



April 14, 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, April 21, 2008 at 5:00 p.m. in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the April 21st meeting, the Committee will be asked to make a recommendation on one mandatory referral. Enclosed is a copy of Mandatory Referral #09-06.

If you cannot attend the April 21st 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
April 21, 2009
CMGC – 2nd Floor, Conference Room 280, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Approve March 17, 2009 Meeting Minutes. *Attachment #1.*

III. M.R. #09-06: Proposed Lease and Joint Use of City-Owned Property at Alexander Street and Other Related Improvements

Background: The City of Charlotte proposes joint use between the Charlotte Area Transit System (CATS) and Mecklenburg County Park & Recreation (P&R), of a City-owned parcel for CATS expansion (maintenance) and park expansion of a soccer field and construction of a walking path. *Attachment 2.*

Staff Resources: Lynnea Pulver, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #09-06.

IV. 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 Firestone and Finch – Catawba Area Plan

Commissioners Johnson and Lipton – Independence Blvd. Area Plan

Action Requested: None, for information only.

V. Adjourn

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMITTEE MEETING – Conference Room 280

March 17, 2009 @ 5:00 p.m.

Commissioners Present: George Sheild (Chairman), Joel Randolph (Vice-Chairman), Tracy Finch, Steven Firestone, Yolanda Johnson, Nina Lipton, and Greg Phipps

Commissioners Absent: None

Planning Staff Present: Alberto Gonzalez, Laura Harmon, Sonda Kennedy, Kent Main, Melony McCullough, Alysia Osborne, John Rogers, Bryman Suttle, Jonathan Wells, and Jan Whitesell

Other City/County Staff Present: Stewart Gray (Historic Landmarks Commission)

The Vice-Chairman Randolph called the meeting to order at 5:10 p.m.

Mandatory Referral #09-05: Proposed County Acceptance of McQuay House and Land Donation on Behalf of the Historic Landmarks Commission

John Rogers (Planning Staff) presented the mandatory referral to accept the donation of a house located at 3200 Tuckaseegee Road and two adjacent parcels totaling 1.5 acres. The house and land are to be transferred to the Historic Landmarks Commission. The proposal calls for stabilizing the structure, placing preservation covenants on the deed for the existing house, and marketing the property for adaptive re-use as well as having development control on the two adjacent lots.

The house is to remain intact and preservation restrictions will be placed on the structure. The acceptance and preservation of this historic structure provides the opportunity to create stable housing stock in the Enderly Park neighborhood.

Commissioner Lipton asked how the house is to be used. Mr. Rogers stated that the Historic Landmarks Commission's goal is to preserve the house and to market it to someone who will abide by the preservation restrictions placed in the deed. Stewart Gray (Historic Landmarks Commission) stated that changes to the property, including the interior of the house, will have to go through design review. Commissioner Johnson stated that she is excited about the project because it will aid in the revitalization of this neighborhood.

A motion was made by Commissioner Lipton and seconded by Commissioner Finch to accept the donation. The vote was 5-0 to approve the mandatory referral.

Chairman George Sheild arrived at 5:15 p.m.

Recommendation on the draft Sharon & I-485 Transit Station Area Plan

Kent Main (Planning Staff) provided an overview of the background information on the overall transit station area plans and gave an overview of the draft *Sharon & I-485 Transit Station Area Plan*. The committee discussed this agenda item at length.

Commissioner Phipps arrived at 5:23 p.m.

The Committee discussed the plan recommendation to allow the R-17MF zoning along Sharonbrook Road to remain. There was also concern about the amount of multi-family development that exists in the area. Mr. Main clarified that although the density allows up to 17 dwelling units per acre (dua), the property can be developed at less than 17 dua. Commissioner Lipton asked if the overall density in this area is more like 10 or 17 dua. Mr. Main answered that it is closer to 17 dua.

