



November 12, 2008

Vice Chairman Wesley Simmons &
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, November 18th, 2008 at 5:00 p.m.** Please note, this meeting will be held in **Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the November 18th meeting, the Committee will be asked to make recommendations on four mandatory referrals and receive public comments on the *Arrowood Transit Station Area Plan*.

If you cannot attend the November 18th meeting, please contact me at **704-336-8364** or gwjohnson@ci.charlotte.nc.us at your earliest convenience.

Sincerely,

Garet W. Johnson, AICP
Assistant Director – Long Range Planning
Charlotte-Mecklenburg Planning Department

- c. Planning Staff
Michele Crouch, Charlotte Observer
Tim O'Brien, City Real Estate

Charlotte-Mecklenburg Planning Committee Meeting
November 18, 2008
CMGC – 2nd Floor, Conference Room 280, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Public Comment on the draft Arrowood Transit Station Area Plan

Background: The Arrowood Transit Station is the 13th station heading south from Center City along the South Corridor Light Rail Transit Line. The plan area will become part of the series of vibrant, high density transit villages along the South Corridor. The Committee received an overview of the plan in October and will now be asked to receive public comments. Copies of the draft plan were included in the Planning Committee's October agenda packet. The plan is also available on the web at www.charlotteplanning.org.

Staff Resource: Alberto Gonzalez, Planning

Action Requested: Receive public comments.

III. M.R. #08-40: Expansion of Auten Nature Preserve in Huntersville's ETJ

Background: Mecklenburg County is proposing to purchase 7.7 acres of land to expand the 268-acre County-owned Auten Nature Preserve in Huntersville's ETJ. **Attachment #1.**

Staff Resources: Bryman Suttle, Planning; Steve Law, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-40.

IV. M.R. #08-41: Expansion of Cowan's Ford Wildlife Refuge in Huntersville's ETJ

Background: Mecklenburg County is proposing to purchase 219 acres of land to expand the 668-acre County-owned Cowan's Ford Wildlife Refuge and to preserve the historic Holly Bend property in Huntersville's ETJ. **Attachment #2.**

Staff Resources: John Rogers, Planning; Steve Law, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-41.

V. M.R. #08-42: Land Acquisition for Middle School Site in Huntersville

Background: Charlotte-Mecklenburg Schools is proposing to purchase 35 acres of land on Stumptown Road in Huntersville upon which to construct a middle school. **Attachment #3.**

Staff Resources: Bryman Suttle, Planning; Susan DeSoto, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-42.

VI. M.R. #08-43: Land Acquisition and Exchange for New First Ward Park Site

Background: Mecklenburg County is proposing to acquire and exchange land to create a site for a new First Ward Park. ***Attachment #4.***

Staff Resources: Dan Thilo, Planning; Nancy Brunnemer, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-43.

VII. Area Plan Status and Meeting Report

Background: Committee members assigned to area plans will provide a report on any meetings that have occurred since the last report.

Resources: Commissioners Carter and Griffith – Catawba Area Plan

Commissioners Simmons and Locher – Independence Blvd. Area Plan

Action Requested: None, for information only.

VIII. Approve October 21, 2008 Meeting Minutes. *Attachments #5.*

IX. Adjourn

MANDATORY REFERRAL REPORT NO. 08-40
Proposed Expansion of Auten Nature Preserve In Huntersville ETJ

Attachment #1

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 7.7 acres consisting of six (6) tax parcels (PID #s: 023-221-13, -14, -15, -16, -17, -18) to expand the 268-acre County-owned Auten Nature Preserve. The property, located on Neck Road in Huntersville's ETJ, is primarily forested and undeveloped. Two mobile homes on the property will either be retained for use by the Park & Recreation department or removed from the property. The intent of this proposed acquisition is to preserve the land in its natural state as open space and to designate it as a nature preserve, thus protecting wildlife habitat and preserving a portion of the Mountain Island Lake watershed. No improvements are planned for the property.

The property is zoned R (Rural district) with MIL-O (Watershed Overlay) by the Town of Huntersville. The Town Zoning Ordinance contains the Mountain Island Lake Watershed Overlay District (MIL-O) to provide for the protection of public water supplies as required by the NC Water Supply Watershed Classification and Protection Act, within that geography that contributes surface drainage into Mountain Island Lake. The intent of these watershed regulations is to require more stringent development standards in the critical areas of the watershed due to the relatively greater risk of water quality degradation associated with physical development. For instance, the subject property lies within Critical Area 2 (CA-2), which allows a maximum of 12 percent impervious surface development.

PROJECT JUSTIFICATION:

Acquisition and preservation of open space in the Critical Area of the Mountain Island Lake Watershed continues to be a priority for Mecklenburg County. Preservation of land adjacent to Neck Road will further protect the rural character of this area, in accordance with Huntersville's Zoning Ordinance.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Expansion of existing park/nature preserve facilities is supported by the 2008 *Park and Recreation Master Plan*. Additionally, the proposed preservation of the property in an undeveloped state supports both the Huntersville Zoning Ordinance as well as the requirements under the NC Water Supply Watershed Classification and Protection Act.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed land acquisition is consistent with the objectives and recommendations of the Town of Huntersville's *Beatties Ford Road Corridor Small Area Plan*, which endorses preservation of land areas in the western part of Huntersville's ETJ. Specifically, the plan says "...lands west of Beatties Ford Road should be to retain preservation goals and to limit recreational use to those areas where preservation interests can support them. An emphasis must be placed on passive and low-impact uses, such as hiking trails, observation decks, boardwalks and similar uses that minimally impact the environment and allow users to safely enjoy the area's natural environment".

PROJECT IMPACT:

This project will preserve additional open space and contribute to the protection of water quality in the region's most critical watershed. No negative impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor will it impact, other public or private projects in the vicinity. The sole purpose of this acquisition is the preservation of open space for the protection of water quality and wildlife habitat.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by December 31, 2008.

