Planning Committee

Agenda Packet

February 19, 2013
Room 280
5:00 p.m.

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
February 19, 2013 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

1. **Call to Order and Introductions**

2. **Approve November 20, 2012 Minutes.** ***Attachment 1***

3. **Receive Public Comment on the draft *Park Woodlawn Area Plan***

   Background: The Park Woodlawn plan area encompasses approximately 2,000 acres and is generally bounded by the Dilworth neighborhood on the north, Little Sugar Creek on the east, Tyvola Road on the south and the South Corridor Transit Station Areas of New Bern, Scaleybark, Woodlawn and Tyvola on the west. The draft plan establishes a vision for the area and provides policy direction to guide future growth and development consistent with the *Centers, Corridors and Wedges Growth Framework*. A public meeting to receive comments on the draft plan was held on January 29th. You may access the draft plan by clicking the following link: DRAFT Park Woodlawn Area Plan.pdf or visiting *www.charlotteplanning.org*. ***Attachment 2***

   Staff Resource: Alberto Gonzalez, Planning

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

4. **M.R. #13-01: Proposal by Central Piedmont Community College (CPCC) to Acquire County-owned Land Adjacent to the CPCC Levine Campus**

   Background: CPCC proposes to purchase approximately 37 acres located at 1800 CPCC Lane (PID 215-061-06) in the Town of Matthews to allow for future campus expansion. ***Attachment 3***

   Staff Resources: Jonathan Wells, Planning
   Rich Rosenthal, Central Piedmont Community College

   Action Requested: Approve Planning staff's recommendation for M.R. #13-01.

5. **Area Plan Status and Meeting Report**

   Background: Committee members will provide an update on area plans.

Area Plans	Assigned Commissioners	Scheduled Meetings
Blue Line Extension Station Area Plans	Commissioners Nealon and Ryan	Planning Committee Tour Monday, March 4th 10:00 a.m. *(tentative)*
Prosperity Hucks Area Plan	Commissioner Low	Planning Committee Tour Monday, April 1st 10:00 a.m. *(tentative)*

   Action Requested: None, for information only.

6. **Adjourn**

Charlotte-Mecklenburg Planning Commission

Attachment 1

Planning Committee Meeting Minutes (Draft)

November 20, 2012 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attendance

Commissioners Present: Chairperson Andy Zoutewelle, Margaret Nealon, Deborah Ryan, Steven Firestone and Greg Phipps

Commissioners Absent: Vice-Chairperson Tracy Finch Dodson, Thomas Low and Dwayne Walker

Commissioner Phipps attended the meeting to ensure a quorum in case of a conflict of interest on an agenda item because three commissioners were absent.

Planning Staff Present: Stuart Basham, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main, Marci Sigmon, Bryman Suttle and Jonathan Wells

Others Present: Jacqueline O'Neil (Mecklenburg County Asset Management), Rich Rosenthal (Central Piedmont Community College)

Call to Order and Introductions

Chairperson Zoutewelle 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 Ryan to approve the October 16, 2012 minutes. The vote was 5-0 to approve the minutes.

M.R. #12-20: Proposal by Central Piedmont Community College to purchase property located at 1422 E. Fourth Street and 1230 Charlottetown Avenue

Chairperson Zoutewelle disclosed that his office building is located in close proximity to the subject property and that his firm has no interest in the proposal. After a brief discussion, the Committee decided that Chairperson Zoutewelle did not need to recuse himself.

Mr. Kent Main (Planning staff) gave an overview of Mandatory Referral #12-20. He explained that it is a proposal by Central Piedmont Community College to purchase two existing office buildings for college operations. The property is located within the boundaries of the *Midtown Morehead Cherry* and *Elizabeth area plans*. The *Midtown Morehead Cherry Area Plan* specifically recommends institutional land uses associated with Central Piedmont Community College for the subject property. Commissioner Phipps pointed out that the language in the *Midtown Morehead Cherry Area Plan* mentions college uses but the *Elizabeth Area Plan* does not have the same language. Mr. Main stated that the *Elizabeth Area Plan* mentions mixed use which includes institutional and office land uses. He clarified that the proposed use for this property is consistent with both plans.

