



February 10, 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, February 17th, 2008 at 5:00 p.m., in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the February 17th 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 three mandatory referrals. You may recall that the January meeting was cancelled due to inclement weather. However, you received copies of the *Sharon and I-485 Transit Station Area Plan*, Mandatory Referral #09-01, Mandatory Referral #09-02 and the December minutes in your January agenda packet. Enclosed is a copy of Mandatory Referral #09-04, Mandatory Referral #09-03 was withdrawn.

Additional copies of the *Sharon and I-485 Transit Station Area Plan* are available on the website at www.charlotteplanning.org or you may contact me to receive additional copies of the handouts from the January agenda packet.

If you cannot attend the February 17th meeting, please contact me at **704-336-5993** or mmccullough@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

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 were included in the January 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. M.R. #09-04: Transfer of Property from the Airport to Mecklenburg County for Greenway

Background: The Charlotte-Douglas Airport proposes to transfer ownership of four parcels of land located along the western perimeter of the former Charlotte Coliseum (now the City Park development) on Tyvola Road to Mecklenburg County for greenway use. ***Attachment #3a.***

Staff Resources: Alberto Gonzalez, Planning;
Lynnea Pulver, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #09-04.

VI. 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.

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

VIII. Adjourn

MANDATORY REFERRAL REPORT NO. 09-04
Transfer of Airport Controlled Property to Mecklenburg County for Greenway

PROJECT PROPOSAL AND LOCATION:

The Charlotte-Douglas Airport proposes to transfer ownership of four parcels of land located along the western perimeter of the former Charlotte Coliseum (now the City Park development) on Tyvola Road, to Mecklenburg County for greenway use. The parcels, their corresponding acreage, and zoning are as follows:

Parcel ID #	Acreage	Current Zoning	Parcel ID #	Acreage	Current Zoning
143-272-03	8.52 acres	B-P	143-272-06	0.44 acres	I-1
143-272-02	0.77 acres	B-P	143-272-07	12.05 acres	B-P

All four parcels are vacant and within the 100-year floodplain. Management of these properties was transferred from City Real Estate to the Airport in 2001 to assist some mitigation of wetland impact incurred as part of the airport construction.

It is not necessary to rezone these parcels if they are to be used as greenway.

PROJECT JUSTIFICATION:

This portion of the Mecklenburg County Greenway, "The Loop at City Park," will be a three mile, hard surface trail system. The system will provide pedestrian connections to the City Park development and amenities which includes offices, hotel rooms, an 140 acre park, and an 18-hole golf course.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This proposed transaction to expand the Greenway supports the City of Charlotte's Environmental Focus Area through collaboration with public and private partners for the enhancement of environmental quality and by protecting natural ecosystems and habitats. Extension of the greenway system across these parcels is also consistent with the Mecklenburg County *Park & Recreation Master Plan*, adopted by the County Commission in 2008.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) recommends greenway for the subject properties. The proposed use is consistent with the adopted area plan.

PROJECT IMPACT:

The transfer of these parcels to Mecklenburg County will enable construction of the Greenway loop around City Park. The Airport has sufficient land holdings for mitigation requirements, thus the relinquishment of these parcels will not have a negative impact on the Airport's mitigation needs.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

In June 2007, Pope & Land Enterprises, Inc. demolished the Coliseum on the adjacent property and began preparing the 170 acre site for redevelopment into City Park, a mixed-use community featuring new multi-family, single family, retail, office and hotel development. A portion of this Greenway trail will be constructed on property owned by Pope & Land. City of Charlotte Storm Water Services has requested the reservation of easements for future projects and that any land not used for trail construction or water quality features be preserved as natural area.

ESTIMATED PROJECT COMPLETION DATE:

Transfer of the parcels will take place in early spring, 2009.

