



July 14, 2010

Chairperson Yolanda Johnson
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on Tuesday, July 20, 2010 at 5:00 p.m. in Room 280 located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the July 20th meeting, the Committee will be asked to make recommendations on three mandatory referrals. Attached are copies of Mandatory Referrals #10-09, #10-13, and #10-14.

Also, in your packet you will find a summary of the issues discussed at your last meeting surrounding the Independence Boulevard Area Planning Process. Staff prepared this information in response to some of your concerns. The draft *Independence Boulevard Area Plan* will appear on a future Planning Committee agenda.

If you cannot attend the July 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
July 20, 2010
CMGC – 2nd Floor, Conference Room 280, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Election of Planning Committee vice-chairperson.

III. Approve June 15, 2010 Meeting Minutes. *Attachment 1.*

IV. M.R. #10-09: Proposed Sale of City Owned Property Located in Stanley (Gaston County)

Background: City of Charlotte Real Estate proposes to sale a .54 acre site located at 2323 Old NC Highway 27 in Gaston County via the upset bid process. ***Attachment 2.***

Staff Resources: Jonathan Wells, Planning
Robert W. Drayton, City Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #10-09

V. M.R. #10-13: Proposed Acquisition of Flood-Prone Structure along Briar Creek (Doral Apartments)

Background: Mecklenburg County Storm Water Services proposes to acquire a portion of the Doral Apartments, located off Monroe Road along Briar Creek. If this property is acquired, all improvements will be removed and the property will be added to the County's open space/greenway system. ***Attachment 3.***

Staff Resources: John Howard, Planning
Jacqueline McNeil, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #10-13

VI. M.R. #10-14: Proposed Acquisition of Flood-Prone Structures along Briar Creek (Shannonhouse Drive)

Background: Mecklenburg County Storm Water Services proposes to purchase five parcels located along Briar Creek on Shannonhouse Drive in east Charlotte. If this property is acquired, all improvements will be removed and the property will be added to the County's open space/greenway system. **Attachment 4.**

Staff Resources: Alysia Osborne, Planning
Jacqueline McNeil, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #10-14

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: Center City 2020 Vision Plan – Commissioner Finch-Dobson
Elizabeth Area Plan – Commissioner Lipton
Steele Creek Area Plan – Commissioners Fallon and Zoutwelle

Action Requested: None, for information only.

VIII. Adjourn

DRAFT

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Innovation Station, 8th Floor
June 15, 2010 – 5:00 p.m.**

Commissioners Present: Yolanda Johnson (Chairperson), Eric Locher (Vice-Chairperson), Claire Fallon, Steve Firestone, Nina Lipton, Greg Phipps, and Andrew Zoutewelle

Planning Staff Present: Kathy Cornett, Sonda Kennedy, Melony McCullough, Bryman Suttle, and Jonathan Wells

Other Staff Present: Robert Drayton (City Real Estate), Tim O'Brien (City Real Estate), Susan DeSoto (Real Estate), and Denice Beteta (Neighborhood and Business Services)

Call to Order

Chairperson Johnson called the meeting to order at 5:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Firestone and seconded by Commissioner Locher to approve the May 18, 2010 meeting minutes with the following changes to the draft Independence Boulevard Area Plan (IBAP) discussion:

- (1) Correct the spelling of Chris Bakis' name, change Backus to Bakis.
- (2) Clarify comments made by Councilmember Nancy Carter about the transitional setback to read "We looked at transitional setbacks; we've deleted 150 feet within a certain parameter in the Conference Drive area so that businesses can develop using that designated setback for undesignated parking"; and
- (3) Clarify that Ron and Kathy McManus do not own the Olive Garden Restaurant but own a building on Independence Boulevard which is leased to the Olive Garden Restaurant.

The vote was unanimous (7-0) to approve the minutes with the changes noted above.

University Research Park Area Plan

Kathy Cornett (Planning Staff) stated that City Council received public comments on the draft *University Research Park Area Plan* at their May 24th meeting and the Commission is being asked to make a recommendation on the draft plan. Ms. Cornett explained that the "Errata Sheet" correcting minor typographical errors in the draft plan that do not impact the intent of the plan. Ms. Mary Hopper was present to show her support of the plan.