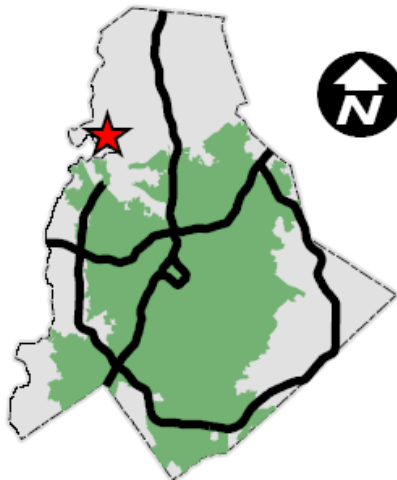
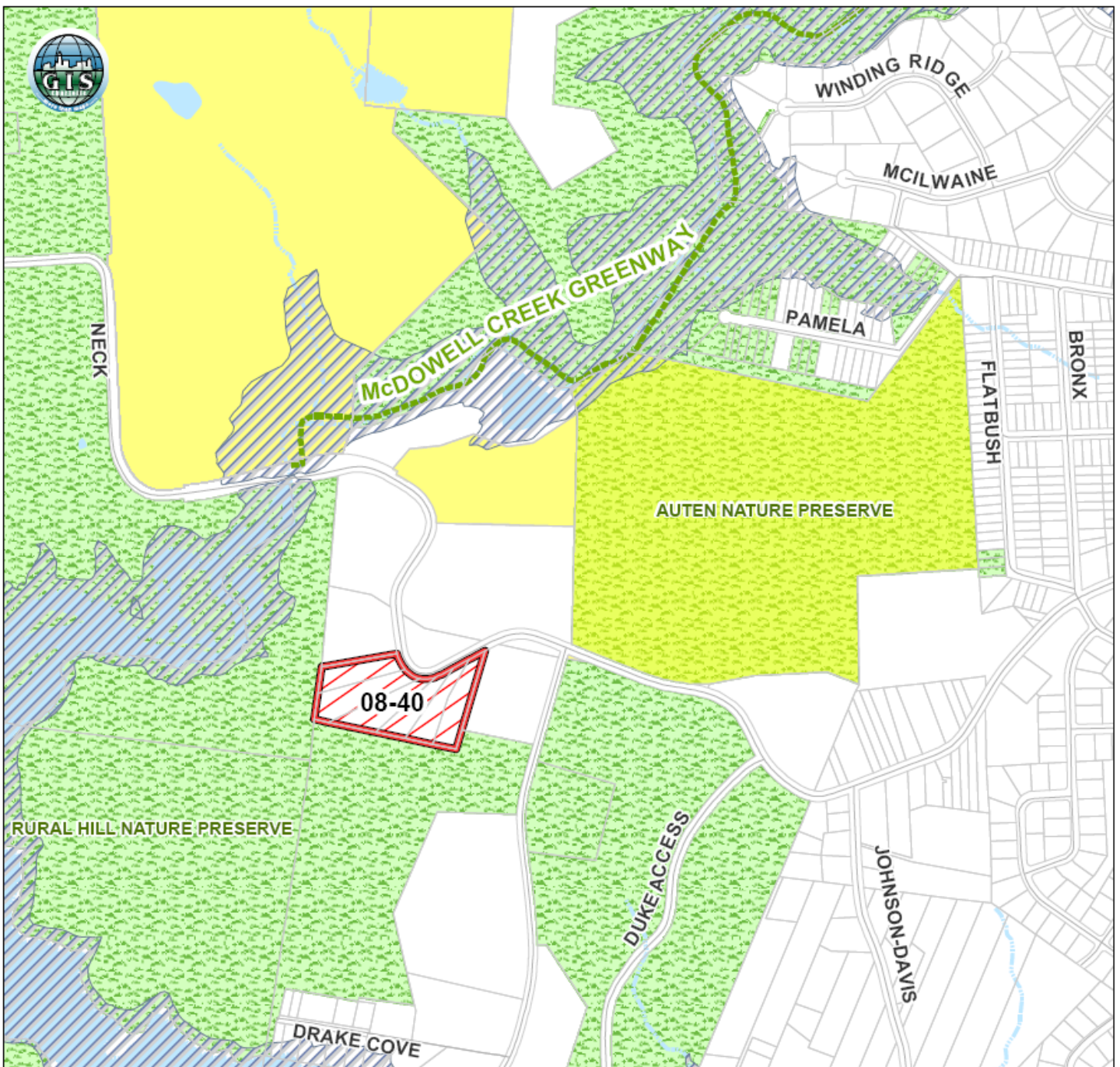
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their November 5 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:








In concurrence with the Town of Huntersville, Planning staff recommends approval of this transaction because it helps preserve the Town's rural character and heritage as well as provide the public with enhanced opportunities for passive recreational use.