Commissioner Lipton asked what happens to the road network if someone requests something other than TOD. She also asked about filing TOD rezonings anywhere within the study area. Laura Harmon (Planning Staff) clarified that TOD zoning cannot be applied anywhere; it must be within ½ mile of the station area. Commissioner Finch asked about flexibility for road/street connections in the area west of the Sterling community. Mr. Main said the road network is intensive and the recommendations are the same as those from the charrette held a couple of years ago.

Commissioner Finch stated that her company is working closely with this plan and because of the conflict of interest she was excused from discussions on this agenda item.

Vice-Chairman Randolph shared concern about the amount of multi-family in the area, particularly along Sharon Lakes Road. However, he stated if the Sharonbrook area is to be recommended for multi-family development, maybe it should be high density. He asked if office could be considered in this area. Mr. Main answered that nonresidential land uses are expected to locate in station areas. Other questions included what can be done to move away from apartments on Sharonbrook and has the property been zoned R-17MF since the 1960's. Staff replied that more recent products have been lower density and the Sharonbrook Neighborhood serves as a transition between the more suburban development to the east and the higher density development to the west. Ms. Harmon added that staff would consider a different land use recommendation, if presented.

Commissioner Firestone cautioned that higher density development will harm the existing tree canopy.

Commissioner Lipton asked about the schedule to file the corrective rezonings to change the zoning from multi-family to single family as recommended in the plan for the Pine Valley community. Chairman Sheild asked if the Committee can recommend the plan with the pursuit of the corrective rezoning for the Pine Valley community.

Mr. Main responded that the Committee could include language in their recommendation that addresses the corrective rezoning for the Pine Valley community.

The plan was recommended for approval with the following clarifications: Sharonbrook Neighborhood will be considered a transitional area between the more suburban development to the east and the more higher density development to the west with appropriate consideration given in the future for preservation of the existing tree canopy and submittal of the petition to rezone the Pine Valley Neighborhood to R-5 immediately upon final approval of the plan by Council.

A motion was made by Commissioner Johnson and seconded by Commissioner Randolph to recommend approval of the plan as modified. The vote was 6-0 to approve.

Area Plan Status and Meeting Report

Catawba Area Plan

Alberto Gonzalez (Planning Staff) gave an update on the Catawba Area Plan. He stated that the next citizen advisory group meeting is planned for April. Currently, staff is finalizing the draft land use recommendations. The second public meeting will be held in late May. The Committee is scheduled to tour this area on May 4th at 2:00 p.m., following the work session.

Independence Boulevard Area Plan

Alysia Osborne (Planning Staff) gave an update on the Independence Boulevard Area Plan development process. She stated that the Independence team is currently working to define the cross sections for US 74 or to confirm transportation elements to accommodate future transit, HOV Lanes, and general purpose lanes, etc. The fourth Citizen Advisory Group (CAG) meeting is scheduled for April 2nd. Another CAG meeting is tentatively scheduled for late April or early May to share draft land use and transportation recommendations. Staff expects to have a final public meeting in June 2009.

Commissioner Johnson asked if new committee members have been assigned as a resource to the Catawba or Independence plans. Chairman Sheild asked for volunteers. Commissioner Firestone volunteered for the Catawba Area Plan and Commissioner Finch volunteered to serve as his backup. Commissioners Johnson and Lipton volunteered for the Independence Boulevard Area Plan.

Agenda Packets

Chairman Sheild told the committee that in an effort to be cost and environmentally sensitive, future agenda packets will be e-mailed and a few packets will be available at the meeting. Melony McCullough (Planning Staff) stated that in the future she will email the agenda packets as opposed to sending them through the mail.

Vice-Chairman Randolph stated that although we are trying to save paper, sometimes hard copies may be needed. Ms. McCullough said that whenever information received by e-mail is not sufficient, she will send a hard copy. Commissioner Phipps asked if this decision to go green is city wide. Chairman Shield replied that it is a departmental effort.