A motion was made by Commissioner Lipton and seconded by Commissioner Zoutewelle to approve the University Research Park Area Plan with the changes noted on the Errata sheet and any future typographical errors. The vote was unanimous (7-0) to approve with noted changes.

M.R. #10-08: Proposed Transfer of Three Parcels and a House to the Belmont Community Development Corporation

Melony McCullough (*Planning Staff*) presented the mandatory referral for the proposed transfer of three vacant parcels and one property with a vacant house to the Belmont Community Development Corporation (Belmont CDC). The Belmont CDC Foundation will construct affordable houses on the vacant lots; renovate the house, if feasible; and sale them to qualified buyers.

Commissioner Locher asked if it is typical for a CDC to own property outside of their community. Denise Beteta (*Neighborhood and Business Services Staff*) replied that the Belmont CDC received permission from the State to build in other neighborhoods. Commissioner Firestone asked who grants this authority. Ms. Beteta answered the State Treasurer's office. Commissioner Phipps asked if this is the first time that the Belmont CDC has developed housing outside of their area. Ms. Beteta replied yes. Chairperson Johnson asked the number of years that the property would have to remain affordable and Ms. Beteta replied ten. Commissioner Fallon asked how many houses will be constructed and what will be the price points. Ms. Beteta said one house will be constructed on each lot and the houses will cost less than \$120,000. She added that the Belmont CDC has buyers for three of the four houses.

Because one of the lots is located adjacent to the Belmont Center, Commissioner Zoutewelle asked who manages the Belmont Center and if there will be any possible changes to the Center, such as an expansion. He also asked if adjacent property owners have been notified. Ms. Beteta stated that this is City-owned property, managed by City staff. The building houses the Belmont Center administrative offices as well as meeting and recreational spaces. Robert Drayton (City Real Estate) said there are no plans for expansion of the Belmont Center. Commissioner Zoutewelle requested that staff make sure that the appropriate staff is aware of plans to sale the parcel adjacent to the Belmont Center.

A motion was made by Commissioner Lipton and seconded by Commissioner Zoutewelle to approve staff's recommendation for Mandatory Referral #10-08. The vote was 7-0 to approve staff's recommendation for the mandatory referral.

M.R. #10-10: Proposed Sale of City Owned Property Located on W. Todd Lane

Jonathan Wells (Planning Staff) presented the mandatory referral for the proposed sale of an 8,000 square foot parcel located on West Todd Lane to New Zion Baptist Church. Mr. Drayton explained to the group that the City originally acquired the property for construction of the Southwest Water Main project. There was lengthy discussion on how the property could be used and the conditions that the church needs to meet. Planning Committee members were concerned about the church's use of the parcel as a parking lot and zoning issues.

A motion was made by Commissioner Fallon and seconded by Commissioner Firestone to defer making a recommendation on Mandatory Referral #10-10 until City Real Estate notifies the church that the property has to be rezoned in order to be used as a parking lot. The vote was 7- 0 to defer the Mandatory Referral.

M.R. #10-11: Proposed Sale of City Owned Property Located at 750 E. 9th Street

Jonathan Wells, (Planning Staff) presented the mandatory referral for the proposed sale of two parcels located at 750 E. 9th Street to Trinity Episcopal School (TES). Staff recommends approval of the proposed sale, subject to TES granting the City a permanent easement for pedestrian access on the eastern portion of the parcel.

Commissioner Zoutewelle revealed that he has done surveys for the school and Commissioner Locher revealed that he is a former Trinity board member. Chairperson Johnson asked committee members were concerned since neither of them have financial ties. Committee members agreed that Commissioners Locher and Zoutewelle did not have a conflict and could hear the plan.

A motion was made by Commissioner Lipton and seconded by Commissioner Firestone to approve staff's recommendation for Mandatory Referral #10-11. The vote was 7-0 to approve staff's recommendation for the mandatory referral.

M.R. #10-12: Proposed Land Exchange for Future School Site on Fred Brown Road in Huntersville

Jonathan Wells, (Planning Staff) presented the mandatory referral for the proposed exchange of a 1.7 acre vacant parcel for a 2.1 acre vacant parcel located off Fred Brown Road with the developer of an adjacent subdivision, Centennial Subdivision, in the Town of Huntersville. The developer plans to construct ten single family homes on the property.