A motion was made by Commissioner Firestone and seconded by Commissioner Nealon to approve Planning staff's recommendation for Mandatory Referral #12-20. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #12-20.

M.R. #12-21: Proposal by Mecklenburg County to Acquire Land Located on Winget Road south of Shopton Road West to Serve as a Natural Heritage Site

Ms. Melony McCullough (Planning Staff) presented Mandatory Referral #12-21. This is a proposal by Mecklenburg County to acquire 11 acres of vacant land to serve as a natural heritage site for the protection of endangered sunflowers. This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives which identified the need for preservation of natural habitats and natural heritage sites.

Ms. McCullough pointed out that there is an outstanding issue regarding the proposed extension of Carowinds Boulevard (Winget Road) through this area. Planning staff recommends approval with the condition that property along the front of the site be reserved for the Carowinds Boulevard Extension road project. Mecklenburg-Union Metropolitan Planning Organization (MUMPO) staff and Mecklenburg County Park and Recreation staff have worked together on this issue. They agree that the road project is appropriate as long as the sunflowers can be relocated on the site and their ability to thrive in this area is not harmed.

There are sunflowers all over the site and the sunflowers can be relocated elsewhere on the site to accommodate the road project. Ms. McCullough emphasized that the plan is not to reduce the sunflower population. She said that the site will become a natural heritage site only if the County acquires it. Commissioner Phipps asked about the downside of relocating rare plants and if there is enough room to relocate the plants on the site. Ms. McCullough replied that there are 11 acres and only property along the road frontage will be impacted by the road project. Commissioner Firestone asked if the road goes through the property, does this mean the property can never be developed. Ms. McCullough stated that generally the County does not go back and develop property acquired for preservation. She further explained that the County has a special effort underway to acquire certain parcels to preserve endangered species and habitats.

Commissioner Nealon asked if the habitats are mapped well enough to avoid development. Ms. McCullough said that Park and Recreation staff has an inventory of the sites and reviews all rezoning requests. Mr. Stuart Basham (Planning Staff) added that MUMPO is working with Park and Recreation to make sure that the corridor required to build the road is protected as part of the purchase. The original plan was to build four lanes but the current plan only calls for two lanes.

A motion was made by Commissioner Nealon and seconded by Commissioner Ryan to approve Planning staff's recommendation for Mandatory Referral #12-21. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #12-21.

M.R. #12-22: Proposal by Mecklenburg County to Acquire Mountain Island Lake Property for Watershed Protection and Park Land

Ms. Marci Sigmon (Planning Staff) presented Mandatory Referral #12-22 which is a proposal to purchase two parcels of land for watershed and park land. The purchase will continue Mecklenburg County's efforts at water quality protection for Mountain Island Lake which is the drinking water source for Mecklenburg County and portions of Gaston County. The County envisions using the property as a passive, low impact waterfront park. These two parcels will not be considered for future residential development.

A motion was made by Commissioner Firestone and seconded by Commissioner Nealon to approve Planning staff's recommendation for Mandatory Referral #12-22. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #12-22.

Blue Line Extension Station Area Plans

Chairperson Zoutewelle stated that the Blue Line Extension Station Area Plans were discussed in the full Planning Commission meeting. Committee members asked if a tour of this area is necessary. Because there were divided opinions about the need for a tour, a date and time was not confirmed. Ms. McCullough stated that tours seem to work well before or after a full commission meeting. Commissioner Phipps added that there may be some members of the Zoning Committee that would like to attend.

Area Plan Status and Meeting Report

Park Woodlawn Area Plan – Chairperson Zoutewelle gave a few comments about the Park Woodlawn planning process. He stated that the majority of the planning process occurred prior to the commissioners changing committees and that Commissioner Labovitz is the assigned commissioner. Commissioner Ryan volunteered to serve as her alternate. A community workshop is scheduled for Tuesday, December 4, 2012.

