



July 13, 2011

Chairperson Stephen Rosenburgh
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 19, 2011 at 5:00 p.m. in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center. At this meeting, the Committee will be asked to receive public comment and make a recommendation on the draft *Charlotte Center City 2020 Vision Plan*, receive additional public comment on the draft *Elizabeth Area Plan*, and make a recommendation on Mandatory Referral #11-09.

Attached is a copy of Mandatory Referral #11-09. Due to the size of the draft *Charlotte Center City 2020 Vision Plan*, staff will mail copies of the planning document to Planning Committee members. The document is also available at www.Centercity2020.com or by contacting Jaya Dhindaw at jdhindaw@charlottenc.gov. The draft *Elizabeth Area Plan* is available on the Planning Department's website and can be assessed by pressing control and clicking the following link: [ELIZABETH AREA PLAN](#).

If you cannot attend the July 19th meeting, please contact me at (704) 336-5993 or mmccullough@charlottenc.gov 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 19, 2011

CMGC – 2nd Floor, Room 280, 5:00 p.m.

Meeting Agenda

I. Introductions and Call to Order

II. Approve May 17, 2011 Meeting Minutes. *Attachment 1*

III. Public Comment and Recommendation on the draft *Charlotte Center City 2020 Vision Plan*

This planning initiative is a joint effort between the City of Charlotte, Mecklenburg County, and Charlotte Center City Partners. The plan area boundaries extend beyond the Center City and include adjacent neighborhoods outside of the I-277 / I-77 Freeway Loop. This plan provides a “big picture” framework and unifying vision for Center City growth and development.

The Planning Committee received an overview of the draft *Charlotte Center City 2020 Vision Plan* at their May 17, 2011 meeting.

Copies of the draft plan are available at www.centercity2020.com or by contacting Jaya Dhindaw, Planning staff, at jdhindaw@charlottenc.gov.

Staff Resource: Debra Campbell, Planning

Action Requested: Receive public comment and recommend adoption of the draft *Charlotte Center City 2020 Vision Plan*.

IV. Continuation of Public Comment on the draft *Elizabeth Area Plan*

The plan area is comprised of approximately 630 acres bounded by I-277 and Independence Boulevard on the north, the Seaboard Coastal Railroad on the east, Briar Creek on the south, and Randolph Road/Fourth Street, South Laurel Avenue, and Providence Road on the west. The plan defines the vision and land use policies to provide guidance for the preservation of historic neighborhoods as well as future growth and development in the plan area.

The Planning Committee received public comment on the draft plan at the May 17, 2011 meeting. However, an additional Citizen Advisory Group meeting was scheduled for June 15th. Therefore, the Committee voted to continue public comment on the draft plan.

Copies of the draft plan are available at www.charlotteplanning.org or by contacting the staff resources below.

Staff Resources: Alan Goodwin, Planning
Kathy Cornett, Planning

Action Requested: Receive public comment on the draft *Elizabeth Area Plan*.

V. Review of the Mandatory Referral Process

Background: Staff will explain and provide a brief overview of the Mandatory Referral process.

Staff Resource: Jonathan Wells, Planning

Action Requested: None, for information only.

VI. M.R. #11-09: Proposed Transfer of City Owned Property Located at 4201 Morris Field Drive

Background: City of Charlotte Real Estate received a request to transfer approximately 8.92 acres of vacant land located at 4201 Morris Field Drive to a development partnership to build affordable single family homes. **Attachment 2**

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

Action Requested: Approve Planning staff recommendation for M.R. #11-09.

VII. Area Plan Status and Meeting Report

Background: Committee members will provide an update on area plans. New committee members will be assigned to area plans.

Committee Resources and Upcoming Area Plan Meetings:

Area Plan	Assigned Commissioner(s)	Scheduled Meetings	Meeting Location
Midtown, Morehead and Cherry Area Plan	New committee member to be assigned	Public Meeting August – Date To Be Determined (TBD)	TBD
Steele Creek Area Plan	Commissioner Nealon	Citizen Advisory Group August – Date TBD	TBD

Action Requested: None, for information only.

VIII. Adjourn

DRAFT

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Conference Room 280, 2nd Floor
May 17, 2011

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Lucia Griffith, Eric Locher, Margaret Nealon, and Joel Randolph

Commissioners Absent: Emma Allen

Planning Staff Present: Debra Campbell, Kathy Cornett, Jaya Dhindaw, Alan Goodwin, John Howard, Sonda Kennedy, Kent Main, Melony McCullough, Alysia Osborne, Bryman Suttle, and Dan Thilo

Call to Order

Chairperson Johnson called the meeting to order at 5:10 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nealon to approve the April 19, 2011 minutes. The vote was unanimous (6-0) to approve the minutes.