A motion was made by Commissioner Lipton and seconded by Commissioner Zoutewelle to approve staff's recommendation for Mandatory Referral #10-12. The vote was 7-0 to approve staff's recommendation for the mandatory referral.

Area Plan Status and Meeting Report

Elizabeth Area Plan

Commissioner Lipton stated that there was a public meeting in the Elizabeth Area on June 9 to update the community about transportation options and specifically on Seventh Street. The next meeting will be on June 23, 2010 to discuss the details that CDOT is contemplating. Commissioner Zoutewelle stated that transportation is a big concern.

Steele Creek Area Plan

The last Citizen's Advisory Group meeting was May 20th.

Draft Independence Boulevard Area Plan

This item was removed from the agenda and will appear on a future agenda. However, the Committee discussed this item at length. The bullets below provide a general summary of the Committee's discussion.

- Compensation of property owners for loss of use of their property along Independence Boulevard
- Concern that the area plan pushes traffic onto neighborhood streets.
- Timetable for the Independence Boulevard road project, funding for construction of the overpass, linking it with other transportation projects and how the road will look upon completion?
- Lack of a "bold" vision statement in the plan.
- Need for two plans or to divide the plan into phases: Phase 1 to deal with present issues and Phase 2 to deal with economic development in the short term.
- Transit stations areas along Independence Boulevard should be planned separately.
- The size of the plan area and its many issues.

Adjourn

The meeting adjourned at 6:30 p.m.

Submitted by: Robert W. Drayton: City E&PM Real Estate

Initiated by: Denice Beteta, Neighborhood & Business Services

MANDATORY REFERRAL REPORT NO. 10-09
Proposed Sale of City Owned Property in Stanley (Gaston County)

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate is proposing to sell a parcel located in Gaston County, Tax ID Number 175-996, via the upset bid process. The property is located at 2323 Old NC Highway 27 in Gaston County and consists of approximately 0.54 acres of land and a vacant single-wide mobile home manufactured in 1984. The property was acquired by the City in 2006 through foreclosure of a loan. The previous owner received a relocation loan from the City and was able to buy property outside Mecklenburg County, purchased this property, and subsequently defaulted on the City loan.

The area surrounding the subject parcel is an attractive, rural and low density residential area with a mix of manufactured and stick-built houses.

PROJECT JUSTIFICATION:

Departmental Polling was conducted in May 2010 on these parcels. No replies were received that indicated interest by any City departments or other participating entities.

The property is not needed by the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's return from its current and future asset portfolio and minimize the maintenance and liability costs. The City will aggressively manage these assets. Maximizing the City's return will include alternative ownership / management strategies to optimize the benefits of private ownership (property tax revenue streams and public costs associated with ownership) while meeting the City's public policy objectives.

The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property is in Gaston County and within the extraterritorial jurisdiction (including zoning) of the Town of Stanley. The zoning of the property is R-20 according to the Stanley Zoning Ordinance which allows mobile homes and other uses. The current use is consistent with the Town of Stanley's zoning.

PROJECT IMPACT:

The transfer of this property would eliminate any potential maintenance and liability costs that could be incurred by the City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No City of Charlotte or Mecklenburg County projects are related to this proposed transaction.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the process to obtain Council approval and sale of the property should be complete by the end of 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 2nd meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the sale of this property.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Cotton County, NC

PARCEL INFORMATION

PID #: 175993
 PIN #: 3358-37-4642
 NEIGH HOOD #: 3A025
 NEIGH HOOD NAME: SANDY FORD RD
 OWNER ID #: 1493680
 CURRENT OWNER 1: CHARLOTTE CITY OF
 CURRENT OWNER 2:
 MAILING ADDRESS 1: 808 E TRADE ST
 MAILING ADDRESS 2:
 CITY: CHARLOTTE
 STATE: NC
 ZIP CODE: 28202-0000
 JANI OWNER 1: CHARLOTTE CITY OF
 JANI OWNER 2:

PROPERTY ADDRESS: 2323 OLD NC 27 HWY
 DEED BOOK: 4262
 DEED PAGE: 2216
 DEED TYPE: TD
 SALES AMOUNT: \$34,300
 DEED RECORDING DATE: 12/27/2004
 PLAT BOOK:
 PLAT PAGE:
 LEGAL DESC 1:
 LEGAL DESC 2:
 STRUCTURE CODE #:
 STRUCTURE TYPE:
 YEAR BUILT: 9
 SQ FT: 0

BASEMENT: NO
 # BEDROOMS: 0
 # BATHS: 0
 MULTI-STRUCTURES: NO
 ACREAGE: 0.54
 TAX DISTRICT: EAST GASTON FD
 TOWNSHIP CODE: 14
 TOWNSHIP DESC: RIVER BEND TOWNSHIP
 VOLUNTARY AG DIST: NO
 LAND VALUE: \$16,480
 IMPV. VALUE: \$4,660
 TOTAL VALUE: \$23,168
 PRESENT USE VALUE ASSESSMENT: NO

Submitted by: Jacqueline McNeil, County Real Estate Services

Initiated by: Robert Billings, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 10-13
Proposed Acquisition by Mecklenburg County of Flood-prone Structure Along Briar Creek

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire Tax Parcel #159-011-45 which is a portion of the Doral Apartments, located along Briar Creek off Monroe Road. The Doral Apartments has been identified as one of the most flood prone properties within Mecklenburg County, and has suffered from repeated flooding and property damage. The property is zoned R-22MF (multi-family residential) according to the Charlotte Zoning Ordinance.

Mecklenburg County applied for and received grant funding to acquire the property through FEMA's Flood Mitigation Assistance program. The grant will cover 75% of the purchase price and related costs with 25% of those costs being covered by local storm water fees. Participation in the program is voluntary. Should the County's Storm Water Program successfully acquire the property, all improvements on the property will be removed and the property will be added to the County's open space/greenway system and maintained in a natural state. At a future date, Storm Water Services may consider stream improvements to this stretch of Briar Creek.

PROJECT JUSTIFICATION:

The proposed acquisition is located within a Federal Emergency Management Administration (FEMA) designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The proposed acquisition is intended to eliminate potential future losses. Additionally, acquisition of this parcel will add to greenway connectivity and assemblage along Briar Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this parcel is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain.

Continued greenway property assembly along Briar Creek is consistent with the *2008 Greenway Master Plan*, a component of the *2008 Park and Recreation 10-Year Master Plan* adopted by the County Commission on May 7, 2008.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (2003) recommends greenway as the future land use. Therefore, this request is consistent with the publicly adopted area plan.

PROJECT IMPACT:

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The purpose of these acquisitions is the protection of life and property. Additionally, the County will work with Charlotte-Mecklenburg Utilities in the placement of the Briar Creek Sewer pipeline project.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property by Fall 2010.

