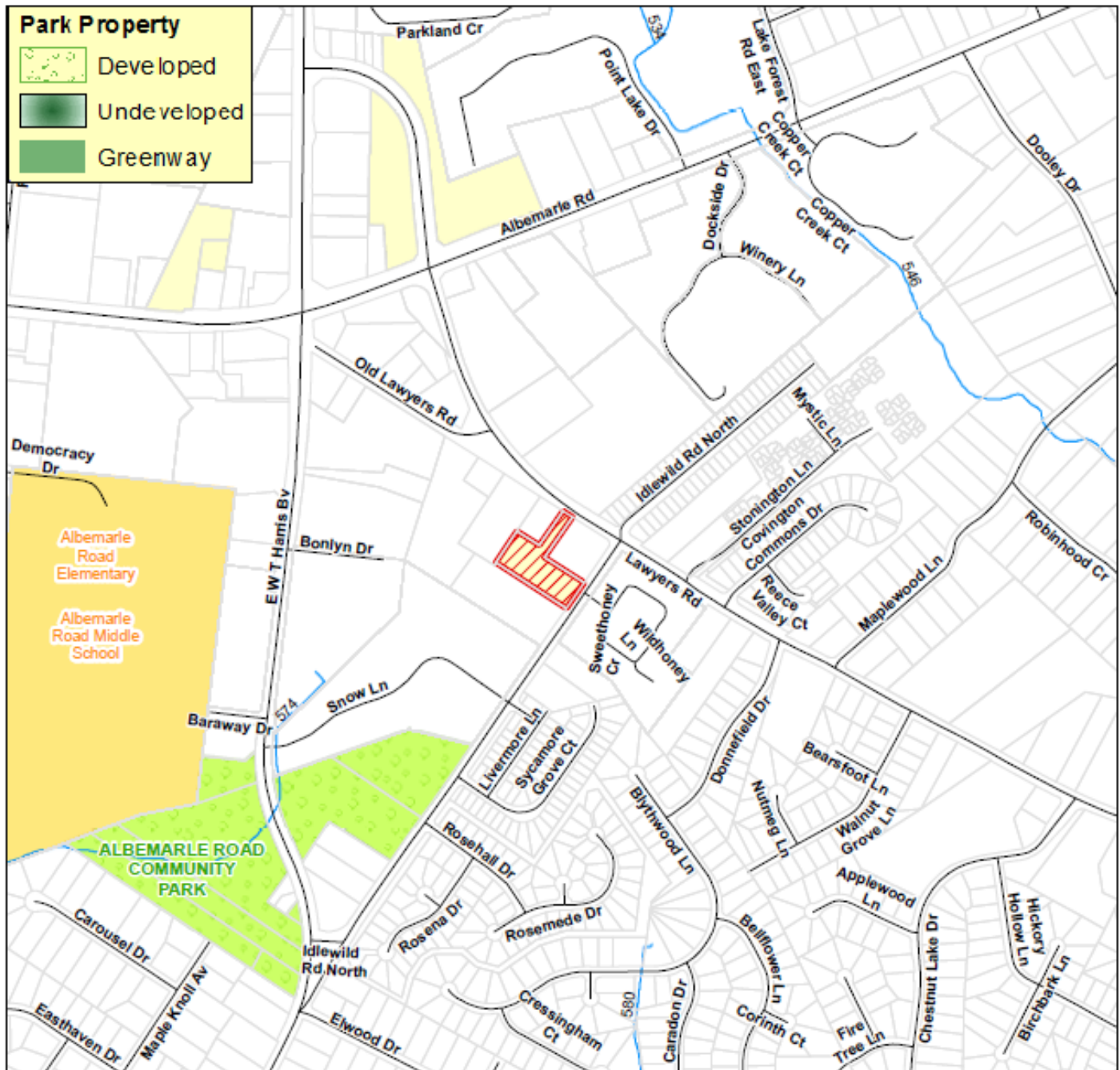
Produced by the Charlotte-Mecklenburg Planning Department



