



January 13, 2009

Chairman George Sheild, Sr. &
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, January 20th, 2008 at 5:00 p.m., in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the January 20th meeting, the Committee will be asked to receive public comments on the draft *Sharon and I-485 Transit Station Area Plan* and make recommendations on two mandatory referrals.

If you cannot attend the January 20th meeting, please contact me at **704-336-5993** or mmcullough@ci.charlotte.nc.us at your earliest convenience.

Sincerely,

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

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

Charlotte-Mecklenburg Planning Committee Meeting
January 20, 2009
CMGC – 2nd Floor, Conference Room 280, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Public Comment on the draft Sharon & I-485 Area Plan

Background: The Sharon & I-485 transit stations are the 14th and 15th stations heading south from Center City along the South Corridor Light Rail Transit Line. The plan area will transform over time to a pedestrian-oriented district with higher density, transit-supportive uses. The Committee will receive an overview of the plan and will be asked to receive public comments. Copies of the draft plan are included in the agenda packet. The plan is also available on the web at www.charlotteplanning.org. *Attachments #1 and #1a.*

Staff Resource: Kent Main, Planning

Action Requested: Receive public comments.

III. M.R. #09-01: Land Exchange for County-Owned Motor Fleet Site on Montana Drive

Background: Mecklenburg County Real Estate Services proposes a land exchange between the County and a private developer to relocate the county owned motor fleet management operation from West 12th Street at Interstate 277 to Montana Drive. *Attachment #2.*

Staff Resources: Greg Burnham and Michelle Jones, Planning;
Nancy Brunnemar, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #09-01.

IV. M.R. #09-02: Land Acquisition for New City Light Equipment Maintenance Facility

Background: City Real Estate proposes to acquire property at North Graham Street and Atando Avenue for a light vehicle maintenance facility. *Attachment #3.*

Staff Resources: John Howard, Planning; J. R. Steigerwald, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #09-02.

V. 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: Commissioner Griffith – Catawba Area Plan
Vice-Chairman Simmons and Commissioner Locher – Independence Blvd.
Area Plan

Action Requested: None, for information only.

VI. Approve December 16, 2008 Meeting Minutes. Attachment #4.

VII. Adjourn

Attachment #2

MANDATORY REFERRAL REPORT NO. 09-01

Proposed Land Exchange of County-Owned Motor Fleet Management Site for New Site on Montana Drive

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate Services proposes a land exchange between the County and a private developer of the mixed-use complex at W. 12th Street and Seaboard Street in Charlotte that includes the Music Factory (entertainment venue), retail and residential space. The County currently owns 5.04 acres of property (tax parcel 078-425-12), which is the current location of the motor fleet management operation, and which adjoins the Light Factory development. This facility is operated by the City of Charlotte under an agreement with the County, while ownership of the property remains with the County. The subject property is zoned I-1 and I-2 (Industrial), under the Charlotte Zoning Ordinance, and is located just within the I-277/Brookshire Freeway loop. The fleet maintenance building and surface parking currently occupy the property. The site is bounded by the current Music Factory property, the Brookshire Freeway, and a Duke Power-owned tract to the east.

The proposed new fleet management site is a 13.52-acre tract located at 1000 Montana Drive (tax parcel 069-155-42) south of I-85 northwest of the center city. Zoned I-2 (heavy industrial), this tract includes a building which will be up-fitted to the County's specifications for the fleet management operation. Nearly three times the size of the current site, it offers space for expansion of the fleet management or other County needs. The site is contiguous to industrial land to the east and to the west; the southerly edge of the property is the floodplain of a branch of Stewart Creek, which separates the site from residential property.

PROJECT JUSTIFICATION:

The purpose of this exchange is both to provide space for the mixed-use complex to expand at West 12th/Seaboard streets and to provide space for expansion of the fleet management or other County needs. The proposed new fleet property is conveniently located for this purpose, does not interfere with any future transit corridors, and is appropriately zoned for the intended use. The City fleet management administration has approved the new location.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The County is amenable to exchanging real property when the long-term objectives of the service/operation are enhanced, particularly with regard to future space expansion or joint use by another County service group.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Center City 2010 Vision Plan* adopted by City Council and the Mecklenburg County Board of Commissioners in 2000 does not make specific recommendations for the existing maintenance facility site on Seaboard Street. There was, however, an overriding recommendation in the Plan for creating a balanced 18-hour environment throughout Center City and the North Carolina Music Factory expansion would fall within this recommendation. The Plan's goal of introducing new facilities in Center City geared toward night time uses creates the vibrancy sought in the plan. The Music Factory (with the additional land being requested) opens up properties that previously had access problems to Center City residents, visitors and workers.