Prosperity Hucks Area Plan – Commissioner Zoutewelle noted that Commissioner Low was unable to attend the community workshop. He explained that this is not a typical area planning process and there is not a Citizens Advisory Group. There is a series of three public meetings planned. Chairperson Zoutewelle asked if each commissioner should be required to attend at least one meeting. Commissioner Ryan mentioned that Commissioner Finch Dodson developed a guide for committee members to use so there would be consistency when reporting back to the Committee. Ms. McCullough will send the guidelines to the Committee. Members agreed that there should be a backup plan.

Adjourn

Meeting adjourned at 6:00 p.m.

Park Woodlawn Area Plan
Proposed Revisions to Draft Plan

Updated February 12, 2013

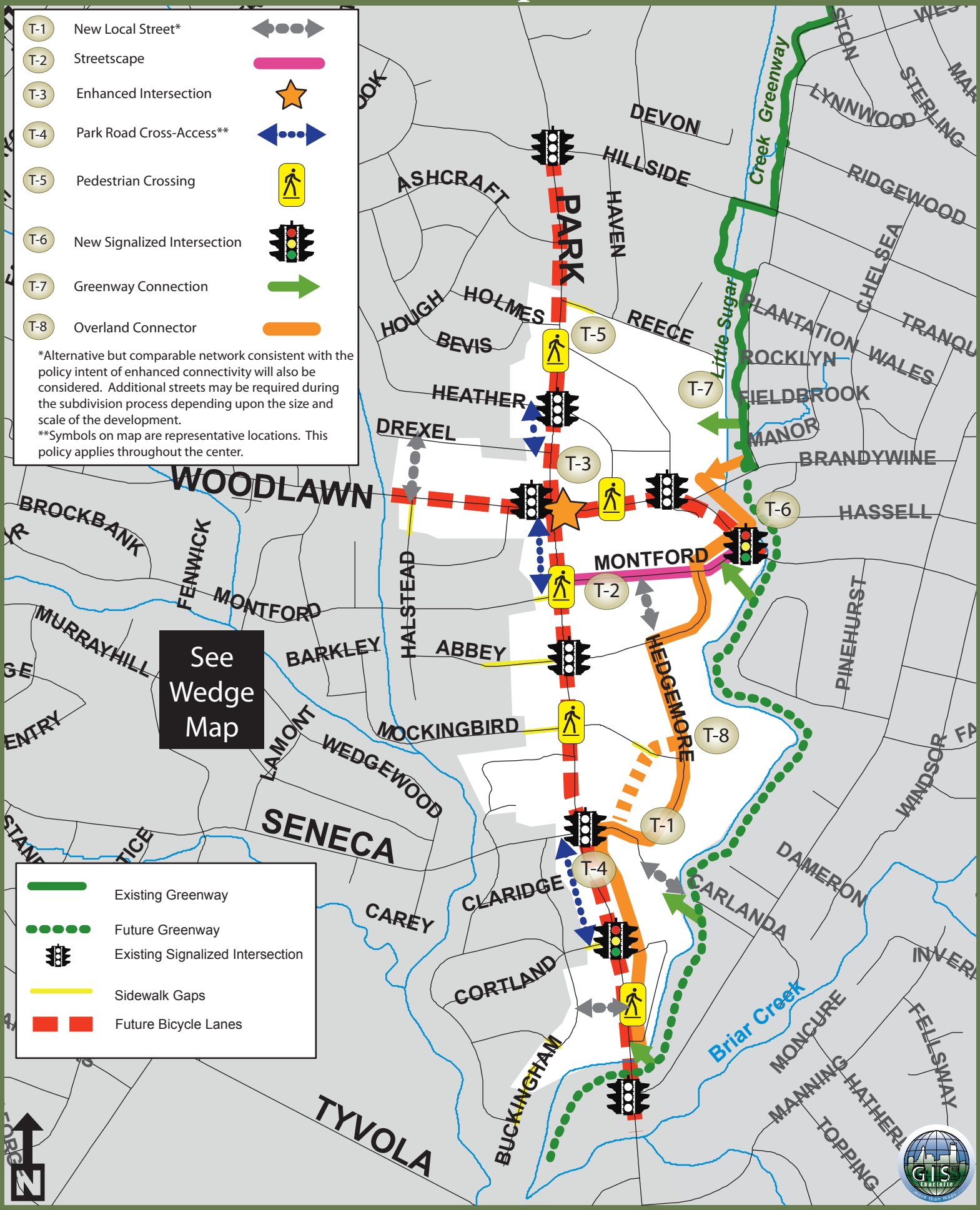
No.	Rec. & Location	Nature of Change	Current Text, Map or Graphic	Proposed Revisions (Additional Text in Bold)
Update Table of Contents as necessary				
Executive Summary (pages i – vi)				
1.	Executive Summary Page v, Transportation Policies, Fifth bullet	Add text highlighting purpose of street cross-sections.	(new text)	☐ **Streetscape, cross-sections and development standards are included in order to help shape the character of the future street network.**
2.	Executive Summary Page v, Infrastructure and Public Facilities Policies, First bullet	Rewrite text clarifying language regarding future street connectivity.	Enhance multimodal functionality of streets and provide direct access between the neighborhood and the mixed-use activity center via different modes of transportation (pedestrian, cyclists, and transit users).	~~Enhance multimodal functionality of streets and provide direct access between the neighborhood and the mixed-use activity center via different modes of transportation (pedestrian, cyclists, and transit users).~~ **Create a more pedestrian – friendly environment by redeveloping sidewalks, crosswalks, planting strips and bicycle lanes to promote a multimodal community.**
Plan Policies – Land Use (pages 12 – 18)				
3.	Page 15, Land Use Policies for the Activity Center	Specify for which type of development land use policy would apply.	L-1: Park Road, west side, from near Cortland Road near Seneca Place:	…Assembling parcels from the wedge neighborhood into a larger development, while not encouraged would be reviewed on a case by case basis **and for residential developments only.**