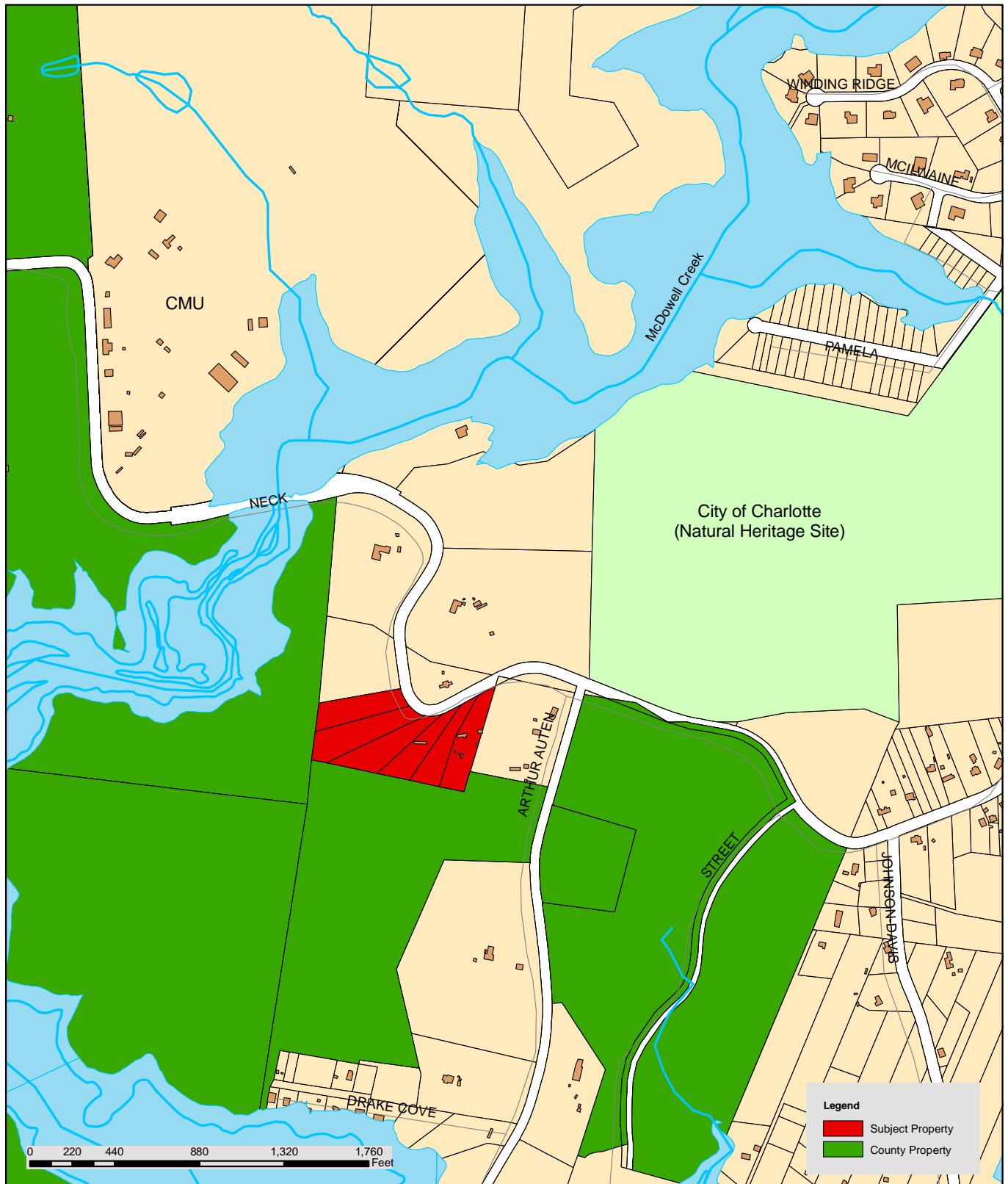
CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 08-40

County Real Estate

- | | | | |
|---|--------------------------|---|-----------------------|
|  | Mandatory Referral |  | Existing Greenway |
|  | FEMA 100 Year Floodplain |  | Greenway Construction |
|  | City Property |  | Proposed Greenway |
|  | Park Property | | |



Proposed Expansion of Auten Nature Preserve

(Tax Parcels 023-221-13 through -18)

Real Estate Services Department



MANDATORY REFERRAL REPORT NO. 08-41
Proposed Expansion of Cowan's Ford Wildlife Refuge and
Preservation of Historic Holly Bend Property in Huntersville ETJ

Attachment #2

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 219 acres (Tax Parcels 013-041-01 and 013-181-13) to expand the 668-acre County-owned Cowan's Ford Wildlife Refuge. The property, located on Neck Road in Huntersville's ETJ, is primarily forested with a scattering of open fields. The historic Holly Bend House is located on the north side of Neck Road on one of the subject parcels (PID 013-041-01). This two-story wood frame plantation house, reportedly constructed between 1795 and 1800, is designated on the National Register of Historic Places. In addition, approximately 22 acres surrounding the house were designated as historic property by the Board of County Commissioners in 1975. With the exception of several out-buildings surrounding the house, the remainder of the property is undeveloped.

The intent of the proposed acquisition is three-fold:

- Preservation of the property as open space and for watershed protection
- Designation of the property as a nature preserve and to preserve existing habitat, and
- Work toward future preservation of the historic portion of the property

No improvements are planned for the property. The historic character of the Holly Bend House will be maintained by the Park & Recreation Department, which is currently investigating potential appropriate uses for the house with input from the Mecklenburg County Historic Landmarks Commission.

The property is zoned R (Rural district) with MIL-O (Watershed Overlay) by the Town of Huntersville. The Town Zoning Ordinance contains the Mountain Island Lake Watershed Overlay District (MIL-O) to provide for the protection of public water supplies as required by the NC Water Supply Watershed Classification and Protection Act, within that geography that contributes surface drainage into Mountain Island Lake. The intent of these watershed regulations is to require more stringent development standards in the critical areas of the watershed due to the relatively greater risk of water quality degradation associated with physical development. For instance, the majority of the subject property lies within Critical Area 4 (CA-4) – which allows a maximum of 24 percent impervious surface development, with the southeastern corner in Critical Area 2 (CA-2) – which allows a maximum of 12 percent impervious surface development.

PROJECT JUSTIFICATION:

Acquisition and preservation of open space in the Critical Area of the Mountain Island Lake Watershed continues to be a priority for Mecklenburg County. Preservation of the Holly Bend House and land adjacent to Neck Road will further protect the rural character of this area, consistent with the Huntersville Zoning Ordinance.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Expansion of existing park/nature preserve facilities is supported by the *2008 Park and Recreation Master Plan*. Additionally, the proposed preservation of the property in an undeveloped state supports both the Huntersville Zoning Ordinance as well as the requirements under the NC Water Supply Watershed Classification and Protection Act.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This purchase is consistent with the objectives and recommendations of Huntersville's adopted *Beatties Ford Road Corridor Small Area Plan*, which endorses preservation of land areas in the western part of Huntersville's ETJ. According to the plan "... the focus of new initiatives in lands west of Beatties Ford Road should be to retain preservation goals and to limit recreational use to those areas where preservation interests can support them".