The *Westside Strategic Plan*, adopted by City Council in 2000, recommends the proposed site on Montana Drive for industrial development. The proposed land exchange is consistent with this recommendation and the current zoning of I-2 (heavy industrial).

PROJECT IMPACT:

This exchange of property will allow the mixed-use complex opportunity for expansion which will enhance tax revenues in the Center City. It will also provide the County with a site with space for expansion and enhancement of fleet operations in the future. It can also accommodate other County or joint use functions.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Music Factory developer funded the recently-completed extension of Seaboard Street which will enhance the accessibility and viability of the site for the developer's intended purpose.

ESTIMATED PROJECT COMPLETION DATE:

Completion date of the transaction has not yet been determined.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 7, 2009 meeting and the CMS representative offered that there is a need in the portion of the City near the Montana Drive site for overflow school bus parking. City Real Estate staff replied that a lease arrangement for a portion of the Montana Drive site might be arranged.

Additionally, the point was raised that the "motor fleet management" use intended to occupy the Montana Drive site appeared to be nearly identical to the "light equipment maintenance" function being proposed by the City at a site on North Graham Street and described in Mandatory Referral MR09-02. Pursuing these sites separately and independent of one another appeared to be a lost joint use opportunity.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the proposed land exchange for both proposed land uses.

CMPC PLANNING COMMITTEE RECOMMENDATION:

MANDATORY REFERRAL REPORT NO. 09-02
Proposed Acquisition of New City Light Equipment Maintenance Facility

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate proposes acquisition of 8.88 acres of land located at 3001 N. Graham Street (parcel # 077-091-19) within the northwest quadrant of North Graham Street and Atando Avenue to serve as a new site for the City's light equipment maintenance facility. The site is currently vacant and zoned I-2 (heavy industrial). Land uses in the vicinity of the site consist of warehouse distribution, service related businesses and some strip commercial as well as heavy industrial uses.

The current 4.66-acre site located at 829 Louise Avenue in the Belmont community is functionally-obsolete and too small to serve the anticipated needs of the City.

PROJECT JUSTIFICATION:

The current light equipment maintenance facility located in the Central Yard (on Louise Avenue) is functionally obsolete and there is inadequate parking for the vehicles at that site. This proposed site is centrally located and will allow the City vehicles to have minimal commuting distance to be serviced. The project will create surplus land in the Central Yard which can then be developed to create additional tax base and enhance revitalization of the Belmont Neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is specifically listed in the *Operational Facilities Master Plan* that was adopted by the City Council in October 2007.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends heavy industrial land use on the subject parcel, making the proposed use consistent with the *Central District Plan*. The site is also adjacent to the proposed CATS North Corridor commuter line. However, a transit station is not recommended in this location, so a Station Area Plan or Transit Overlay District will not be applicable at this location. The nearest proposed stations would be in Derita in the vicinity of Nevin and Gibbon Roads, approximately three miles to the north and Uptown at the proposed Gateway station, 2 ½ miles to the south.

PROJECT IMPACT:

Relocation of this City function will provide sufficient space for future expansion.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The North Corridor commuter transit rail line is proposed to run on the Norfolk Southern "O" line that passes along the southeast edge of the site. The current plan is to shift the track centerline 15 feet to the northwest, within the railroad right-of-way encroachment on the site.

The site currently contains a private at-grade crossing of the Norfolk Southern tracks out to N. Graham Street. The current North Corridor plans call for the closure of this crossing as well as another private crossing immediately to the north and south of Atando Avenue (that is currently closed and would remain so). It is CATS staff's opinion that Norfolk Southern would be unlikely to allow either of these private crossings to remain, given the heavy-duty nature of the trucks and vehicles currently operating at this location (and that might be operating if the City were to use the site), and given that more than adequate (and much safer) site vehicular access is available from Atando Avenue.