Approval of Meeting Minutes

Chairman Sheild informed the committee that to allow ample time for discussion of the minutes, approval of the minutes will be moved to the beginning of the agenda.

A motion was made by Commissioner Lipton and seconded by Commissioner Phipps to approve the minutes from the December 16, 2008 and February 17, 2009 meetings. The vote was 7-0 to approve both sets of minutes.

Adjournment

The meeting adjourned at 6:40 p.m.

Submitted by: Lynnea Pulver, City Real Estate

Initiated by: Jim Schumacher, Assistant City Manager

MANDATORY REFERRAL-REPORT NO. 09-06

Proposed Lease and Joint Use of City-Owned Property at Alexander Street (and Other Related Improvements)

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes joint use between the Charlotte Area Transit System (CATS) and Mecklenburg County Park & Recreation (P&R), of a City-owned parcel for CATS expansion (maintenance) and park expansion of a soccer field and construction of a walking path. The property, site of the former Alexander Street Recreation Center, is located at 910 N. Alexander Street (PID 081-086-07), across the street from the existing CATS facility at 12th Street and N. Alexander Street, and north of (and adjacent to) Mecklenburg County's Alexander Park. The total area of the property is approximately 3.65 acres and is zoned O-2 (Office). The City of Charlotte proposes to retain ownership of the property.

A third partner in this transaction is Trinity Episcopal School (TES), located at 750 E. 9th St., few blocks away from the subject property, who desires expanded outdoor recreational opportunities for its students.

The CATS proposal calls for the construction of a 31,000 square foot maintenance shop to accommodate CATS Special Transportation Services (STS) personnel at the northwest portion of the site, and development of the remaining northern half of the property into a 122 fleet vehicle parking structure. P&R proposes to expand an existing soccer field and add a perimeter walking trail on its adjacent property (to the south) and the southeastern corner (approx. 0.46 acres) of this City parcel. The field and track will be used by Trinity Episcopal School (TES) during school hours and by the public at other times. The portion of the property to be developed by P&R will be leased to them by the City. P&R will be responsible for operation, management, and maintenance of the recreational portion of the property.

In order to accommodate the parking needs of the CATS facility across Alexander Street, CATS also proposes the construction of a parking deck on its property adjacent to the subject property (replacing a current surface lot). The current proposal includes a 2 ½ level deck with approximately 325 parking spaces for CATS staff and CATS visitors. (There are no plans to incorporate spaces for public parking.) CATS also plans to park STS buses on its existing paved lot on McGill Garden Way (formerly Linden Lane).

P&R has also been working with the Charlotte Housing Authority (CHA) and TES to expand the nearby Alexander Street Park that will include a segment of Little Sugar Creek Greenway, six lighted tennis courts, and expansion of the existing soccer field. As part of this plan, P&R intends to relocate the existing playground equipment, shelter, and basketball court to the Seigle Point (redeveloped Piedmont Court property) side of Little Sugar Creek to make room for the soccer field. (P&R is leasing a portion of Seigle Point from CHA for this change, with CHA constructing two half-court basketball courts between the proposed tennis courts and the new playground location.) TES is also providing capital contributions to fund a portion of the construction.

Better than half the site lies within a FEMA-designated flood zone, and the redevelopment scheme represents an opportunity to utilize property that would otherwise have limited uses. Specifically, the CATS facility is proposed to be developed outside of the floodplain portion of the site, while the recreational facilities are proposed to be developed within the floodplain.

In order to accommodate the proposed development on the subject parcel, it has been proposed to rezone the entire property from O-2 to B-2 (CD) to allow development of the CATS facility on a portion of the property (petition 2009-039).