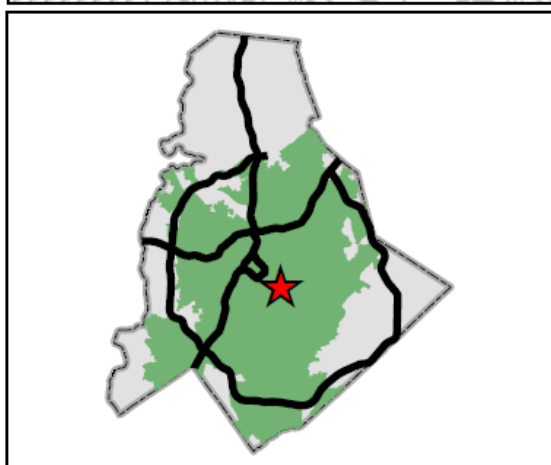
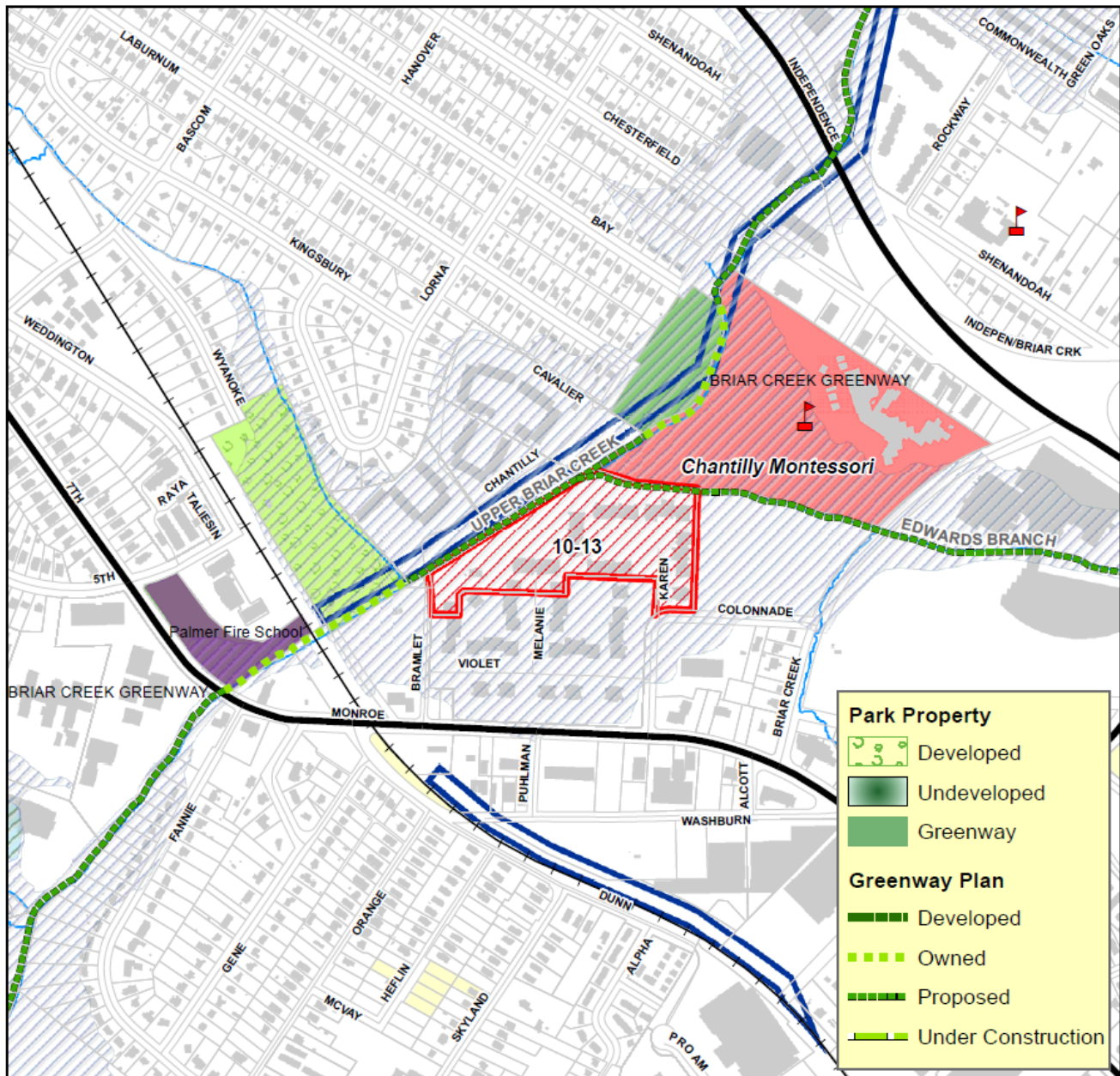
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force met on July 7, 2010 and it was offered that Charlotte-Mecklenburg Utilities' Briar Creek Phase 2 project is scheduled for this area, so any open space development or stream restoration planned subsequent to this acquisition should be coordinated closely with Charlotte-Mecklenburg Utilities (CMU). No one from CMU was in attendance to offer clarification. Additionally, while City Storm Water Services (SWS) was not represented at the meeting, SWS staff offered the comment before-hand that they would be partnering with the County in this initiative.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends acquisition of this parcel for floodway mitigation, and development of greenway and open space. Coordination between CMU and SWS is recommended to minimize costs and negative impacts to the land.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 10-13