ESTIMATED PROJECT COMPLETION DATE:

The new Light Equipment Maintenance Facility is proposed to be completed by December 2010, inasmuch as the project is funded and is part of the Central Yard Relocation approved by City Council in FY 2002.

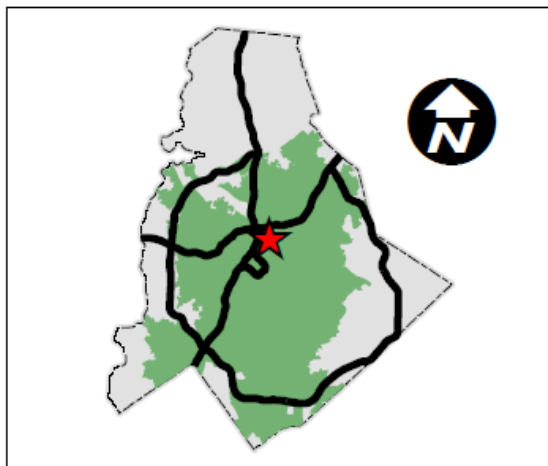
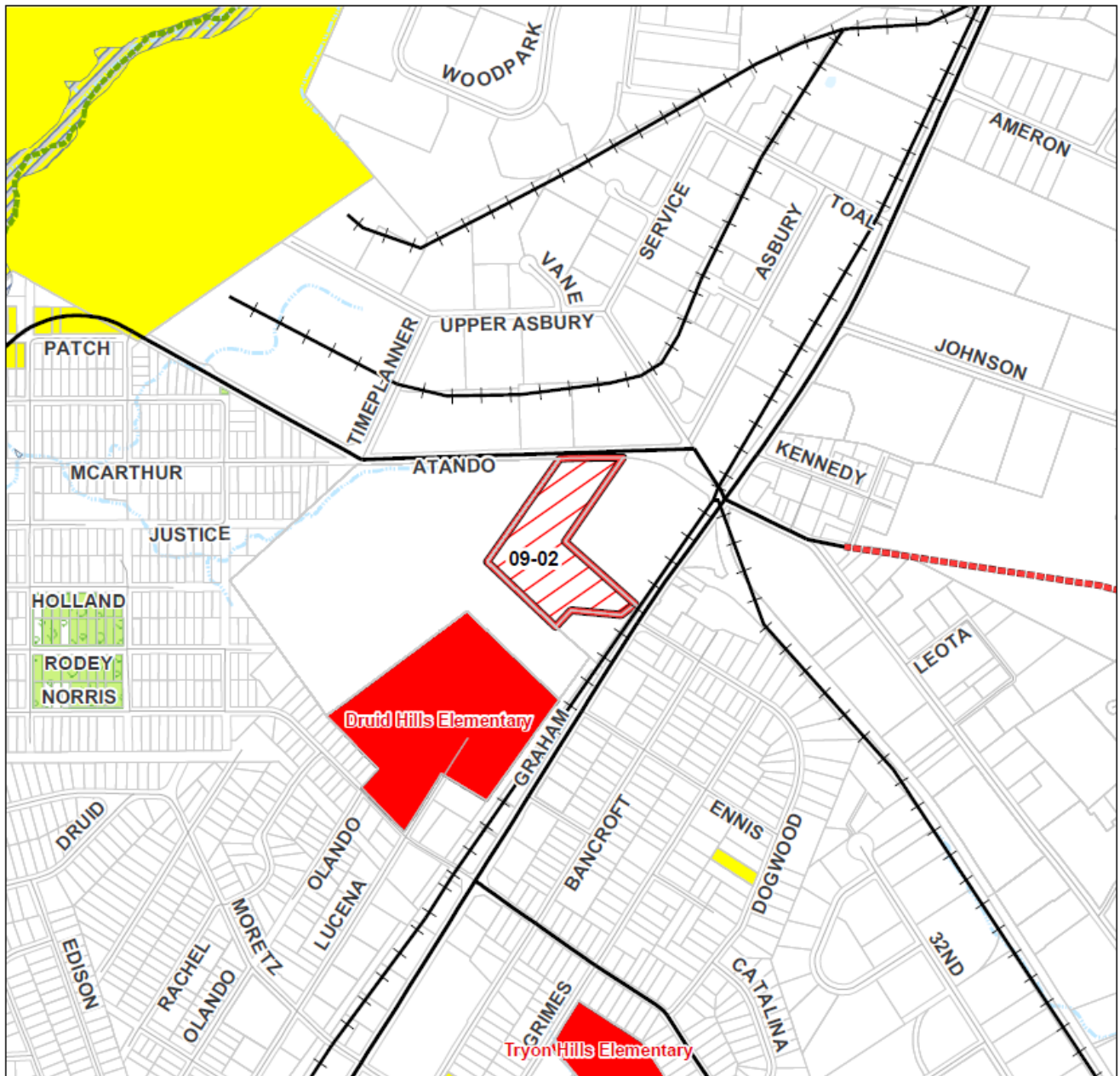
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 7, 2009 meeting. The point was raised that the “light equipment maintenance” use intended to occupy the N. Graham Street site appeared to be nearly identical to the “motor fleet management” function being proposed by the County at a site on Montana Drive and described in Mandatory Referral MR09-01. Pursuing these sites separately and independently of one another appears to be a lost joint use opportunity.