No.	Rec. & Location	Nature of Change	Current Text, Map or Graphic	Proposed Revisions (Additional Text in Bold)
4.	Page 15, Land Use Policies for the Activity Center	Delete text to clarify language concerning land use policy.	L-3: Park Road, east side area from near Abbey Place to near Seneca Place:	...Emphasis should be given to creating walkable and pedestrian friendly developments with active ground floor uses, along the streets, creating a denser development pattern**.** ~~However keeping it at an appropriate neighborhood scale. There is a 10-story building located in this area currently on Mockingbird Lane; new building heights would be limited to what is permitted in the zoning ordinance.~~
5.	Page 16, Land Use Policies for the Activity Center	Add specific language to clarify intent of land use policy.	L-13: Parcels fronting Woodlawn Road from near Halstead Drive to near Rockford Court.	...**The setbacks in** urban zoning districts such as Urban Residential and Mixed-Use Development are not appropriate for this portion of Woodlawn Road.
6.	Page 18, Land Use Policies for the Activity Center	Add specific language to clarify intent of land use policy.	L-16: Multiple parcels along Park Road.	...**The setbacks in** urban zoning districts such as Urban Residential and Mixed-Use Development are not appropriate for this portion of Park Road.
Plan Policies – Transportation (pages 29 – 49)				
7.	Page 31, Map 5, Future Transportation for the Activity Center	The conceptual connection shown between Montford Drive and Parktowne Village (to the signal on Woodlawn Road), would be reviewed at the time that any large-scale redevelopment of these specific set of parcels takes place.	Map 5: Future Transportation for the Activity Center	**See Revised Map 5 Future Transportation for the Activity Center**
8.	Page 49, Transportation Policies, Local Streets Cross-Sections	Correct cross-section dimension.	Local Streets Cross-section S2 – Other Local Streets within Activity Center	Walk ~~6'~~ **8',** Planting Strip 8', Parking 7', Mixed Travel Zone 26', Parking 7', Planting Strip 8', Walk 6'
Part II: Implementation Guide (pages 58 – 62)				