Overview of the draft Charlotte Center City 2020 Vision Plan

Debra Campbell (Planning Director) presented an overview of the *2020 Center City Vision Plan* accompanied by Michael Smith, President of Charlotte Center City Partners. Ms. Campbell reviewed the plan development process, vision, and framework. Mr. Smith reviewed plan policies and implementation steps.

Ms. Campbell explained the history of planning for the Center City. She stated that this plan is a continuation of the history of good planning for the Center City. The plan builds on previous plans for the Center City; starting with the Odell Plan that was developed in 1966. She further explained that this plan, unlike previous plans for the Center City, extends beyond the I-277 Loop and includes adjacent areas. The plan development process began in the fall of 2009 as a joint effort between the City of Charlotte, Mecklenburg County, and Charlotte Center City Partners. The public engagement process included workshops, meetings, and blogs. Mr. Smith discussed the plan vision and goals.

Commissioner Randolph mentioned the rotation of Planning Committee members to the Zoning Committee in July. Commissioner Nealon asked if there are at least two or three items that would distinguish Charlotte from other cities. Mr. Smith replied that Charlotte is not trying to change who we are but to build on our assets, quality neighborhoods, vibrancy of uptown, and focus on the need to expand. Ms. Campbell stated that the planning document

has new ideas. Commissioner Zoutewelle commented on the inner connectivity of the Blue Line and City buses.

Receive Public Comment on the draft *Elizabeth Area Plan*

Commissioner Zoutewelle recused himself because his business is located in the plan area.

Alan Goodwin (Planning Staff) gave an overview of the planning process, public input process, concept plan, and recommended policies. The plan development process began two years ago and Mr. Goodwin noted that the plan recommends that historic neighborhoods remain low density and that Seventh Street not be widened.

There were a number of speakers. Andy Misiaveg noted that the neighborhood is still working to build consensus on the plan and desires an additional CAG meeting to work through some issues in order to be able to fully support the plan. His concerns include the PED Overlay District, Seventh Street (clarity on road diet concept), Transit Station Area, TOD Zoning, and mixed use development along Seventh Street.

Walter Fields (representing Novant Health) asked about the land use recommendation for Office and Office/Institutional land uses on 4th Street / Randolph Road between Queens Road and Colonial Avenue. He stated that this is a potential expansion area for Presbyterian Hospital and the future land use recommendation should be Institutional.

Commissioner Randolph would like to see Martha Washington Apartments and surrounding parcels recommended for Residential land uses at a density not to exceed 8 dwelling units per acre (DUA) instead of Residential up to 22 DUA as recommended in the draft plan. He also noted this preference on the Planning Committee area tour on October 4, 2010 and is suggesting a corrective rezoning to change the zoning to R-8. Staff will discuss this and report back to the Planning Committee at the June 21st meeting.

Commissioner Griffith asked about the land use recommendation for Memorial Stadium. She asked why retail land uses are not recommended for the parcels fronting Seventh Street to make this section of the street more pedestrian friendly. Staff replied that the neighborhood has very strong feelings that this entire area should be park use. Andy Misiaveg stated that the neighborhood supports retail in the CPCC parking deck as originally planned.

Commissioner Griffith would like to extend public comment on the draft plan until the June 21st Planning Committee meeting in light of the June 15th CAG meeting. This will give citizens an opportunity to comment on any substantive changes to the plan resulting from the CAG meeting. The Planning Committee agreed to have both public comment and make a recommendation on the draft plan at the next meeting. Staff said there will not be a new mailing for the public comment opportunity at the June 21st. A meeting notice will be sent to CAG members via email and that the ECA will be asked to send an e-mail notice to its members.

A motion was made by Commissioner Griffith and seconded by Commissioner Locher to continue public comment on the draft Elizabeth Area Plan at the June 21st Committee meeting.

Recommend the draft *Independence Boulevard Area Plan*

Commissioner Nealon recused herself because of a conflict.

Alysia Osborne (Planning Staff) gave a brief summary of the planning process to date. She stated that staff has received and provided comments on the concerns that Planning Committee members shared. Council's Economic Development Committee has recommended approval of the draft plan and Council is scheduled to take action on May 23rd. Commissioner Zoutewelle asked about the status of the ULI Study and Ms. Osborne gave an overview of key recommendations in the ULI Study and noted that the plan is needed to move forward and implement recommendations. She also talked about the flexibility of the plan.