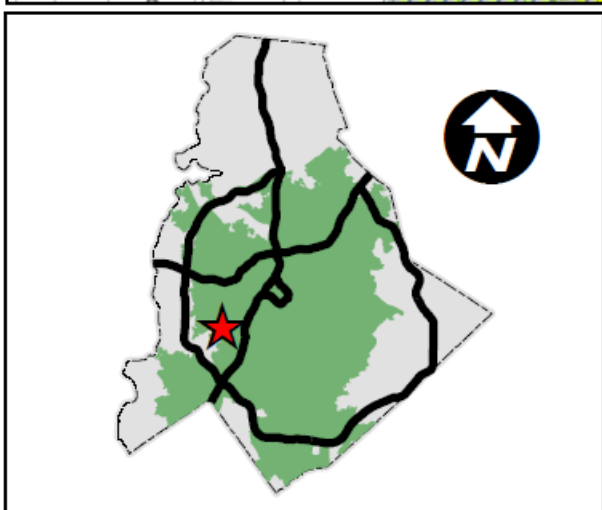
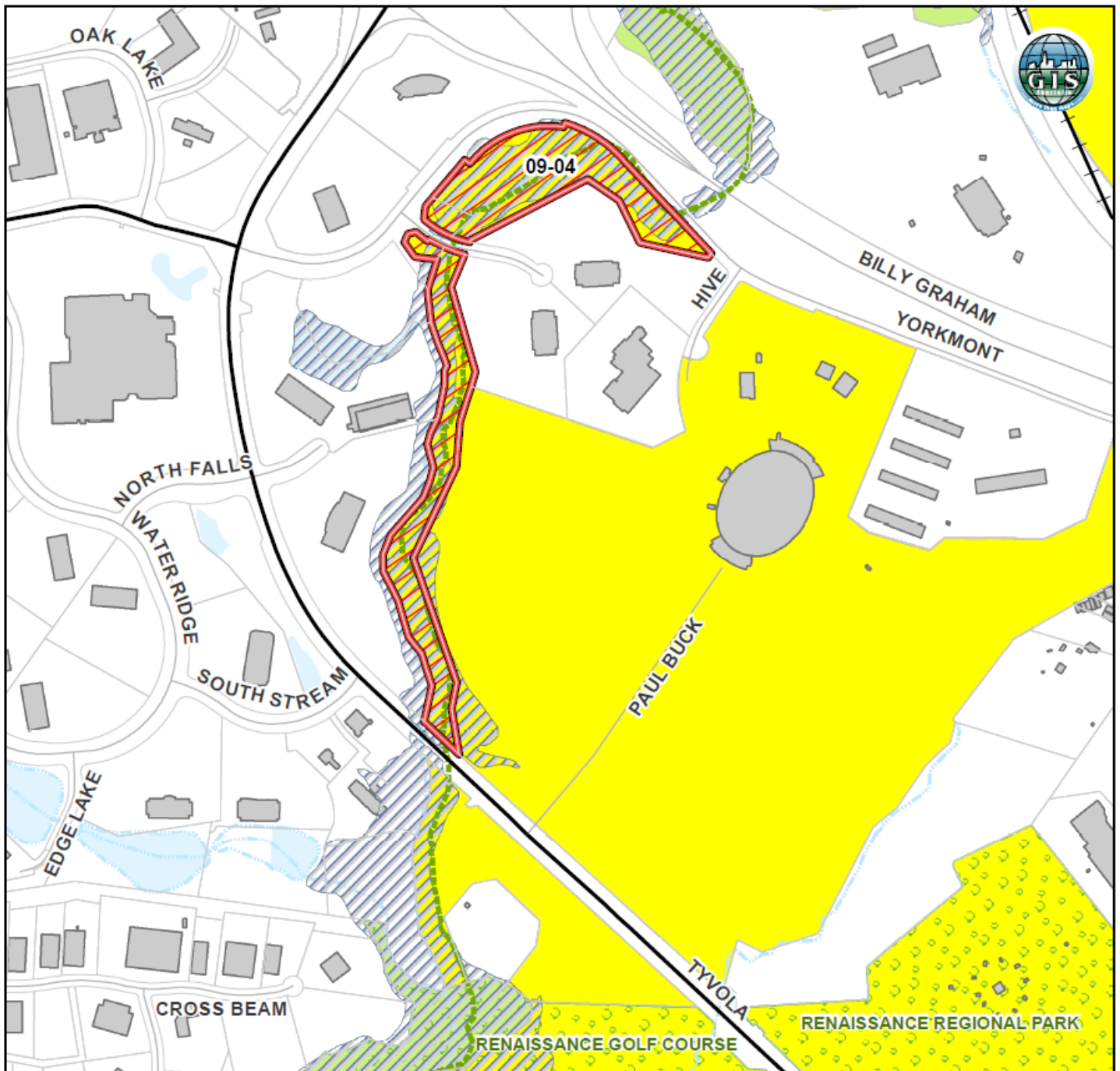
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 4, 2009 meeting and no joint use comments were offered. However, the CDOT representative mentioned that the developer of the adjoining West Park development has been discussing the possibility of extending South Stream Boulevard across Tyvola Road and Sugar Creek into the development. If this roadway is extended, the creek (and the proposed greenway) would need to be bridged, but it would have no bearing upon the proposed transaction.

PLANNING STAFF RECOMMENDATION:











Staff recommends approval of the proposed transfer of land.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 09-04

City Real Estate

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