PROJECT IMPACT:

This project will serve to protect the Holly Bend House, preserve additional open space and contribute to the protection of water quality in the region's most critical watershed. Mecklenburg County Park and Recreation has consulted with the Charlotte-Mecklenburg Historic Landmarks Commission on the preservation and possible adaptive reuse of the Holly Bend House. The Landmarks Commission will review any work or use changes planned for Holly Bend to ensure that the integrity of this important structure, one of the oldest surviving residential structures in Mecklenburg County, is not compromised. No negative impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor will it impact, other public or private projects in the vicinity. The purpose of this acquisition is historic preservation and the preservation of open space for the protection of water quality and wildlife habitat.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by January 31, 2009.

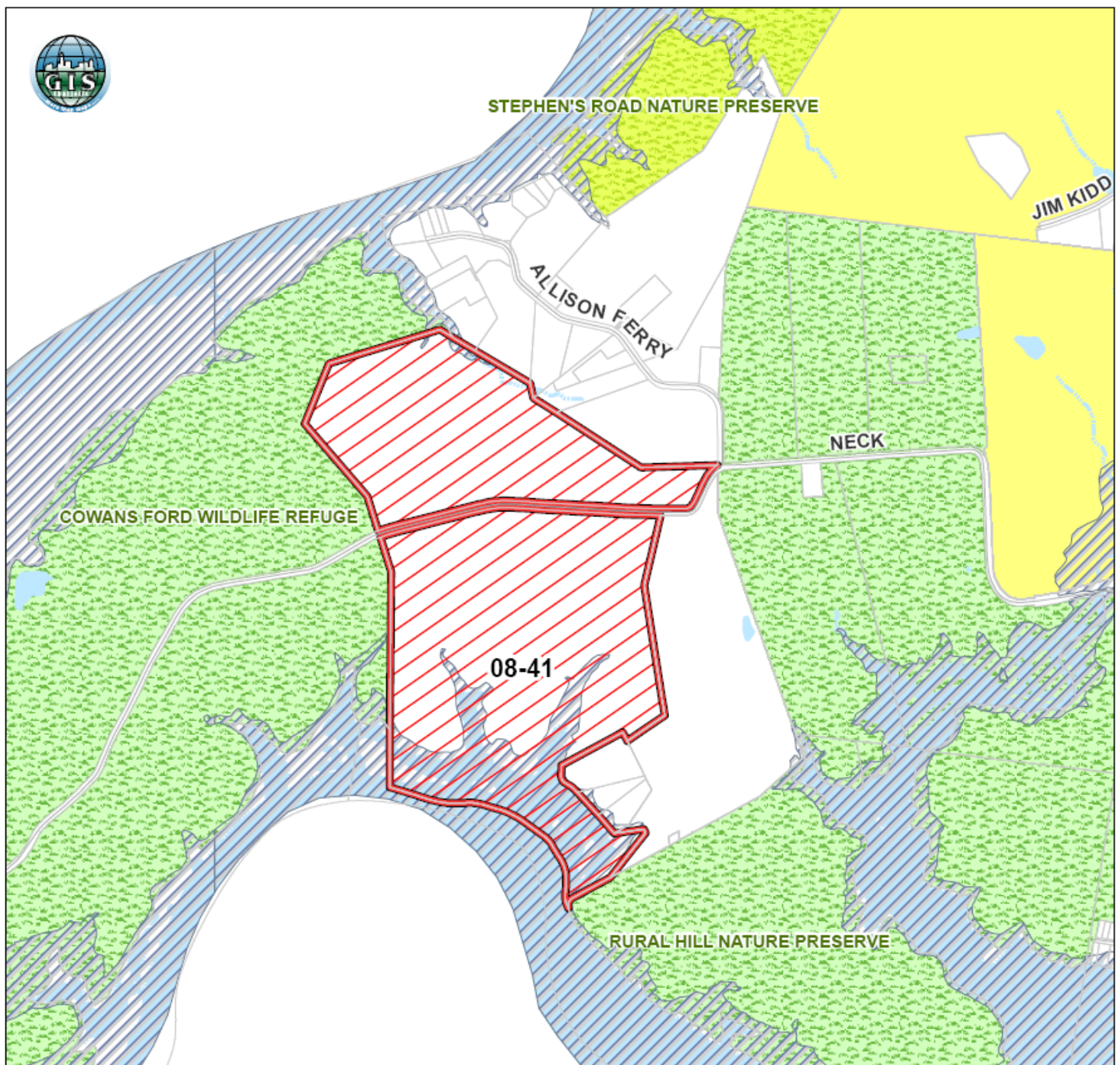
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the matter at their November 5, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:





After considering the support of the Town of Huntersville, the Charlotte-Mecklenburg Historic Landmarks Commission and the Joint Use Task Force, as well as the policy support contained in the *Beatties Ford Road Corridor Small Area Plan*, Mecklenburg County's *2008 Park and Recreation Master Plan* and the consistency with the requirements of the NC Water Supply Watershed Classification and Protection Act, Planning Staff recommends approval of this proposed purchase.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 08-41

County Real Estate

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

MANDATORY REFERRAL REPORT NO. 08-42

Attachment #3

Proposed Acquisition of Land for a Middle School Site on Stumptown Road in Huntersville

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase approximately 35 acres located on the north side of Stumptown Road in the Town of Huntersville upon which to construct a middle school. The property (parcels 009-341-01, 009-101-28, and 009-341-99) is located between Statesville Road (US21) and Old Statesville Road (NC Hwy 115).

The parcels are located within an area which is zoned NR (neighborhood residential), according to the Huntersville Zoning Ordinance. The property is vacant and clear of mature vegetation, appearing to have been farmed until fairly recently. A small overhead power line crosses the property.