A motion was made by Commissioner Randolph and seconded by Commissioner Griffith to recommend approval of the draft Independence Boulevard Area Plan.

M.R. #10-15: Real Estate Acquisition for LYNX Blue Line Extension (BLE)

Kathy Cornett (Planning Staff) presented the mandatory referral for Charlotte Area Transit System (CATS) to implement a Right-of-Way (ROW) Acquisition and Relocation Program for the LYNX BLE Light Rail Project. The Project includes the construction of a light rail system between Center City and the University of North Carolina Charlotte. The corridor will be approximately 9.35 miles in length with 11 station locations and four park and ride facilities to accommodate the commuting public. Implementation of the Northeast Corridor Light Rail Project will improve vehicular traffic and congestion, increase transit travel options, and improve air quality in the metropolitan area. Andy Mock (CATS) presented a PowerPoint presentation that explained the project scope in detail.

A motion was made by Commissioner Zoutewelle to approve Planning Staff's recommendation for M.R. #10-15 and seconded by Commissioner Randolph. The vote was 6-0 to approve.

Commissioner Zoutewelle was excused from the meeting at 7:00 p.m.

M.R. #11-04: Sale of City Owned Property Located on Otts Street

Melony McCullough (Planning Staff) presented this Mandatory Referral to allow the sale of City owned property located on Otts Street. She explained that the City of Charlotte Real Estate Department has received an offer to purchase approximately 1.84 acres located at 1000 - 1200 Otts Street, part of the former Central Yard property. Although, there are no immediate plans for redeveloping the property, a number of City and County departments are interested in using the property in the future. This Mandatory Referral was discussed last month and there was some interest in various City entities in using the property. Melony indicated that she met with representatives from a number of City and County agencies. The property is currently used for parking by Solid Waste Services employees. There is also interest by Mecklenburg

County Park and Recreation, Charlotte Mecklenburg Schools, and other Key Business Units. Therefore, staff no longer considers this parcel to be surplus property and does not think it should be sold.

A motion was made by Commissioner Griffith to approve Planning Staff's recommendation for M.R. #11-04 not to recommend the sell of this property and seconded by Commissioner Nealon. The vote was 5-0 to approve staff's recommendation.

M.R. #11-05: Sale of Two Homes Located on Lila Wood Circle

Kent Main (Planning Staff) presented an overview of the Charlotte-Mecklenburg Utility Department (CMU) proposal to sale two improved single family homes (5309 and 5335 Lila Wood Circle) purchased as part of the Briar Creek Relief Sewer Project. The project is complete and the City would like to place both vacant houses on the market. Commissioner Randolph asked about the greenway trail. He wanted to know if it could be preserved if there is a utility easement. Rob Drayton (City of Charlotte Real Estate Division) stated that an easement has not been defined. Commissioner Locher asked how much of the property can be developed. Mr. Main clarified that the houses exist and are viable structures. Mr. Drayton said that they were built before the floodplain was in place. Commissioner Griffith asked what is the urgency to sell now. Mr. Drayton replied that the City's plan was always to sell the house when the sewer project was completed. Commissioner Randolph asked if the property value would change if there is a deed restriction on the property. Commissioner Locher stated that deed restrictions have the least impact on property values.

A motion was made by Commissioner Griffith to approve Planning Staff's recommendation for M.R. #11-05 and seconded by Commissioner Randolph. The vote was 5-0 to approve.

M.R. #11-06: Transfer of Six City-Owned Properties to Various Nonprofit Corporations

John Howard, (Planning Staff) presented the City of Charlotte's Neighborhood and Business Services Department (N&BS) proposal to transfer six vacant parcels located throughout the City to various nonprofit organizations to create affordable housing opportunities. The City acquired the parcels as a result of non-payment of mortgages generated from N&BS.

A motion was made by Commissioner Griffith to approve Planning Staff's recommendation for M.R. #11-06 and seconded by Commissioner Locher. The vote was 5-0 to approve.