Site 5: 705 E. 7th Street



Site 6: Idlewild Road North



Mandatory Referral 17-25

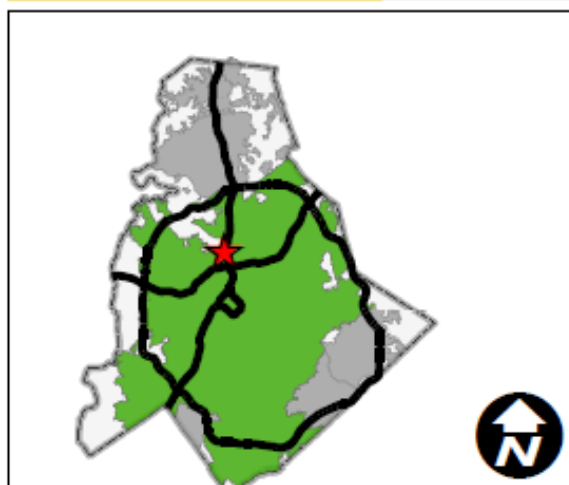
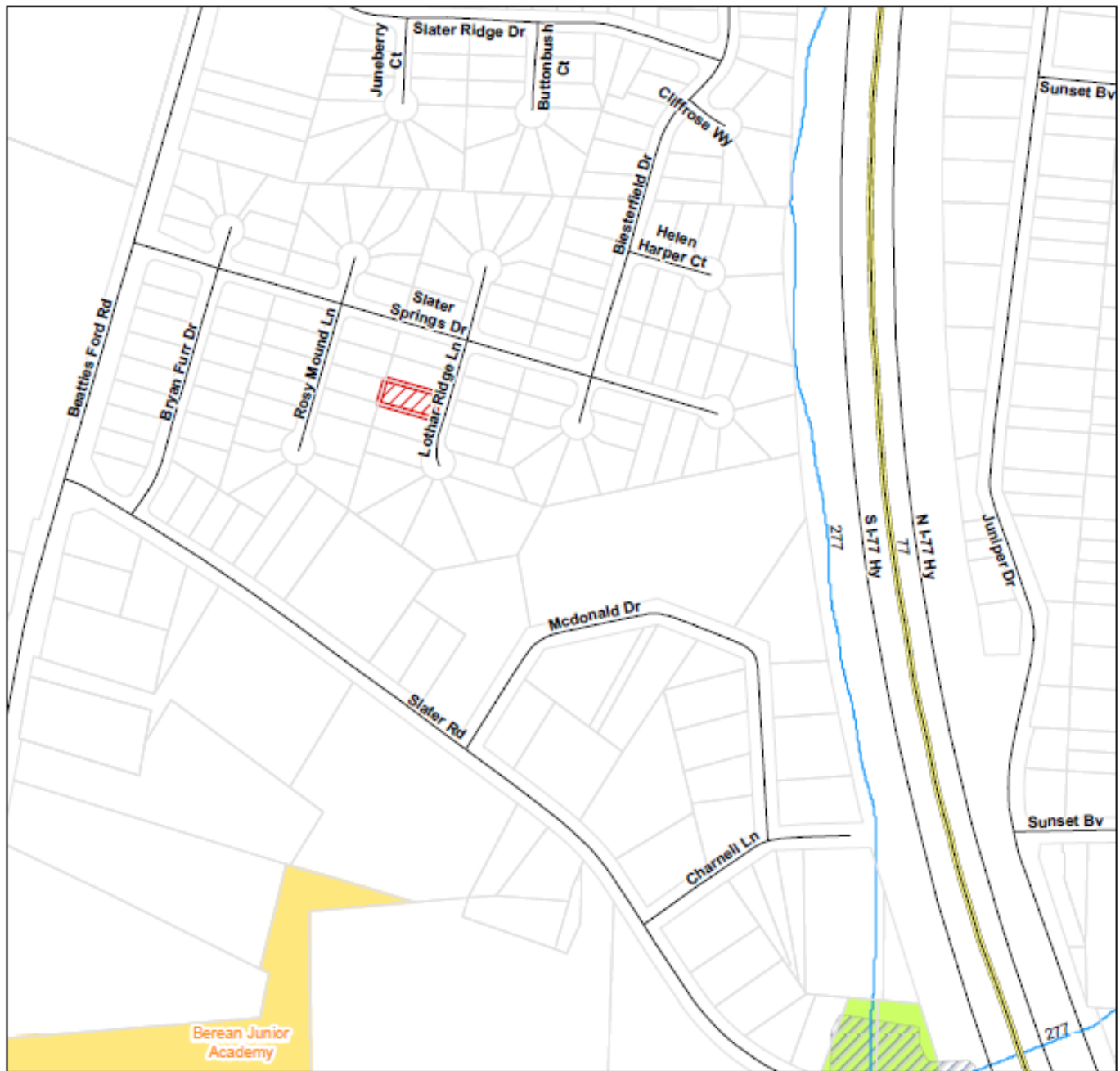
Initiated by: Housing & Neighborhood Services