Submitted by: County Real Estate
Initiated by: County Storm Water Services

- Mandatory Referral
- FEMA 100 Year Floodplain
- Overhead Electrical Transmission Lines
- Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Jacqueline McNeil, County Real Estate Services

Initiated by: David Love, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 10-14
Proposed Acquisition by Mecklenburg County of Flood-prone Structures Along Briar Creek

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services proposes to purchase five parcels in one of Mecklenburg County's most flood prone areas along Briar Creek in east Charlotte. These parcels are zoned R-4 with single family residential dwellings located on each property. The parcels are

1. Tax Parcel Identification Number 099-084-25: 1750 Shannonhouse Drive
2. Tax Parcel Identification Number 099-084-24: 1800 Shannonhouse Drive
3. Tax Parcel Identification Number 099-084-23: 1806 Shannonhouse Drive
4. Tax Parcel Identification Number 099-084-22: 1812 Shannonhouse Drive
5. Tax Parcel Identification Number 099-152-18: 5400 Galway Drive

To promote public health, safety, and welfare by reducing the risk of future flood damages, Mecklenburg County received grant funding from the Federal Emergency Management Administration (FEMA) Pre-Disaster Mitigation (PDM) program to establish a voluntary property acquisition program to purchase property. The grant will cover 75% of the purchase price with Mecklenburg County covering 25% of the purchase price and related closing costs (including relocation if necessary) through the use of local storm water fees.

Following acquisition, existing structures will be removed and the land will be added to the County's open space/greenway system. In addition, Storm Water Services may consider stream improvements to this portion of Briar Creek in the future.

PROJECT JUSTIFICATION:

The proposed acquisitions are located within a FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the residential structures. Acquisition of the parcels will improve greenway connectivity along Briar Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by Mecklenburg County Commission in December 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain.

Continued greenway property assembly along Briar Creek is supported by and consistent with the *2008 Greenway Master Plan*, a component of the *2008 Park and Recreation 10-Year Master Plan* (adopted by the Mecklenburg County Commission in May 2008).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *East District Plan* (1990) recommends park/open space as the future land use for the subject properties; consequently this proposal is consistent with the publicly adopted area plan.

PROJECT IMPACT:

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The purpose of these acquisitions is the protection of life and property. The County will work with Charlotte-Mecklenburg Utilities in the placement of the Briar Creek Sewer pipeline project, if necessary. Additionally, Storm Water Services has worked with the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department to provide training opportunities for police and fire personnel prior to the demolition of these structures. County Storm Water Services also works with Habitat for Humanity of Charlotte to reuse any usable materials in the structure prior to demolition.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property by Fall 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