M.R. #11-07: Construction of New Eastway Division Police Station

John Howard (Planning Staff) presented the proposal from the City of Charlotte Real Estate to construct a new Charlotte-Mecklenburg Police Department (CMPD) Eastway Division Station on approximately 3.25 acres located on the northeast corner of Central Avenue and Merry Oaks Road. This new 12,500 square foot building will replace the existing facility in the Eastway Crossing Shopping Center. Commissioner Randolph asked what staff's recommendations are for driveways and screening from single family homes and apartments. Mr. Howard explained the public access plan. Commissioner Nealon was interested in the 12,500 square feet as compared to other areas where stations are located. Mr. Howard suggested that she compare

it to the Metro Station. It was noted that it is the same footprint as the Steele Creek station. Commissioner Randolph shared concern about the location of the Steele Creek Station. Major Eddie Levins noted that the Steele Creek Station is located within the center of the current and proposed Steele Creek division. He noted the need for a station in the Nations Ford Road area and said a different division is looking to locate a station in that area.

A motion was made by Commissioner Griffith to approve Planning Staff's recommendation for M.R. #11-07 and seconded by Commissioner Randolph. The vote was 5-0 to approve.

Area Plan Status and Meeting Report

Midtown, Morehead and Cherry Area Plan – Commissioner Zoutewelle was present at the last CAG meeting.

Steele Creek Area Plan – Ms. McCullough stated the Committee received public comment in April and that staff has compiled a list of the comments received on the draft plan. Staff met with the Citizens Advisory Group on May 5th. There were five people in attendance. The next CAG meeting is scheduled for June 9, 2011.

Adjourn

Chairperson Johnson thanked everyone for attending and the meeting adjourned at 7:30 p.m.

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

Initiated by: Denice Beteta, N&BS

MANDATORY REFERRAL REPORT NO. 11-09
Proposed Transfer of City Owned Property Located at 4201 Morris Field Drive

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate recently received a request to transfer approximately 8.92 acres of vacant land located at 4201 Morris Field Drive (PID 117-111-22) to a development partnership to build affordable single-family homes. This inquiry was made by a development group that consists of a partnership between Builders of Hope and Habitat for Humanity. Their goal is to construct and sell a subdivision of approximately 57 homes to owner-occupants with incomes below 80% of the 2011 Area Median Income (currently \$67,500 for a family of four). The partnership indicated that public subsidies (including writing down the cost of the land) would likely be sought in order to make the project viable.

The property was acquired by the City on August 9, 1983 from the Charlotte-Mecklenburg School Board as a settlement for a lawsuit. It has not been used since the former school building was demolished several years after the property was acquired. Several years ago, Charlotte-Mecklenburg Utilities installed a water line across the property and any disposition of the land would involve retention of a utility easement. From time to time, Real Estate has subjected the property to the upset bid process with no interest demonstrated by viable buyers.

The property is currently surrounded by single family residential development with industrial development to the north. The property is zoned R-8 (residential up to eight dwelling units per acre) according to the Charlotte Zoning Ordinance; the current zoning is consistent with the proposed land use, therefore rezoning would not be required.

PROJECT JUSTIFICATION:

Departmental Polling was conducted in May 2011 and no interest was expressed in retaining the property by any City departments or other participating entities. The transfer of the property at a discounted value can be justified given the absence of prospective buyers as demonstrated by the experience with the upset bid process.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's assets by generating revenue from the sale of surplus property and to reduce liability and maintenance expenses.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends single family residential land uses at a maximum density of eight dwelling units per acre for this property.

This site and surrounding properties along Morris Field Drive are zoned R-8 (residential up to eight dwelling units per acre), with some abutting properties zoned B-2(CD) (general business – conditional) and I-2 (general industrial). The proposed development would have to provide the required buffers described in the Zoning Ordinance for residential development adjacent to industrial uses. The overall intent and concept of the proposed development is consistent with the adopted future land use; however, further review under the land development process is required.

PROJECT IMPACT:

The transfer of this property would eliminate maintenance and liability costs for the City and provide land for development of affordable housing. The transfer would also be contingent upon the City's commitment to subsidies reportedly being sought by the development group to complete the project. To date, no specific funding sources have been identified for this project.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other nearby projects are known.

ESTIMATED PROJECT COMPLETION DATE:

Council would likely be asked to approve the transfer of this property, to be completed by mid-2012 with development of the property and construction of units to start shortly after the transfer.