CMPC STAFF RECOMMENDATION:






Planning staff recommends the proposal to acquire property for the light equipment maintenance facility at 3001 North Graham Street, inasmuch as the proposed use is consistent with the area plan land use recommendation, subject to the condition that necessary site design and development precautions (as identified above by CATS with regard to shifting track location and grade crossing closures) are respected.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 09-02

City Real Estate

-  Mandatory Referral
-  City Property
-  County Property
-  Park Property
-  Commuter Rail Line

Produced by the Charlotte-Mecklenburg Planning Department



CHARLOTTE-MECKLENBURG PLANNING COMMISSION**DRAFT****PLANNING COMMITTEE MEETING – Conference Room 280****December 16, 2008 @ 5:00 p.m.**

Commissioners Present: Chairman George Sheild, Vice-Chairman Wesley Simmons (joined the meeting at 5:12 p.m.); Commissioners: Tracy Finch, Steven Firestone, Eric Locher, and Dwayne Walker (joined the meeting at 5:17 p.m.)

Commissioners Absent: None

Planning Staff Present: Greg Burnham, Laura Harmon, Crissy Huffstickler, Garet Johnson, Kent Main, Melony McCullough, John Rogers, Marci Sigmon, Bryman Suttle, and Jonathan Wells

Other City/County Staff Present: Brian Beavers (Public Library of Charlotte & Mecklenburg County), Howard Davis (Neighborhood Development), Brian Horton (Charlotte Department of Transportation), Dennis LaCaria (Charlotte-Mecklenburg Schools), Steve Law (County Real Estate), Jacqueline McNeal (County Real Estate), and Tim O'Brien (City Real Estate),

The Chairman called the meeting to order at 5:00 p.m.

Mandatory Referral #08-44: Land Acquisition for Replacement of McClintock Middle School

Kent Main (Planning Staff) presented the mandatory referral from Charlotte-Mecklenburg Schools (CMS) to purchase land adjacent to McClintock Middle School to construct a new school. Commissioner Locher asked why the purchase included railroad right-of-way. Mr. Dennis LaCaria (CMS Staff) explained that was the only way the property owner would agree to sell the property. Commissioner Locher also asked why the existing building was being replaced. Mr. LaCaria explained that it cost less to construct a new building than perform all of the necessary repairs to the existing building. Vice-Chairman Simmons asked what will be built on the existing school site. Mr. LaCaria replied that CMS will use the existing building until the new facility is complete.

A motion was made by Commissioner Locher and seconded by Commissioner Finch to approve the Planning Staff's recommendation. The vote was 5-0 to approve the mandatory referral.

Mandatory Referral #08-45: Transfer of City-Owned Property on Dogwood Avenue

Greg Burnham (Planning Staff) presented the mandatory referral from the City of Charlotte to transfer property located at 2821 Dogwood Avenue in the Tryon Hills Neighborhood to the Regional Housing Partnership, LLC. Commissioner Firestone asked if the property will be used for institutional purposes. Mr. Howard Davis (Neighborhood Development Staff) explained that the property will be used as a single family home and not a group home.