At the southwestern corner of the site is an older single family home which is occupied (that is not proposed for acquisition, but could be acquired at a later time). Adjacent to the west and north is the neighborhood of Monteith Park which is comprised of townhomes and single family homes. Adjacent to the east are older single family homes. Across Stumptown Road to the south is a newer religious facility and recreational fields.

PROJECT JUSTIFICATION:

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (2008) identifies the need to build a new middle school in this approximate location by the year 2012-2013. The proposed middle school site currently lies within the Bailey Road Middle School attendance boundary and will relieve overcrowding at Bailey Road Middle, Bradley Middle, Alexander Middle and Ranson Middle Schools. Without scheduled relief, Bailey Road Middle (about 3.9 miles north of the site) has a core capacity of 1047 students with an expected 2012-13 enrollment of 1527 (146% of capacity); Bradley Road Middle (about 5.4 miles northwest of the site) has a core capacity of 946 students with an expected 2012-13 enrollment of 1447 (153% of capacity); Alexander Middle (about 4.1 miles south of the site) has a core capacity of 820 students with an expected 2012-13 enrollment of 1683 (205% of capacity); Ranson Middle (about 9.1 miles south of the site) has a core capacity of 744 students with an expected 2012-13 enrollment of 1367 (184% of capacity).

The overcrowding of these middle schools is a result of the population growth that has occurred in the northern portion of Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Town of Huntersville Zoning Ordinance allows for middle schools within NR Residential zoning. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

The property is located near the existing residential subdivision of Monteith Park. There are other subdivisions in the construction and planning stages within a two mile radius.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to the Town of Huntersville, a middle school at this site does not conflict with any existing adopted land use plans and is allowed under existing zoning. However, a traffic impact analysis was performed by the Town which does show that this type of use would require some improvements to nearby portions of Stumptown Road and where Stumptown Road intersects NC 115 and NC 21 respectively.

PROJECT IMPACT:

The property is strategically located to address immediate middle school enrollment growth in this region of Mecklenburg County. The opening of a new middle school in this area would relieve overcrowding at the middle schools serving Huntersville and Cornelius.

Stumptown Road is the main thoroughfare through the area. Increased traffic around the school campus is expected for two 30-minute periods in the morning and afternoon. Charlotte Mecklenburg Schools works closely with the Charlotte Department of Transportation, the NCDOT and the site designers to minimize this impact.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this project.

ESTIMATED PROJECT COMPLETION

Acquisition of the land is proposed to be funded by 2007 Bonds. The funding for the site is to be approved by the Board of Education and the Board of County Commissioners.

School design and construction will be funded by a future bond referendum. The expected middle school completion date and move-in date is 2012-2013.

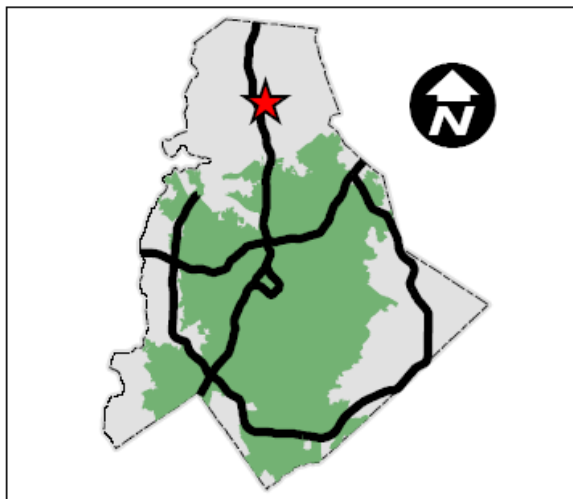
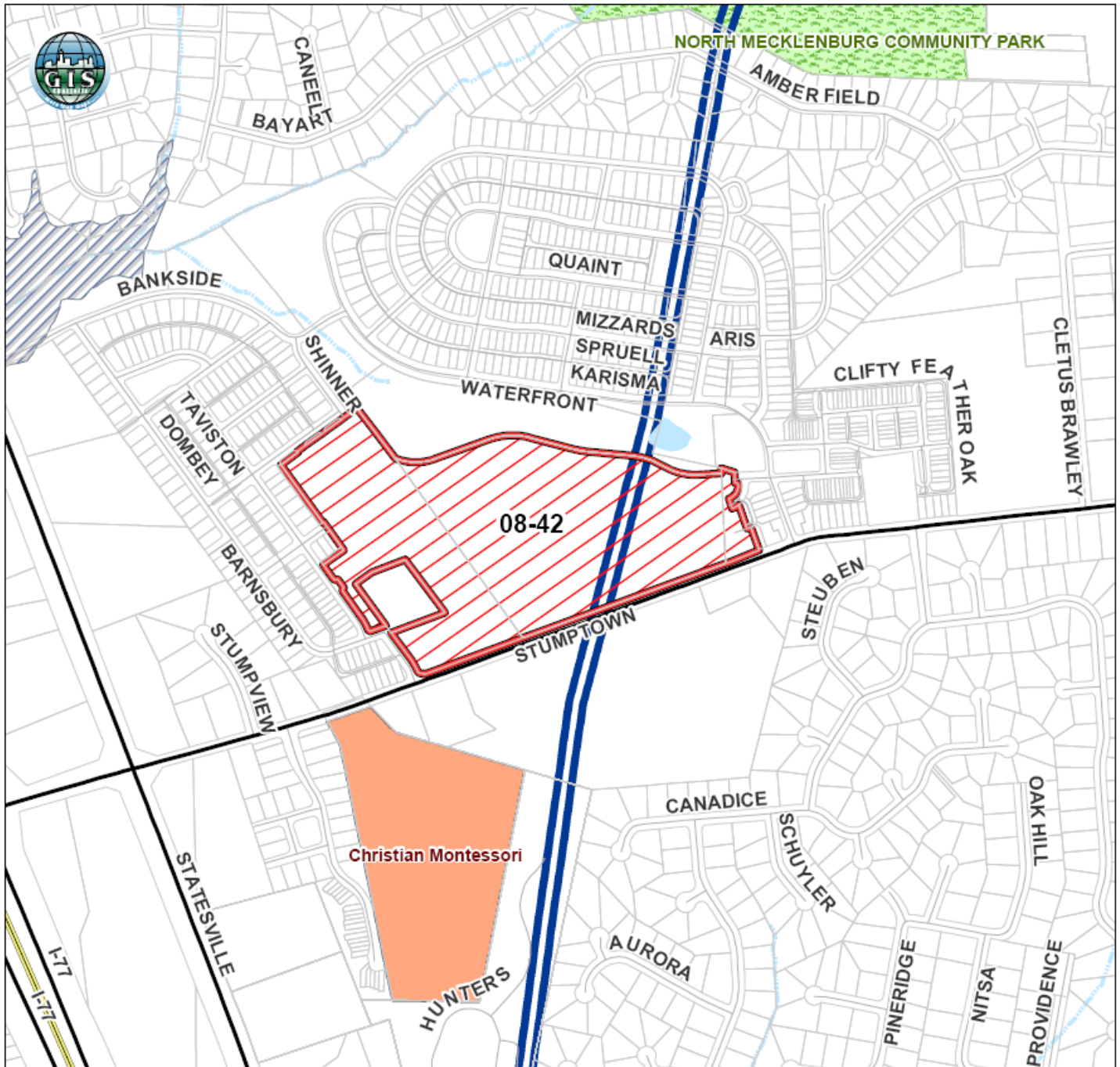
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 5, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:





In concurrence with the assessment performed by the Town of Huntersville, Planning staff recommends approval of this transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 08-42

CMS

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Park Property
-  Overhead Electrical Transmission Lines

MANDATORY REFERRAL REPORT NO. 08-43
Proposed Land Acquisition and Exchange for New First Ward Park Site

Attachment #4

PROJECT PROPOSAL AND LOCATION:

The County's objective is to locate a new urban park in the First Ward of Uptown Charlotte via a series of described acquisitions and exchange. The new park will replace a park that was formerly located between the Carol Hoeffner Center, 7th, McDowell and 6th Streets, and was traded to the City in 2001 in exchange for most of the block bounded by Brevard, 9th, Caldwell and 8th Streets. The original First Ward Park property was subsequently marketed and sold by the City and has been redeveloped as a mixed-use complex.

The County now proposes to complete acquisition of the Brevard, E. 9th, Caldwell, and E. 8th Street block by acquiring portions of Tax Parcels 08006312 and 08006311 from the City as well as Tax Parcels 08006310 and 08006309 from Charlotte-Mecklenburg Schools. The County-owned Tax Parcels within this block consist of 08006301, 08006304 and 08006308. The total area within this block is +/- 3 acres. The block is vacant except for a 2,000 square-foot one-storey building at the southwest corner of E. 9th and Brevard Streets, and surface parking for First Ward School located across E. 9th Street from the site.

This entire block will be exchanged for privately-owned land within the block bounded by the light rail line, E. 8th, Brevard and E. 7th Streets, which will be the location of the new park and consists of Tax Parcels 08002105, 08002115, 08002114, 08002113, 08002112, 08002111, 08002110, 08002108 and a portion of 08002107. The area is +/- 2.7 acres and does not include the Dixie Tavern building and a small amount of land surrounding that building (part of 08002107). Other than the restaurant building, this block is used for surface parking. All of the properties involved in the land exchange are zoned UMUD.

The new park site is across E. 7th Street from Imaginon and will extend to the new University of North Carolina Charlotte building to be constructed at the northwest corner of E. 9th and Brevard Streets. The park will extend across E. 8th Street to the edges of the UNCC building and another building to be constructed adjacent to the UNCC site. The undeveloped portion of the UNCC block will be leased by the County for park use, and an underground parking garage will be constructed beneath 2/3's of this block. (See diagram.) The section of E. 8th Street between the light rail line and Brevard Street will have a special surface treatment and will be designed to be closed during certain park events; although it will remain an operational street.

The property to be exchanged and to be acquired by a private development interest will be developed in accordance with the current (UMUD) zoning requirements.

PROJECT JUSTIFICATION:

A park adjoining the light rail line in this vicinity has long been envisioned. This park project is part of the ongoing effort to create park/open space within the City's central core for the use and enjoyment of workers, residents and tourists, and to replace the former First Ward Park. The subject park site is within the context of redevelopment of an area which has been vacant and/or used for surface parking for several years. The new park will have educational "bookends" provided by Imaginon and UNCC's new building.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The new park site is part of ongoing redevelopment of various sections of the central core area within the I-277 loop. This new park is consistent with the objectives of the 2008 *Mecklenburg County Park and Recreation 10-Year Master Plan* and will be included in the more specific park master plan focused on the area within the I-277 loop.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The properties under consideration for the park were identified in the *First Ward Master Plan* adopted by City Council July 28, 1997 as having future residential, business and mixed use land uses. The plan did not identify these parcels as future open space locations. In May 2000, the Charlotte City Council and Mecklenburg County Board of Commissioners adopted the *Center City 2010 Vision Plan*. The recommendations for these sites were for an Educational Quad and Multi-family Housing. The new UNCC building is consistent with the educational component; however, open space on this site is not a plan recommendation.

PROJECT IMPACT:

The project will provide a convenient green space for residents, students, workers and tourists. The property traded to the developer will be developed in some fashion consistent with its zoning as part of ongoing redevelopment in First Ward. The approximately 300 surface parking spaces on the Levine Property will have to be relocated. CMS will have to find a new location for parking currently on its site on Caldwell. This will be a hardship for the workers needing affordable uptown parking.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Development of a new park in First Ward will complement existing and planned projects here such as First Ward School, Imaginon, UNCC, new residential and office space, etc. The park will adjoin and be visible from the light rail line. A section of E. 8th Street will become “dressed” for special events while maintaining its function as a transportation corridor.