Submitted by: Engineering & Property Management

- Mandatory Referral
- City Property
- County Property



Site 7: 4319 Lothar Ridge Lane



Mandatory Referral 17-25

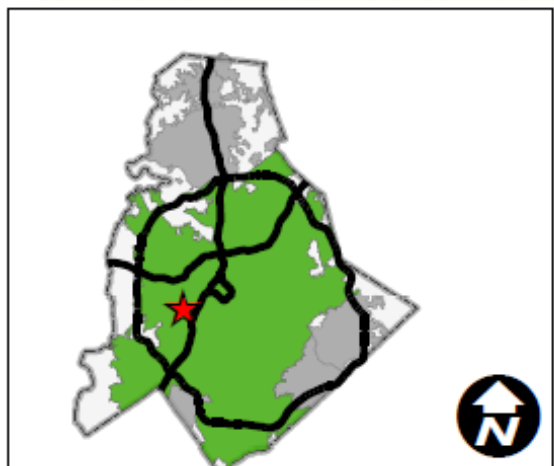
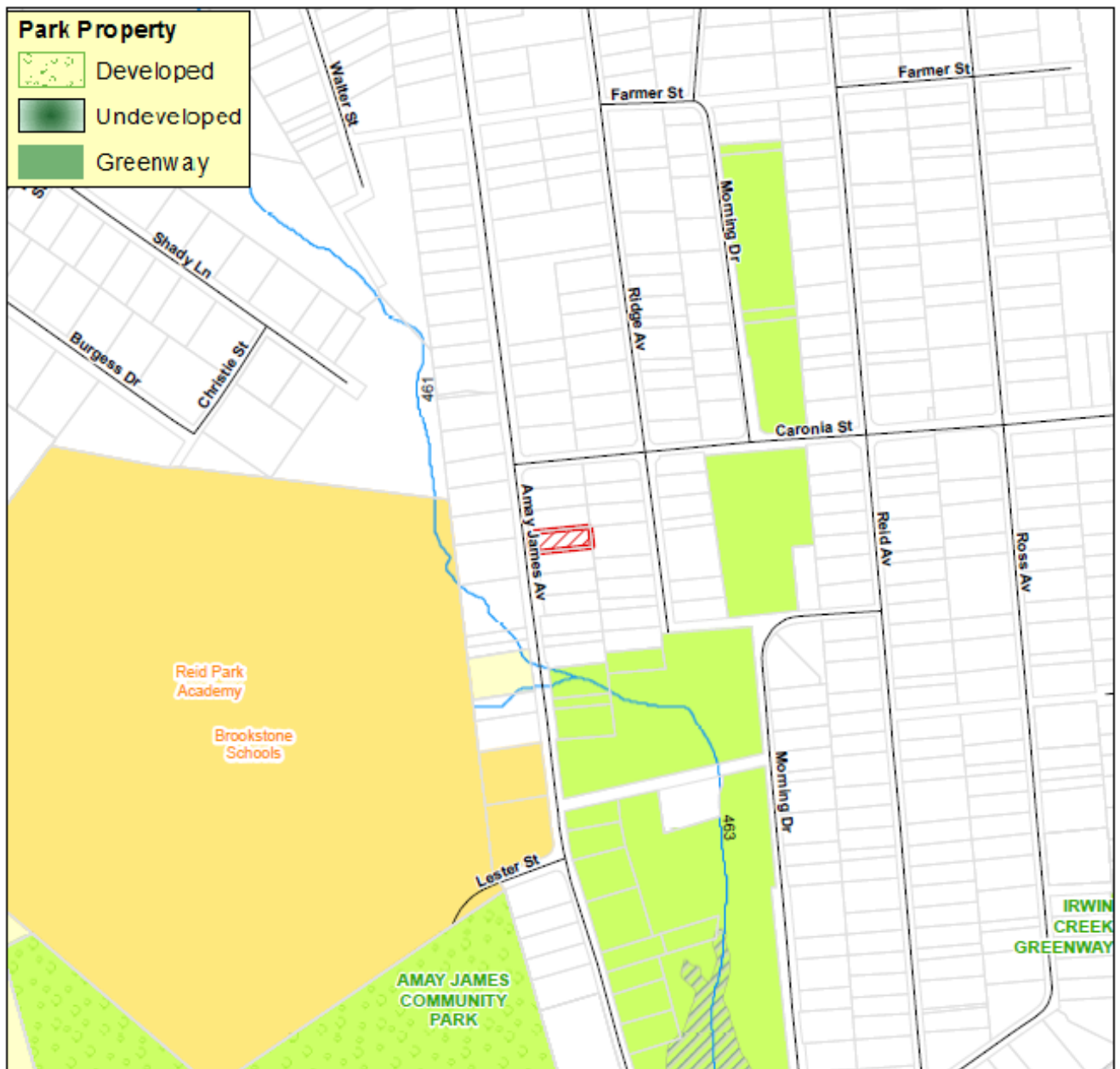
Initiated by: Housing & Neighborhood Services