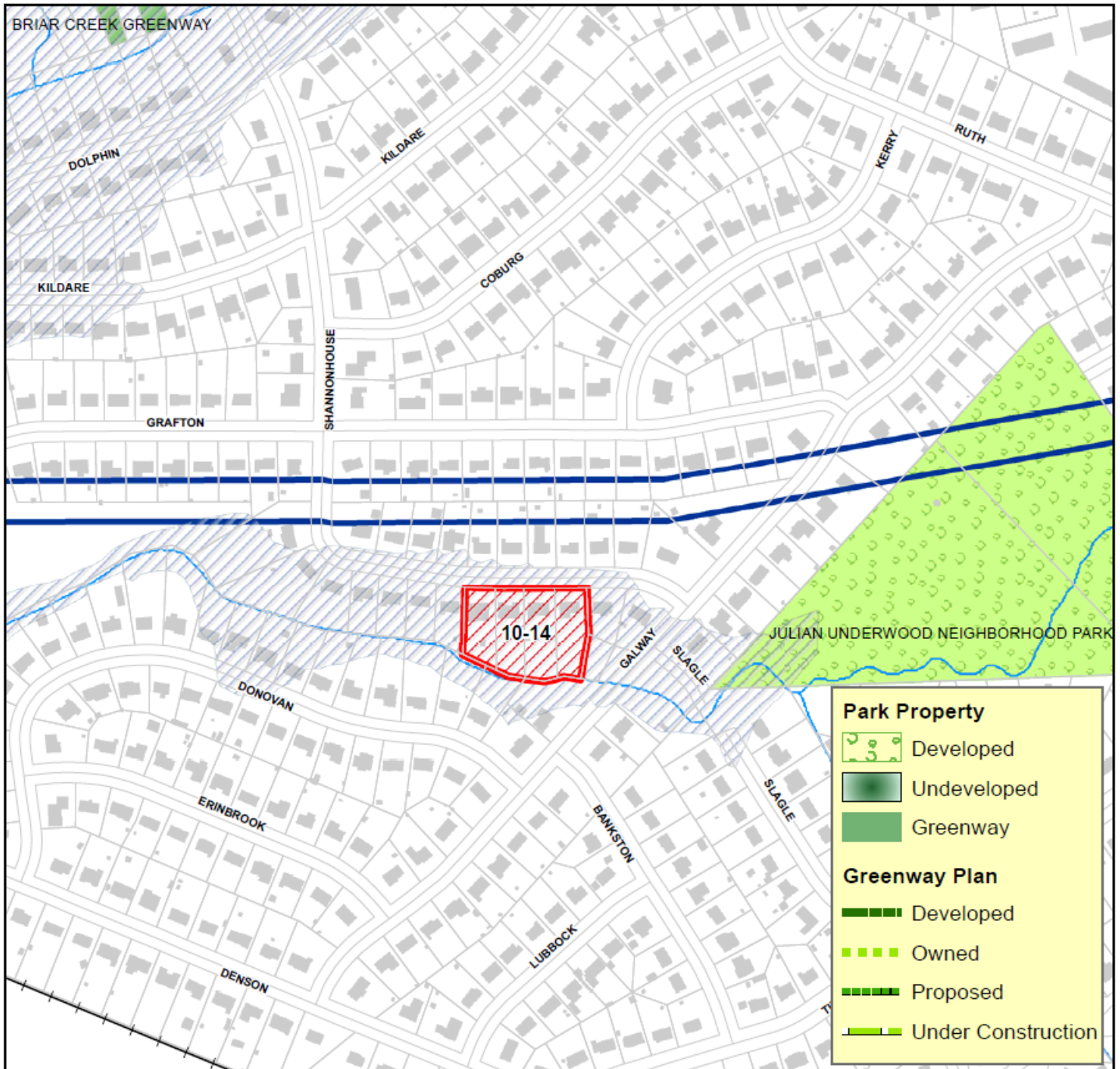
The Joint Use Task Force discussed this matter at their July 7, 2010 meeting and no comments were provided.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land acquisition and proposed use of the properties which is consistent with the recommended future land uses specified in the *East District Plan* (1990).

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Alysia Osborne



Mandatory Referral 10-14

Submitted by: County Real Estate

Initiated by: County Storm Water Services

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



**Independence Boulevard Area Plan
Summary of Planning Committee Discussion**

July 14, 2010

Attachment 5

The matrix below summarizes some of the concerns that Planning Committee members discussed at their June 15, 2010 meeting concerning the draft *Independence Boulevard Area Plan* and staff's response.

Planning Committee Questions/Concerns		Staff Response
Transportation		
1. How will the City compensate property owners for loss of use of their property along Independence Boulevard?	<p>The <i>Independence Boulevard Area Plan</i> Implementation Guide includes an implementation strategy to develop and evaluate a process to purchase parcels impacted by existing and proposed Independence Boulevard road improvements. This would apply to property owners that are willing to sell and whose property is negatively impacted by the road project.</p> <p>The Implementation Guide is not adopted by City Council. However, once the area plan is adopted, Charlotte City Council will be asked to approve funding for this voluntary property acquisition program.</p>	
2. Citizens concern that the plan pushes traffic onto neighborhood streets.	<p>The draft area plan includes various new street connections to supplement the existing street network in locations where increases in land use intensity are proposed.</p>	
3. What is the timetable for the Independence Boulevard road project, funding for construction of the overpass, linking it with other transportation projects and how the road will look upon completion?	<p>The currently funded transportation project along Independence Boulevard is 1.6 miles from Albemarle Road to Wallace Lane. The right of way acquisition process began in June 2010 and construction is scheduled to begin in 2012. The completed project will include the following :</p> <ul style="list-style-type: none">– Eight travel lanes, including right-turn lanes, partial control of access;– Two interchanges, one at Sharon Amity Road and one at Idlewild Road;– One bridge at Conference Drive; and– Median dedicated for future rapid transit (BRT or LRT) <p>The remainder of the project, from Wallace Lane to I-485 has not been planned or funded.</p>	
Area Plan		
4. There is almost a need for two plans or the plan should be divided into phases: Phase 1 to deal with present issues and Phase 2 to deal with economic development in the short term.	<p>The plan document is organized into three parts. Part I, the Concept Plan, includes the Purpose, Vision Statement, Goals, and Policies. Only Part I will become adopted City policy. Part II, the Implementation Guide, contains short-term and long-term action steps identified to carry out plan policies, and will be used primarily to guide staff work. Part III, the Appendix provides technical information such as the existing conditions report, trends and forecasts, and other supporting data used to develop the plan.</p>	