ESTIMATED PROJECT COMPLETION DATE:

This part of the project (land exchange) requires no funding.

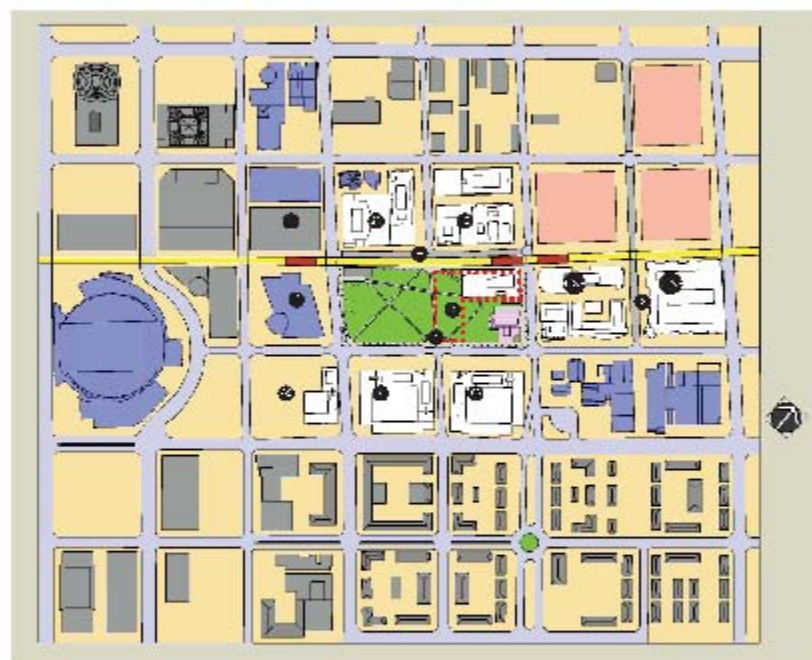
JOINT USE TASK FORCE REVIEW COMMENTS:

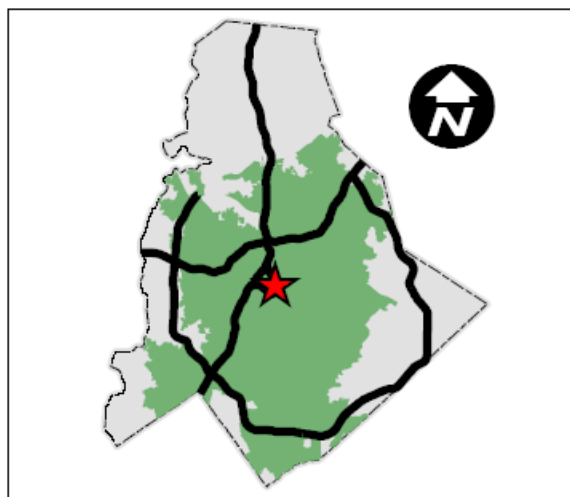
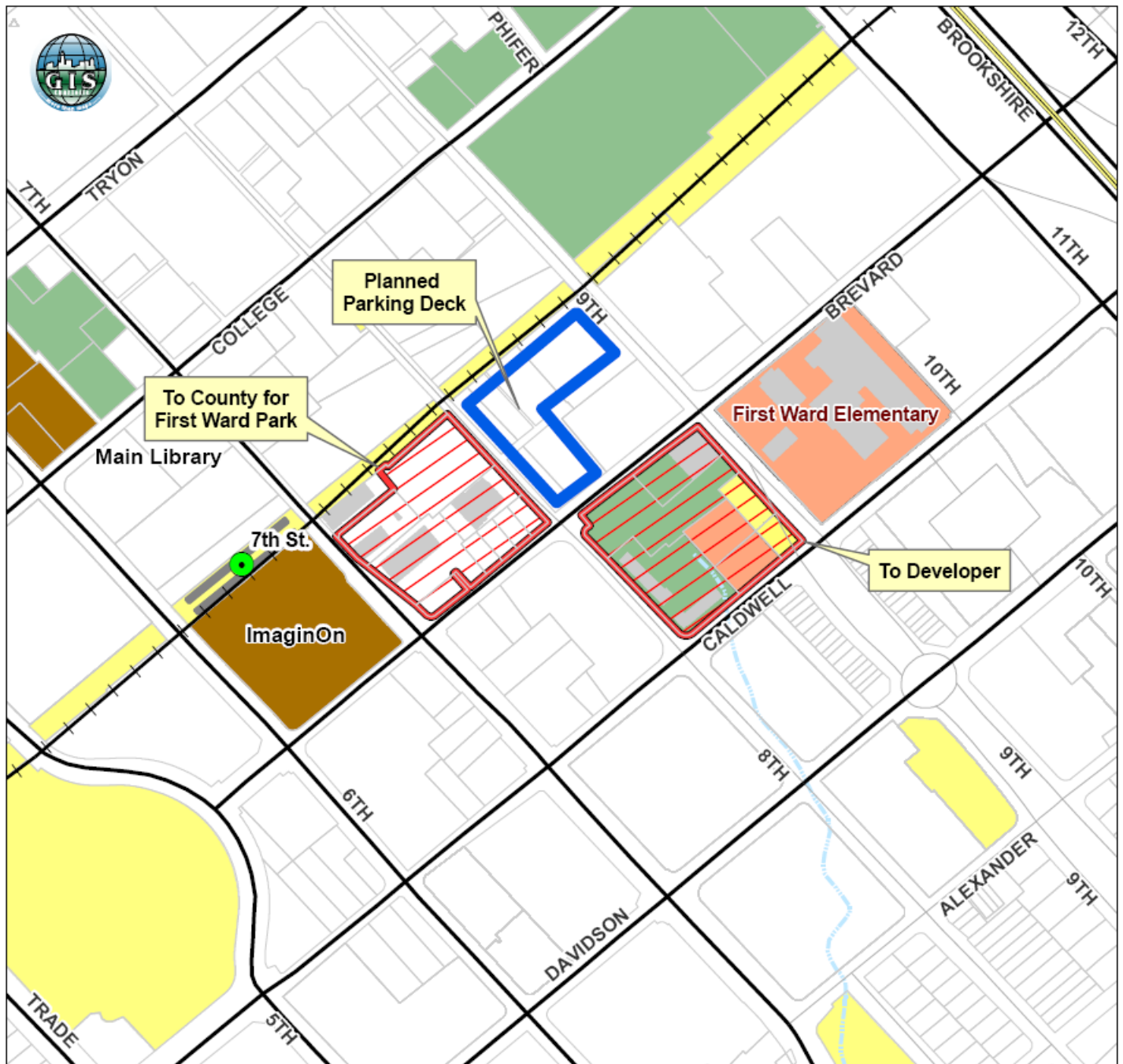
The Joint Use Task Force discussed this matter at their November 5, 2008 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Due to the unique opportunity to locate a park between the new UNCC building and Imaginon, staff supports the land swap. The new park will provide open space opportunities that were not considered in earlier planning efforts. The park will also create a new address location for future development.