Submitted by: Engineering & Property Management

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



Site 8: 3115 Amay James Avenue



Mandatory Referral 17-25

Initiated by: Housing & Neighborhood Services

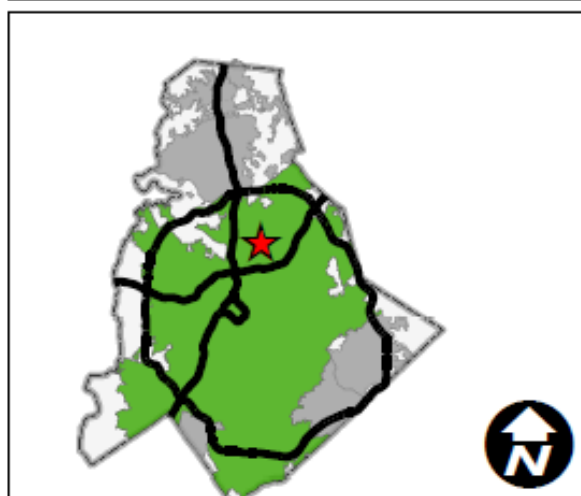
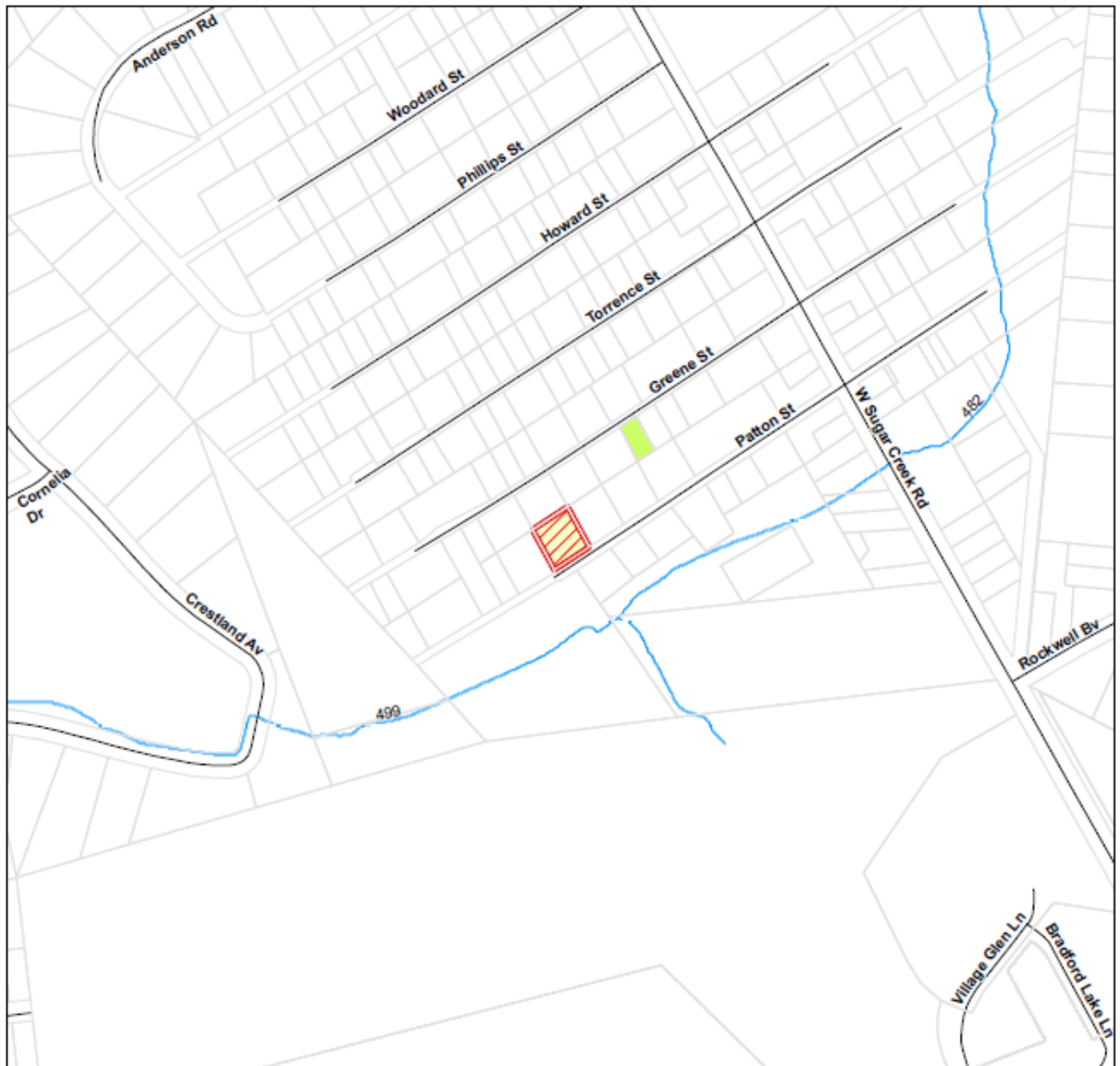
Submitted by: Engineering & Property Management

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

Produced by the Charlotte-Mecklenburg Planning Department



Site 9: 5521 Patton Street



Mandatory Referral 17-25

Initiated by: Housing & Neighborhood Services

Submitted by: Engineering & Property Management

-  Mandatory Referral
-  City Property
-  County Property



MANDATORY REFERRAL REPORT NO. 17-26
Proposed New Classroom Building adjoining CPCC Central Campus
on Charlottetowne Avenue Near 5th Street

PROJECT PROPOSAL AND LOCATION:

Proposed is construction of a new, 85,000 square foot, five story classroom building and related site improvements at the existing Central Piedmont Community College (CPCC) Central Campus utilizing 2013 Mecklenburg County Bonds funding. The project would be constructed on Parcels 080-194-02, 080-194-03, 080-194-04, 080-194-05, 080-194-07, 080-194-15, 080-194-16, located at 1208, 1214, and 1220 Charlottetowne Ave. and 1421-1425 Elizabeth Avenue, across the street from the CPCC Central Campus. The total site size is 1.514 total acres, and is surrounded by a variety of commercial and institutional uses.

The site is currently zoned NS (Neighborhood Services) and B2 (Business) according to the Charlotte Zoning Ordinance. CPCC proposes seeking rezoning to MUDD-O (Mixed use – Optional) as part of the development approval process. The majority of the site has been cleared of improvements and is currently being used for construction staging. Two commercial buildings facing Elizabeth Avenue are currently vacant but will be used at some future date as office space.

PROJECT JUSTIFICATION:

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

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

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

The proposed facility is consistent with the CPCC *Long-Range Academic and Facilities Plan 2017-2023*, adopted by the CPCC Board of Trustees on July 13, 2016 (the plan can be viewed at <http://www.cpcc.edu/about/long-range-plan>; the proposed facility is illustrated as "Site C" on page 42 of the plan).

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *Elizabeth Area Plan* (2011) recommends a mix of residential (up to 22 dwelling units per acre), office, and retail uses for the parcels in question. Active ground floor uses are encouraged along Charlottetown Avenue.