No.	Rec. & Location	Nature of Change	Current Text, Map or Graphic	Proposed Revisions (Additional Text in Bold)
9.	Page 61, Implementation Guide	Insert new strategy addressing the implementation of the streetscape standards.	(new text)	**20. Policy No.: A-1 – A-8, B-1, M-1, S-1 – S-3** **Action Item: Use the streetscape standards specified in the plan as the official "Streetscape Plan" for the area in evaluating site plan approvals.** **Project Type: Transportation** **Lead Agency: CDOT / NCDOT / Planning** **Time Frame: As development occurs**
10.	Page 62, Implementation Guide	Add language to implementation strategy identifying Carolina Thread Trail, and correct project type, implementing agency and time frame.	21. Policy No. P-2: Establish ped/bike network throughout the plan area, connecting the neighborhoods to the activity center. Project Type: Utilities Lead Agency: CMU Time Frame: Ongoing	21. Policy No. P-2: Establish ped/bike network throughout plan area, connecting the neighborhoods to the ~~a~~**A**ctivity ~~c~~**C**enter, **as well as connecting to the Little Sugar Creek Greenway (which is part of the Carolina Thread Trail).** Project Type: ~~Utilities~~ **Transportation / Planning** Lead Agency: ~~CMU~~ **Park & Rec./ CDOT/ Planning** Time Frame: ~~Ongoing~~ **Medium (5-10 yrs)**

Note: In addition to the proposed revisions above, minor graphic, text, and typographical changes that do not impact the intent or meaning of the plan may be made. It may also be necessary to make other minor modifications to numbering, references etc. if the proposed changes cause discrepancies in other sections of the plan.

Park Woodlawn Area Plan
Future Transportation



Produced by Charlotte Mecklenburg Planning Department: October 2, 2012

Attachment 3

Initiated and Submitted by: Rich Rosenthal, Associate VP for Facilities, Central Piedmont Community College (CPCC)

MANDATORY REFERRAL REPORT NO. 13-01
Proposed Acquisition of Land in Matthews by Central Piedmont Community College from Mecklenburg County

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County owns PID 215-061-06, (1800 CPCC Lane in Matthews) an undeveloped 36.6 acre parcel. The property is adjacent to the Central Piedmont Community College (CPCC) Levine Campus.

The Levine Campus is located on approximately 47 acres at the intersection of Campus Ridge Road and CPCC Lane in the southeast quadrant of Mecklenburg County in the Town of Matthews. It is bordered on the north by Interstate 485, on the west by County property (the subject parcel), on the south by a mix of business properties and smaller vacant parcels, and on the east by vacant land approved by the Town of Matthews as the Hendrick Automall and mixed-use development intended to complement the eventual establishment of a CATS rapid transit station in this vicinity. Across Interstate 485 from the school campus is the site of a sportsplex (currently under construction), which is a joint venture between Mecklenburg County and the Town of Matthews.

The County and CPCC have preliminarily agreed that the County-owned parcel will be divided into a 14-acre parcel fronting on CPCC Lane (adjoining the campus) and a 22.6-acre rear portion (with 100-foot access right-of-way), and that the County will convey the 14 acre portion to CPCC for the purpose of expansion of the Levine Campus.

The immediate use of the land proposed to be conveyed to CPCC will be for surface parking to accommodate current demand and in the medium term, to provide parking to support the next phase of campus expansion, consisting of a project to be included in the next CPCC capital request (currently unfunded). In the longer term, continued expansion of the campus will trigger structured parking (or continued horizontal expansion) for which the subject property could be the site, however no specific site master planning has been done to date.

The northern portion of the subject site proposed for conveyance to CPCC is zoned R-20 (Residential) and the southern portion is zoned R/I (Residential/Institutional), under the Matthews Zoning Ordinance. Parking is not allowed as a principal use in either district, so a rezoning would be required.

Mecklenburg County proposes to retain ownership of the 22.6-acre rear portion. While the County has no specific plans for the property at this time, development and operation of a full-service recycling center has been mentioned as one possible County use.

PROJECT JUSTIFICATION:
The Levine Campus, when opened in 1998 (Mandatory Referral MR #95-40 submitted in 1995), was the third full-service CPCC campus (the college has since added three more campuses). The campus currently contains 273,690 gross square feet of building space, housing 1,835 fulltime equivalent (FTE) students, which represents 10.6% of CPCC's space inventory and 12.5% of total FTE. In addition to the College Transfer programs (which are offered on all six CPCC campuses), the Levine Campus hosts the Business Administration and Accounting Program, Corporate and Continuing Education programs, as well as Automotive Programs. The 34,000 square foot high-tech Joe Hendrick Center for Automotive Technology provides programs geared toward continuing education and retraining for auto mechanics.