PROJECT JUSTIFICATION:

This scheme will accommodate the future needs of CATS (STS division) while expanding park and recreation opportunities in this under-served segment of the community, while supporting the Seigle Point redevelopment initiative. It will also enable a future pedestrian connection by P&R between the Little Sugar Creek Greenway and the McGill Rose Garden.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This proposal is consistent with City Council's Housing and Neighborhood Development focus area whose emphasis is on "Creating great neighborhoods in which to live, work and play." This proposal also supports the focus on the environment as creating playing fields on this property rather than surface parking preserves green open space in what could be considered an environmentally sensitive area as it is near Little Sugar Creek and because it will be a point along the County's Greenway system.

The proposed expansion of Alexander Street Park is consistent with the Mecklenburg County *Park and Recreation Master Plan* (2008). The expanded park will provide much needed active athletic amenities, constructed to applicable standards for league and competition play, in the Uptown area.

Additionally, it is likely that dimensional variances will be needed to minimize setbacks of the proposed parking structure along N. Alexander Street.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan* (2003) recommends Recreational Open Space as the land use for the entire subject parcel, and recommends Industrial for the adjoining CATS facility, upon which the parking structure is proposed.

PROJECT IMPACT:

These plans will enable CATS to expand its maintenance operations while also supporting recreational use for TES students and the public.

Recreational impacts include enhancing opportunities for future residents of Seigle Point, supporting expansion of the Little Sugar Creek Greenway, and supporting the athletic program at TES.

The proposal will increase pedestrian traffic between the site and TES during school hours, and from neighboring residential areas using the park. When the site hosts team sports, increased vehicular traffic could be expected.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Other City projects planned for this area that would tie nicely to this proposal include the Belmont gateways and Seigle Avenue Streetscape projects. P&R is also working with Charlotte Department of Transportation and Charlotte Engineering & Property Management for pedestrian improvements at the intersection of 10th and 12th Streets to bring additional aesthetic appeal to the area.

ESTIMATED PROJECT COMPLETION DATE:

Construction of the soccer field and track is expected to begin in early summer, 2009 with construction completion in late 2009 or January 2010.