The plan also identified the subject site as a preliminary future Transit Station Subarea and recommends future development should adhere to the *Transit Station Area Principles*, including but not limited to:

- Encourage a mixture of residential, office, service-oriented retail and civic uses, either through mixed or multi-use development;
- Consider special traffic generators – such as cultural, educational, entertainment or recreational uses – to locate in station areas;
- Orient buildings to front onto public streets and open spaces;
- Provide windows and doors at street level and minimize walking distance to entrances.

In November 2016, the Metropolitan Transit Commission adopted the LYNX Silver Line light rail alignment into the *2030 Transit System Plan*. The alignment will run along Independence Boulevard from its point of origin near Uptown out to Wallace Road. The parcels in question, therefore, are no longer included in a future transit station subarea. However, the guidelines for future development, as outlined in the *Transit Station Area Principles* above, are still appropriate for creating a pedestrian-friendly environment and should be followed.

PROJECT IMPACT:

The project will provide needed additional general education, specialty classroom/lab spaces as well as improvements to current programs including Civil Engineering Technology, Geomatics, Biomedical Equipment Technology, Allied Health Careers, Language Lab. It will also provide spaces for new curriculum programs.

Parking /Traffic Impact: The current Central Campus parking decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program. Therefore, parking and traffic impacts are expected to be minimal.

Consistent with zoning requirements, the building will be designed with required open spaces. The spaces at street level will be developed with ample glazing to make the activities inside highly visible from adjacent sidewalks as well as from passing automotive traffic.

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no planned or potential joint use opportunities, however many spaces at CPCC campuses are available for use by public and private groups.

ESTIMATED PROJECT COMPLETION DATE:

The project will utilize 2013 Mecklenburg County Bonds and is estimated to be completed by the end of 2020.

JOINT USE TASK FORCE REVIEW COMMENTS:

The matter was discussed at the July 6, 2017 Joint Use Task Force meeting and the question was asked that since the MUDD-O requested zoning will require “active uses” to be introduced into the ground floor of the proposed structure, what active uses would occupy the ground floor. CPCC staff said that the STEM program (proposed to be housed within the building) will require active uses that are intended to be located on the ground floor.

Agencies represented at the July 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, City Engineering & Property Management, City Storm Water, Charlotte-Mecklenburg Library, Central Piedmont Community College, City Housing & Neighborhood Services, County Public Health, Charlotte-Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation and County Solid Waste.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed project and below are the key findings:

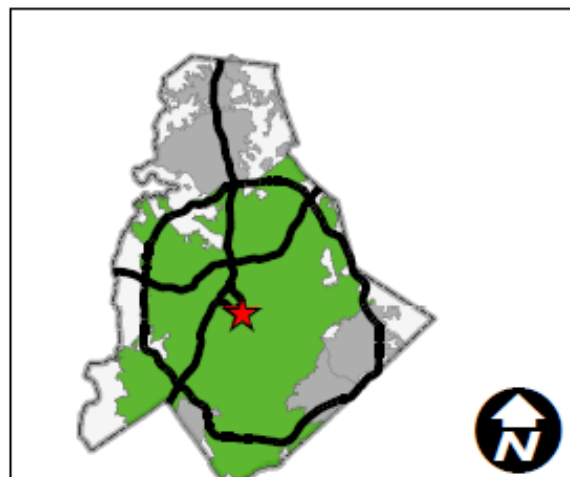
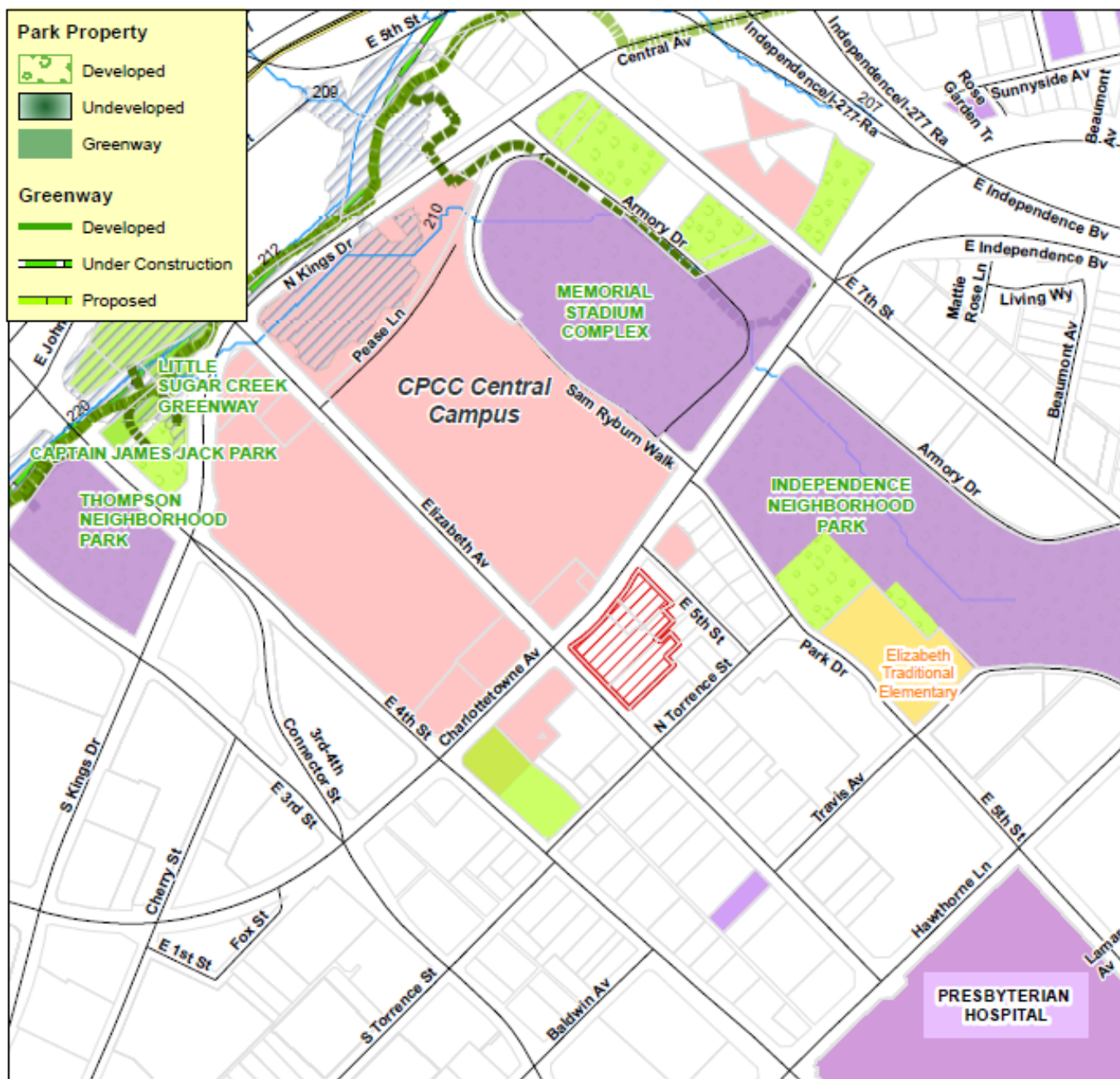
Conclusions:

- CPCC owns the parcels in question and recommended constructing new facilities on these parcels in the CPCC *Long-Range Academic and Facilities Plan 2017-2023* (adopted 2016).
- The proposed institutional use is compatible with surrounding land uses and context of the area.
- Land use plans do not typically prescribe the location of institutional uses unless it is reflective of a preexisting facility or master planning effort. These types of uses are governed by the zoning ordinance in terms of permitted uses by zoning district.
- CPCC plans to request a rezoning of the properties from NS and B2 to MUDD-O. The rezoning process is a separate regulatory process with procedural rules as outlined in Chapter 6 of the Zoning Ordinance.

Adopted Goals and Policies:

- The *Elizabeth Area Plan (2011)* recommends a mix of residential (up to 22 dwelling units per acre), office, and retail uses, and future development should be consistent with the *Transit Station Area Principles*.
- The proposed facility is consistent with the CPCC *Long-Range Academic and Facilities Plan 2017-2023*.

CMPC PLANNING COMMITTEE REVIEW:



Mandatory Referral 17-26

Initiated Submitted by: CPCC Facilities Services

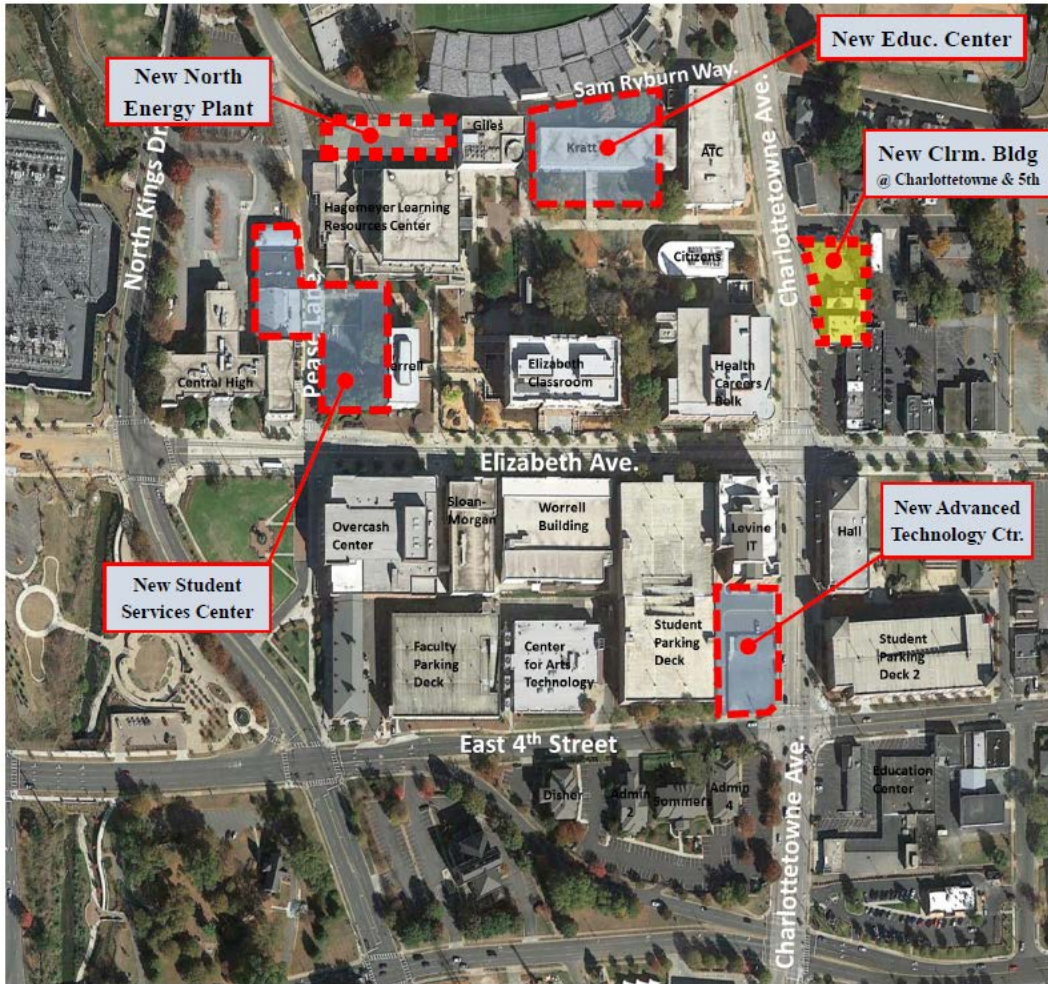
- Mandatory Referral
- Local Historic Landmark
- Schools
- County Property
- Colleges
- City Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department