CMPC PLANNING COMMITTEE RECOMMENDATION:


LEVINE
 PROPERTIES



Mandatory Referral 08-43

County Real Estate

-  Mandatory Referral 08-43
-  City Property
-  CMS Property
-  Park Property
-  County Property
-  South Corridor Transit Station

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PLANNING COMMITTEE MEETING – Conference Room 280
October 21, 2008 @ 5:00 P.M.**

DRAFT

Commissioners Present: Chairwoman, Diane Carter, Vice-Chairman Wesley Simmons;
Commissioners: Steven Firestone, Tracy Finch, George Sheild, and Dwayne Walker

Commissioners Absent: Commissioner Eric Locher

Planning Staff Present: Crissy Huffstickler, Garet Johnson, Wendy Martz, Marci Sigmon,
Bryman Suttle, and Jonathan Wells

Other City/County Staff Present: Susan DeSoto (CMS), Jacqueline McNeal (County Real
Estate), Brian Horton (CDOT),

The Chairwoman called the meeting to order at 5:13pm.

Mandatory Referral #08-38: Land Exchange for Airport Expansion

Wendy Martz (Planning Staff) presented the mandatory referral proposing a three-party land exchange between Charlotte-Mecklenburg Schools, the Charlotte Douglas Airport and Berryhill Baptist Church. The intent of the transaction is to enable the relocation of power poles and utility lines as part of the airport runway expansion project.

A motion was made by Commissioner Walker and seconded by Commissioner Simmons to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Mandatory Referral #08-39: Proposed Acquisitions of Flood-prone Structures Along Briar Creek

John Howard (Planning Staff) presented the mandatory referral. Mecklenburg County is proposing to acquire property within the Briar Creek floodplain for inclusion in the County Storm Water Services buy-out/water quality program and the Park and Recreation Greenway Program.

A motion was made by Commissioner Sheild and seconded by Commissioner Walker to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Overview of the Arrowood Transit Station Area Plan

Kent Main (Planning Staff) gave an overview of the Arrowood Transit Station Area Plan. Commissioner Sheild questioned Mr. Main about the location and cost of the proposed bridge. Mr. Main indicated the location on the map and clarified that it would provide access to a large residential area, not just the storage/warehouse facility he had mentioned.

Mr. Main stated that there had been two station area planning meetings and the biggest concern was from a neighborhood (Starmount) that could end up with one way in and one way out. Commissioner Sheild questioned the gate through the neighborhood. Mr. Main stated that he was looking into the purpose of the gate.

Commissioner Sheild questioned whether some of the parcels on the east side of the station area would need to be combined to be developable. Mr. Main stated that combining some parcels would make development more feasible and mentioned where this had occurred nearby.

Chairwoman Carter questioned the size of this station area. Mr. Main pointed out the quarter mile and the half mile walking distances on the map in relation to the station area boundary.

Mr. Main stated that the corrective rezonings in this area are aimed at TOD-M.

Commissioner Firestone asked about the cost of the proposed bridge and what a less expensive bridge would cost. Mr. Main stated that there are a number of building requirements for a bridge and that the stated cost was an estimate based on a bridge provided at another station. He did not have a lower cost estimate, but he thought it was likely that a less expensive bridge could be built to serve the same function.

Mr. Main offered to take the Committee on a tour of the area, suggesting that they visit not only the Arrowood station, but the Sharon Road West and I-485 stations as well. After some discussion about committee members' familiarity with the station areas, Chairwoman Carter stated that she would like for the commissioners to go out and do the tours on their own time rather than to have a mandatory tour.

Area Plan Status and Meeting Report

Commissioner Simmons stated that he was unable to attend the last Independence Blvd. Area Plan Citizen Advisory Group meeting, but asked Ms. Garet Johnson to give an update.

Ms. Johnson stated that Commissioner Locher did attend the meeting on October 14th. The meeting focused on reviewing example development concepts for eight areas along the corridor. Ms. Johnson also explained that staff was holding a repeat of the October 14th meeting on October 27th because some members of the advisory group were not notified of the change of meeting location.

Ms. Johnson also noted that a public meeting is scheduled for October 28th at The Park (formerly the Merchandise Mart) to receive public input on the preliminary land use and transportation concepts.

Chairwoman Carter asked Ms. Wendy Martz (Planning Staff) for an update on the Catawba Area Plan meetings. Ms. Martz stated that the vision statement had been crafted and draft plan policies were being developed. The Citizen Advisory Group wanted to focus their development

vision on the Catawba River itself. However, due to the geography and the environmental issues, this may not be feasible.

Approval of Meeting Minutes

A motion was made by Commissioner Sheild and seconded by Commissioner Walker to approve the September 16, 2008 meeting minutes. The vote was 6-0 to approve the minutes.

Adjournment

The meeting adjourned at 6:00 pm.