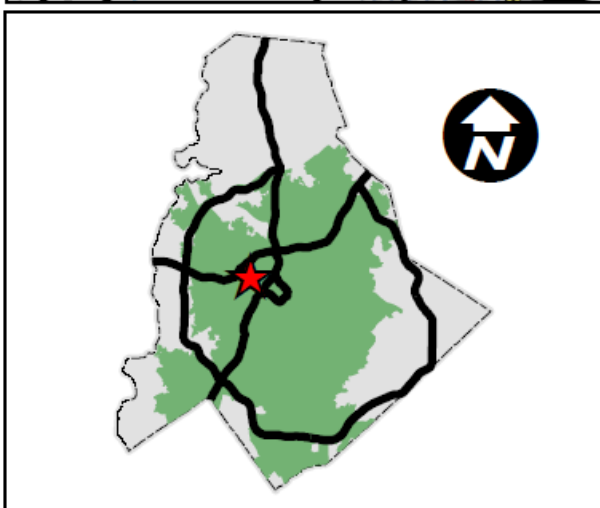
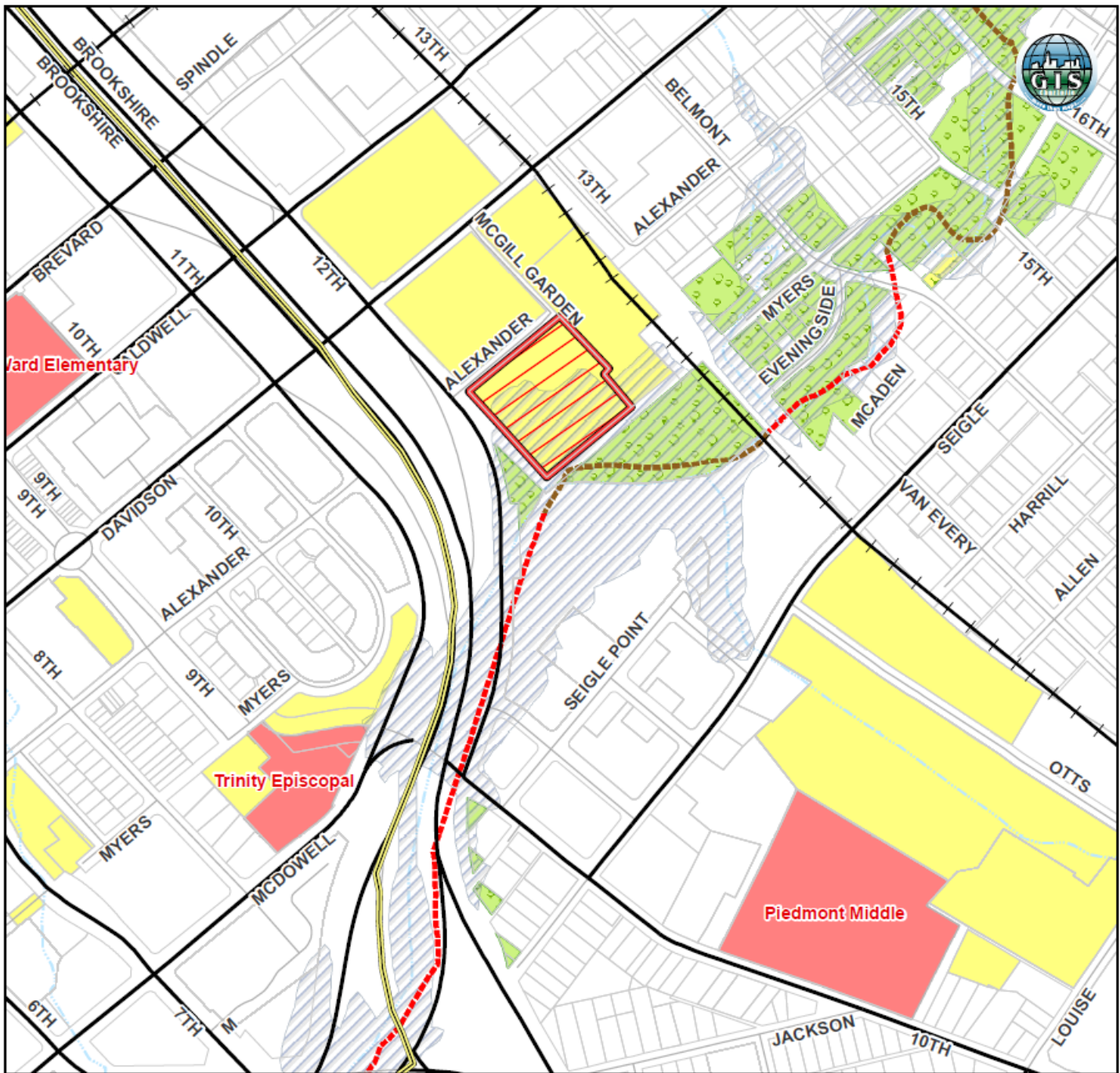
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at its April 1, 2009 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:








Though the *Belmont Area Revitalization Plan* recommends open space for the entire subject parcel, staff supports the proposed uses on the parcel, given the unique opportunities and circumstances coupled with the fact that establishment of open space at this location is consistent with the vision of the Plan.

CMPC PLANNING COMMITTEE RECOMMENDATION:



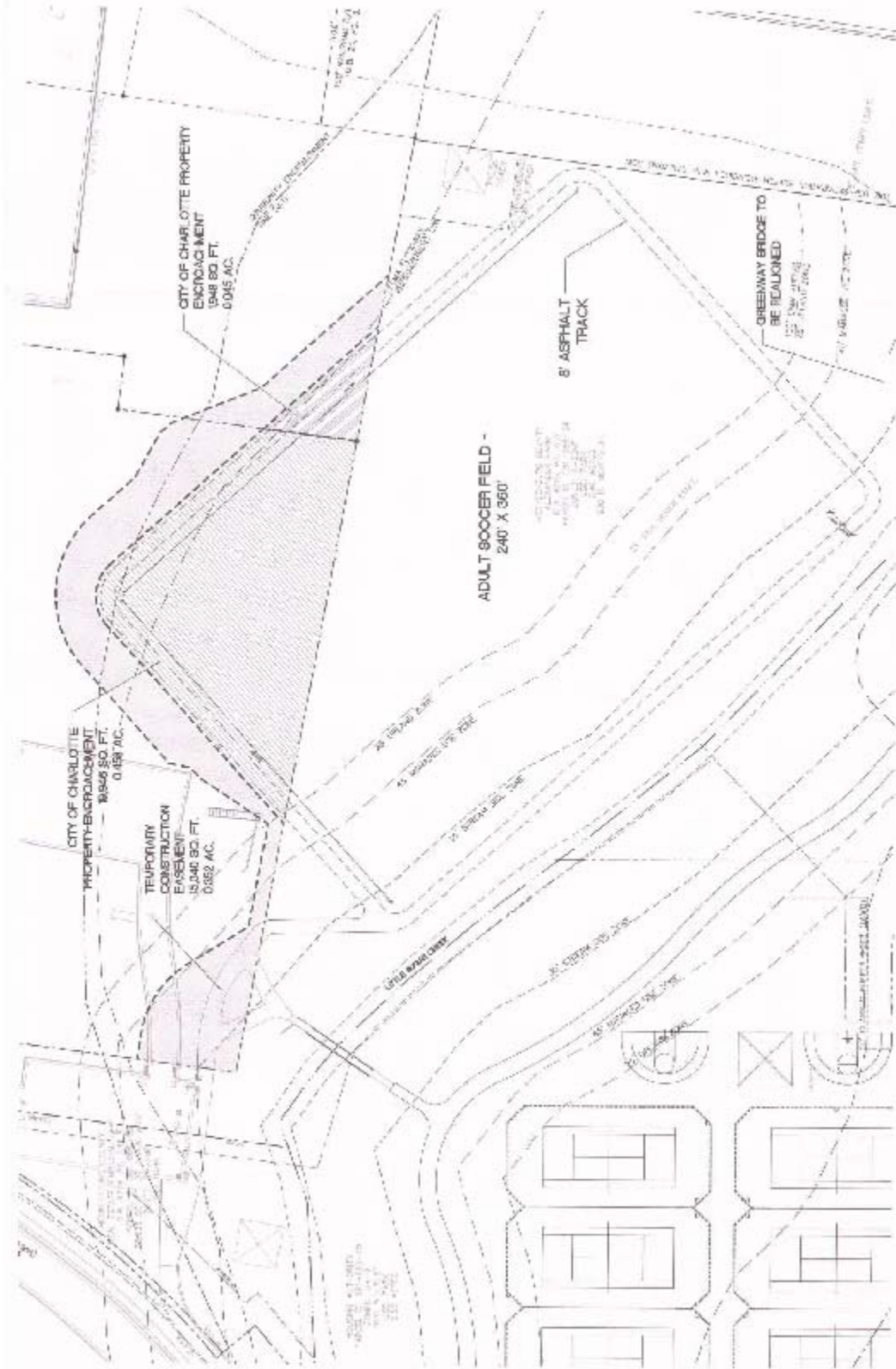
Mandatory Referral 09-06

City Real Estate

-  Mandatory Referral
-  Park Property
-  County Property
-  City Property
-  Existing Greenway
-  Greenway Construction
-  Proposed Greenway

Produced by the Charlotte-Mecklenburg Planning Department

Soccer Field Layout



TRINITY EPISCOPAL ATHLETIC FIELDS
TRINITY EPISCOPAL SCHOOL



ADULT SOCCER FIELD LAYOUT
PROJECT 14 - 1075 10th ST. N.E. 10th St. N.E.

CATS' Design