CENTRAL PIEDMONT COMMUNITY COLLEGE



MANDATORY REFERRAL REPORT NO. 17-27
Proposed Hendrick Automotive Technology Center Expansion at CPCC Levine Campus

PROJECT PROPOSAL AND LOCATION:

Proposed is construction of a new, 12,000 square foot, one story addition to the existing Hendrick Automotive Technology Center and related site improvements at the existing Central Piedmont Community College (CPCC) Levine Campus in Matthews, utilizing 2013 Mecklenburg County Bonds funding. The project would be located at 2800 Campus Ridge Road on parcels 21506115, 21523201, and 21508204. The total campus is 61.31 acres.

The campus currently consists of Levine 1 and Levine 2 Classroom Buildings, the Hendrick Automotive Building, and the Charlotte Mecklenburg Schools Middle College. The Levine 3 Classroom Building is currently under construction.

The site is currently zoned R/I (Residential/Institutional) under the Matthews Zoning Ordinance. This allows uses such as schools, churches, colleges and universities. The campus is bounded on the north by Interstate 485, and by vacant and rural land on the other three sides.

PROJECT JUSTIFICATION:

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

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

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

The proposed facility is consistent with the CPCC *Long-Range Academic and Facilities Plan 2017-2023*, adopted by the CPCC Board of Trustees on July 13, 2016 (the plan can be viewed at <http://www.cpcc.edu/about/long-range-plan>; the proposed facility is illustrated on page 43 of the plan.).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This site is not located within any particular adopted small area plan boundary, so the more general principles from the *Matthews Land Use Plan* apply. Notable and applicable to the proposed development are:

- Institutional Land Use Action Items (continue to provide quality institutional facilities for all citizens and all needs, and encourage growth of quality institutional uses),
- Transit Station Neighborhood Action items (partner with CATS to identify/design transit stations in accordance to policies set forth in Matthews Transit Station Area Joint Development Principles and Policy Guidelines document, incorporate TOD's extending ¼ to ½ mile from stations)
- Public Transit Action Items (create a transit plan for each future transit station)
- Interchange Action Items (emphasize that development must be supportive to primary uses: CPCC and transit station, promote office and institutional uses)
- McKee Road Corridor Action Items (encourage development to complement existing development and/or future development plans at CPCC's expansion site and nearby Hendrick Auto Mall site)

PROJECT IMPACT:

Expansion of the Hendrick Automotive Technology Center will allow opportunity for a larger number of students to participate in this desirable curriculum and will provide shop areas to allow instruction on a wider range of automotive brands and models.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Project and its related site improvements should not result in any degradation of any of the adjacent properties. The original building was located to allow for future expansion. CPCC does not see any potential for joint use with other public agencies since this is an expansion of an existing facility to serve an existing curriculum.

In November 2016, the Metropolitan Transit Commission approved the light rail alignment by adopting the LYNX Silver Line light rail alignment into the *2030 Transit System Plan*. The alignment's southern terminus is at the CPCC Levine Campus where a future station is planned.

ESTIMATED PROJECT COMPLETION DATE:

The project will utilize 2013 Mecklenburg County Bonds and is estimated to be completed by the end of 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2017 meeting and no comments were offered.

The following agencies were represented at the July 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, City Engineering & Property Management, City Storm Water, Charlotte-Mecklenburg Library, Central Piedmont Community College, City Housing & Neighborhood Services, County Public Health, Charlotte-Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation and County Solid Waste.