<p>5. The area plan is very large, detailed and has many issues</p>	<p>The draft <i>Independence Boulevard Area Plan</i> includes approximately 5,800 acres, over 20 neighborhoods and approximately 10,000 property owners. The purpose of the plan is to develop comprehensive land use and accessibility strategies to help position the corridor for growth and reinforce existing neighborhoods for continued stability and livability. While there are a number of complex issues surrounding this area plan, the size of the geography is similar to many area plans.</p> <p>The focus of the area plan is not to reevaluate existing plans for rapid transit or highway improvements. However, the Plan is intended to build upon the work completed in the <i>Independence Blvd. Land Use & Infrastructure Study</i> (2007) which identified the need to develop “a clear vision and predictable future for Independence Boulevard”. Significant development is unlikely to happen until some certainty about the future land use direction, design of the road and transit improvement, and the timing of construction can be obtained. The draft <i>Independence Boulevard Area Plan</i> provides a future land use vision and a certainty about the transportation future of Independence Boulevard.</p>
<p>6. There is no “bold” vision statement in the plan and it is weakened by saying it came from the Citizen’s Advisory Group.</p>	<p>The vision statement developed for the plan area is based on feedback received from the stakeholder interviews, the first public meeting, and the first Citizens’ Advisory Group (CAG) workshop. (See below) Community input in developing the vision statement is an integral part of the plan development process as it clearly articulates the <u>community’s</u> values and aspirations. This statement describes the kind of place the community envisions for the future, outlines common goals, hopes, and aspirations and offers the possibility for fundamental change for the community. Nine Guiding Principles were also developed from community input to supplement the vision statement and to help guide development of the Concept Plan.</p> <p><u>Draft Independence Boulevard Area Plan Community Vision Statement:</u></p> <p><i>The Independence Boulevard Plan Area will be a healthy, safe, and attractive area where a wide diversity of businesses can thrive, where a network of greenways connects important ecological places, and where everyone has multiple transportation options. Most of all, it will continue to be a place with strong neighborhoods, where residents and visitors enjoy a high quality of life with ample employment, shopping and recreational opportunities.</i></p>

<p>7. The transit stations areas along Independence Boulevard should be planned separately.</p>	<p>Independence Boulevard has been identified as the Southeast Rapid Transit Corridor by the <i>2030 Corridor Systems Plan</i>. The proposed future cross-section for Independence Boulevard includes the right-of-way necessary to construct either BRT or LRT in the future. Sixteen stations were identified along the Southeast Corridor, seven with park and ride facilities. The draft <i>Independence Boulevard Area Plan</i> includes six transit station area plans with preliminary land use, community design and transportation policies.</p> <p>Similar area planning efforts completed that included rapid transit station area plans are the <i>Northlake Area Plan</i> (2008) which includes the <i>Eastfield Transit Station Area Plan</i>, a proposed station along the North Corridor Commuter Rail Line, and the <i>University City Area Plan</i> (2007), which includes the <i>Rocky River, City Boulevard, Harris/N. Tryon</i> and <i>University City</i> transit station area plans, proposed stations along the Northeast Rapid Transit Corridor. Staff has found that planning for future transit stations within a larger context is a more comprehensive approach rather than focusing on the transit station itself.</p>
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