The intent of the proposed campus expansion is to allow the programs on this campus to remain and expand, and will allow the County to develop its remaining acreage in the future, possibly as a recycling center.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
The 2008 *CPCC Facilities Master Plan* (updated in 2012) calls for expansion of the Levine Campus to accommodate anticipated future need. Expansion of building space and accompanying parking in accordance with the Master Plan will require acquisition of the County-owned property.

The 2012 *Facilities Master Plan* update projects that the Levine Campus will need 163,735 additional gross square feet of building by fiscal year 2016 to serve a projected student population of 2,758 FTE. In addition, the Plan update states "Although the campus meets the minimum parking requirements of local zoning ordinances, there is insufficient parking to accommodate needs during the peak periods of the day. Future expansions at the campus will require additional parking areas to address the current shortfall in addition to (anticipated) growth in square footage."

According to the Mecklenburg Union MPO Thoroughfare Plan, CPCC Lane is a minor thoroughfare with a proposed grade separation (tunnel under) Interstate 485 to join it with a future Independence Pointe Parkway that runs northward to Old Highway 51..Construction of this roadway is not funded, nor has a horizon year been established for it in the MPO's *2035 Long Range Transportation Plan.*

The *2030 Transit Corridor System Plan* (adopted by the Metropolitan Transit Commission in 2006) designates the alignment of the proposed rapid transit Silver Line (Southeast Corridor) to run from Center City Charlotte 13.5 miles to Matthews, and to enter the area from the north (approximately along the alignment of the future Independence Pointe Parkway) and terminate (with a park and ride facility) at a station at the Levine Campus.

In 2006, the Town of Matthews (along with the City of Charlotte and several other municipalities) adopted the *Transit Station Area Joint Development Principles and Policy Guidelines* intended to help guide future development decision-making at transit station areas. One of the principles contained within this policy document is the integration of public facilities (such as schools) into transit station areas. This policy document will help in the development of a station area small area plan, once specific station area boundaries in the CPCC Levine Campus area are established.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Town of Matthews Land Use Plan 2012-2022* was adopted by the Matthews Town Board on December 10, 2012. The Plan recognizes (pages 86-88) that CPCC will expand the Levine Campus onto the subject property. As such the land use plan is supportive of the proposed land use. The Plan includes action items that would augment the intended land use, notably:

- extension of Independence Pointe Parkway and of McKee Road (from the west) in order to create a supportive roadway network
- work collaboratively with CATS to develop the southeast transit corridor that will eventually serve the site
- support a complementary mix of land uses in the area that would recognize the Levine Campus and the transit station as the primary land uses in the area

The Plan also recognizes the need to develop a small area station area plan once a final location of the transit station is determined.

Below may be found a link to the *Matthews Land Use Plan 2012-2022:*

https://www.dropbox.com/sh/hkeb8ffi3hyl44l/Cxs5Jb9HXr/LUP_app_12-10-12.pdf

PROJECT IMPACT:

There will be no immediate impact inasmuch as no construction is planned in the immediate future.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

An extension of a segment of McKee Road beginning at John Street and running east is a funded project that – when complete within the next couple years – will improve vehicular access to and from the school campus. Additional segments of future McKee Rd extension are tied to zoning commitments by the Hendrick Group (consisting of a new segment to be built between Matthews-Indian Trail Road and US74) and to improvements associated with the proposed Monroe Connector (toll road), so when the toll road is constructed a new road connection will improve access to this area from US74.

As mentioned above, the eventual completion of the Independence Pointe Parkway will enhance north/south access to the area, notably providing access across I-485 from the north.

Additionally, completion of the CATS Silver Line will significantly enhance regional accessibility of the campus to users of the public transit system (the campus is currently not accessible by public transit).

ESTIMATED PROJECT COMPLETION DATE:

The conveyance is scheduled for approvals by both parties in early calendar 2013. Construction would occur at a later date (pending funding availability).