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

Mandatory Referral #08-46: Transfer of Matthews Elementary School Agricultural Building

John Rogers (Planning Staff) presented the mandatory referral from Charlotte-Mecklenburg CMS to transfer ownership of the Matthews Elementary School Agricultural Building to the Town of Matthews for public use. In exchange, CMS will be allowed to use both the agricultural building and the town-owned community center for school activities. Vice-Chairman Simmons questioned the original use of the building which is eligible for designation as a historic landmark. Mr. Rogers responded that this building was originally constructed for agricultural uses. Mr. LaCaria added that the renovations will be historically appropriate and will be reviewed by CMS before they are finalized.

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

Mandatory Referral #08-47: Property Acquisition for Replacement of Education Center

Bryman Suttle (Planning Staff) presented the mandatory referral from CMS to acquire two office buildings and a vacant parcel located within the Regency Executive Office Park for relocation of the Education Center. Commissioner Locher asked if a new road will be built to access the property. Mr. LaCaria explained that in the future Archdale Road will be extended through the property. Commissioner Walker asked about the future use of the existing Education Center. Mr. LaCaria stated that CMS no longer owns the property and the County is now considering the future use of this property. Vice-Chairman Simmons asked if the lease for future tenants will automatically terminate or expire in 2010. Mr. LaCaria replied that there is only one tenant and they will remain until their lease is up. Chairman Sheild inquired about a capacity study on the vacant parcel. Mr. LaCaria responded that the property can readily accommodate a 30,000 square foot building footprint.

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

Mandatory Referral #08-48: Land Acquisition for a Neighborhood Park on Brooktree Drive

Marci Sigmon (Planning Staff) presented the mandatory referral from County Real Estate to acquire 14.6 acres of land on Brooktree Drive for a neighborhood park. Vice-Chairman Simmons asked about the size of a typical neighborhood park. Steve Law (County Real Estate) replied that the standard size of a neighborhood park is between 2 and 20 acres. Commissioner Firestone said he supports adding land to the Paw Creek Greenway but asked if more people using the park increases neighborhood traffic. Mr. Law responded that a neighborhood park typically does not increase traffic flow because those who frequent the park usually live in the neighborhood.

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

Mandatory Referral #08-49: Land Acquisition for a Library Near Shopton / Steele Creek Roads

Jonathan Wells (Planning Staff) presented the mandatory referral from County Real Estate to acquire approximately five acres of land near the intersection of Shopton and Steele Creek roads for a library. Commissioner Locher asked if this is an unused office park. Mr. Wells stated that construction has not begun on the business park. Commissioner Finch questioned whether the library needs all five acres. Mr. Brian Beavers (PLMCM) stated that this will be a one story building that will need extra parking. Commissioner Firestone asked why this location. Mr. Beavers said the need was based on projected growth in the area and other properties in the area were considered.

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

Recommendation of the draft Arrowood Transit Station Area Plan

Mr. Kent Main gave an overview of the planning process and meetings to date. Vice-Chairman Simmons asked if all the internal and external concerns have been addressed. Mr. Main confirmed that all issues have been addressed.

A motion was made by Commissioner Locher and seconded by Vice-Chairman Simmons to approve the Planning Staff's recommendation. The vote was 6-0 to approve the draft area plan.

Area Plan Status and Meeting Report

Ms. Melony McCullough (Planning Staff) stated that the Catawba Area Plan Advisory Group met December 6. The draft land use recommendations were the focus of the meeting. The Advisory Group will meet again in late January to discuss land use concerns shared at the December meeting.

Ms. Garet Johnson (Planning Staff) gave an update on the Independence Boulevard Area Planning Process. A stakeholder meeting to discuss the work that has been done on the area plan is scheduled for January.

Approval of Meeting Minutes

A motion was made by Vice-Chairman Simmons and seconded by Commissioner Finch to approve the November 18, 2008 meeting minutes. The vote was 6-0 to approve the minutes.

Adjournment

The meeting adjourned 5:55 p.m.