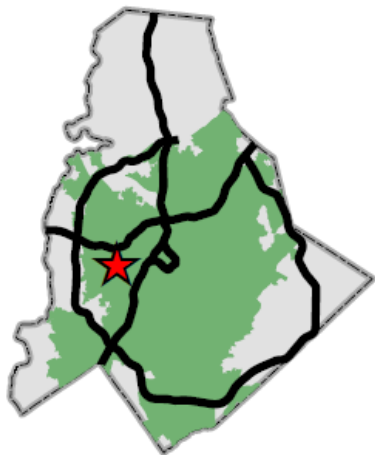
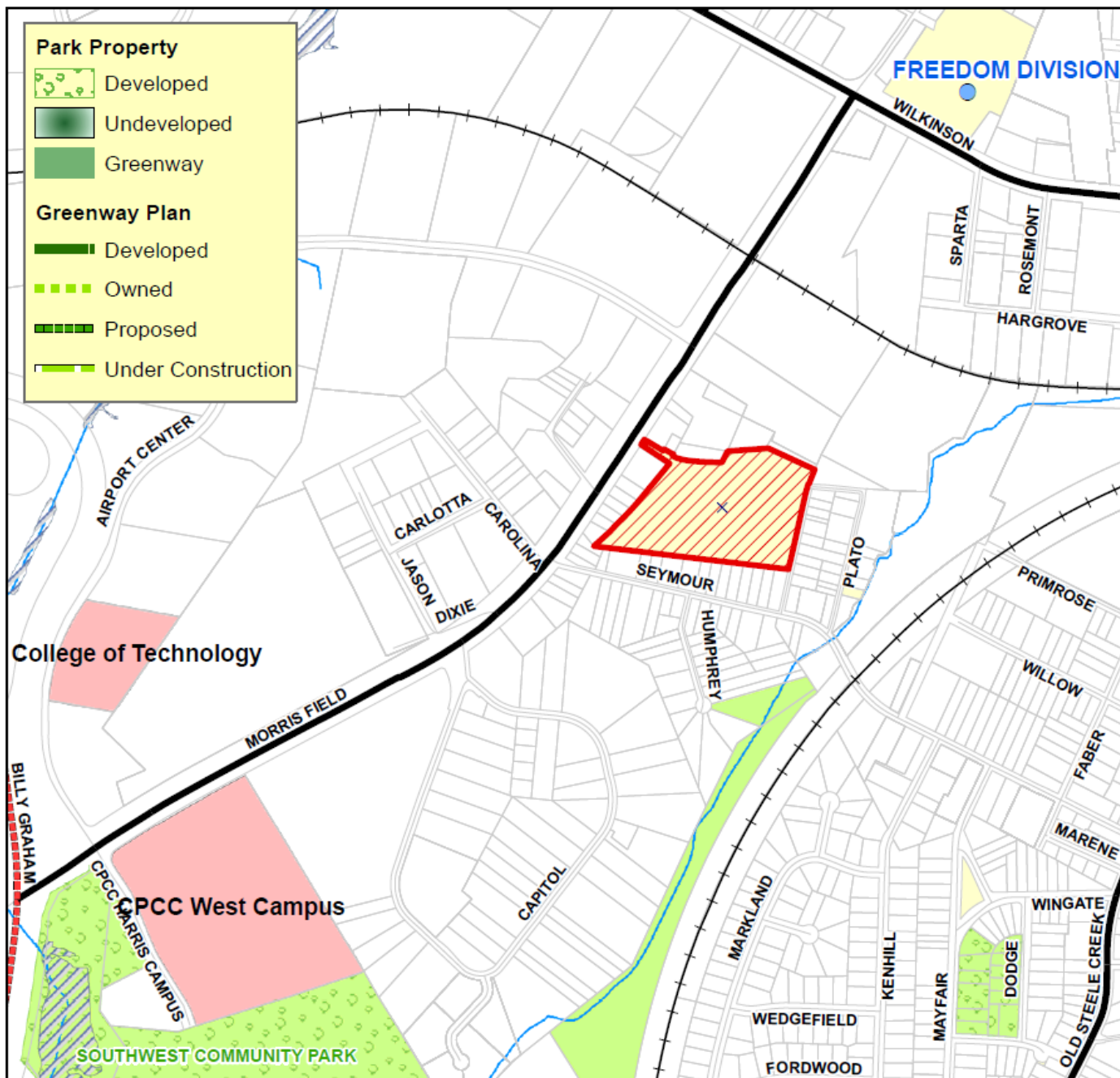
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2011 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfer, conditioned upon the identification and commitment of public financing for infrastructure improvements needed for the success of the proposed project.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 11-09

Submitted by: City Real Estate, E&PM

Initiated by: N&BS



Mandatory Referral



City Property



County Property



Produced by the Charlotte-Mecklenburg Planning Department