MATTHEWS PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed development and below are the key findings:

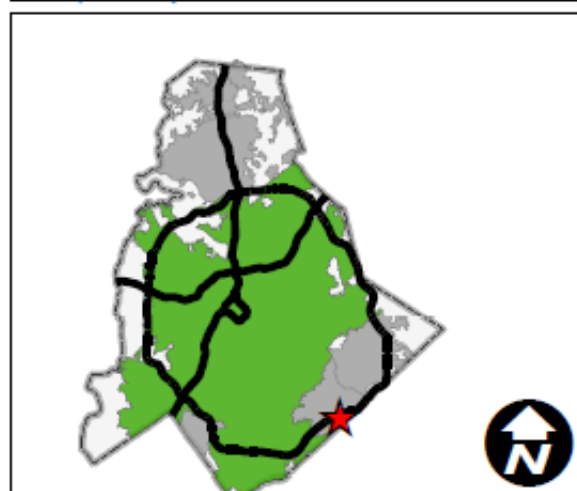
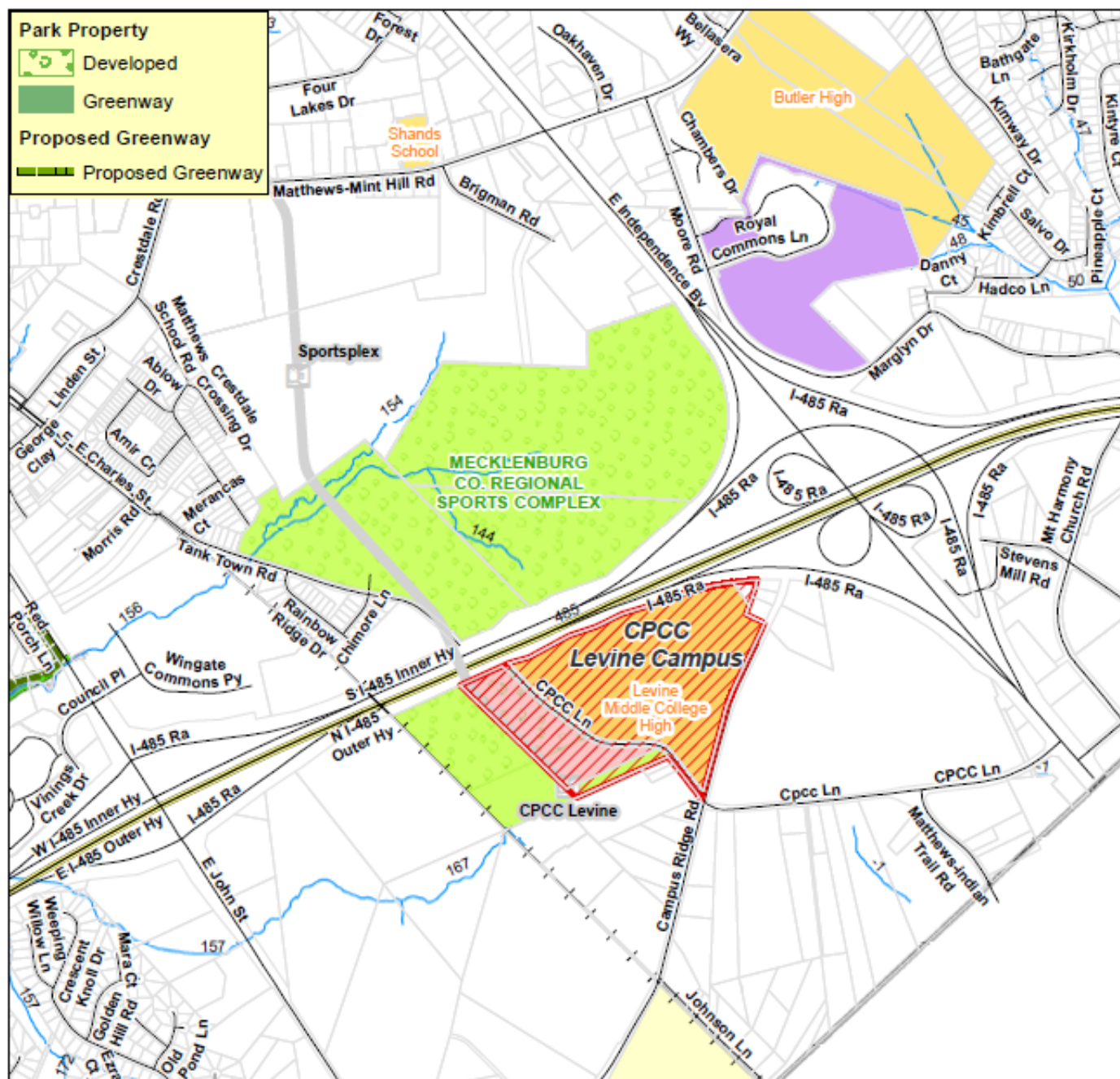
Conclusions:

- The proposed development expands a strong institutional use and anticipates additional land use intensification on and around the campus due to anticipated future infrastructure (including the future transit station).

Adopted Goals and Policies:

- The facility expansion is consistent with several of the general principles contained within the *Matthews Land Use Plan*.
- The facility is supported by the CPCC *Long-Range Academic and Facilities Plan 2017-2023*.
- The facility is seen to complement the Silver Line recommendations in the *2030 Transit System Plan* (as amended).

CMPC PLANNING COMMITTEE REVIEW:



Mandatory Referral 17-27

Initiated Submitted by: CPCC Facilities Services

- | | |
|--------------------|--------------------------|
| Mandatory Referral | Local Historic Landmark |
| Schools | FEMA 100 Year Floodplain |
| County Property | Silver Line |
| Colleges | Silver Line Stations |
| City Property | |

Produced by the Charlotte-Mecklenburg Planning Department