JOINT USE TASK FORCE REVIEW COMMENTS:

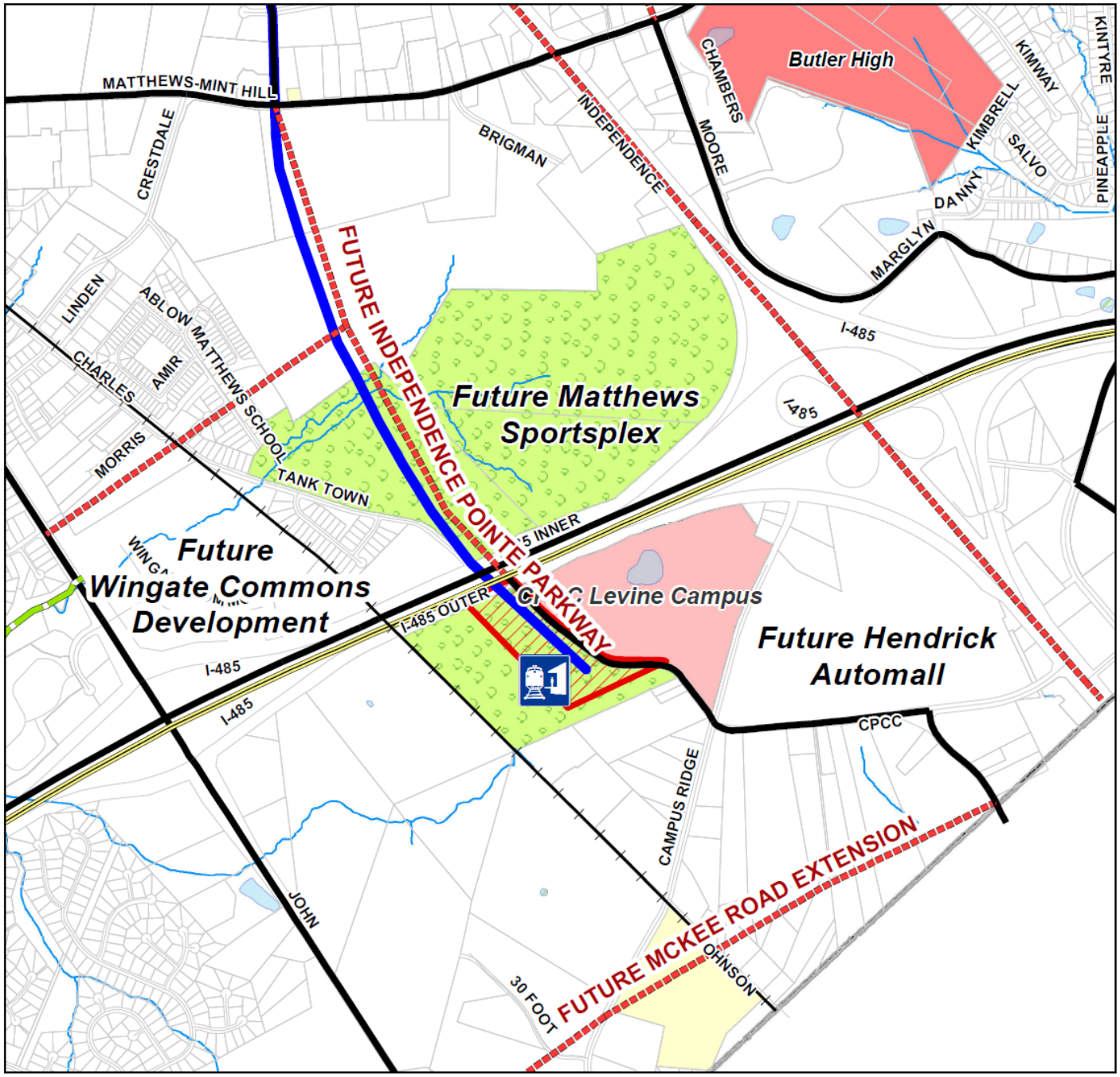
The Joint Use Task Force discussed the matter at their January 7, 2013 meeting and it was recognized that significant coordination among various parties (notably the Town of Matthews, CPCC, CATS, Park & Recreation and MUMPO) with infrastructure interests needed to occur in connection with the decision about this property's use. Planning staff will coordinate this dialogue.

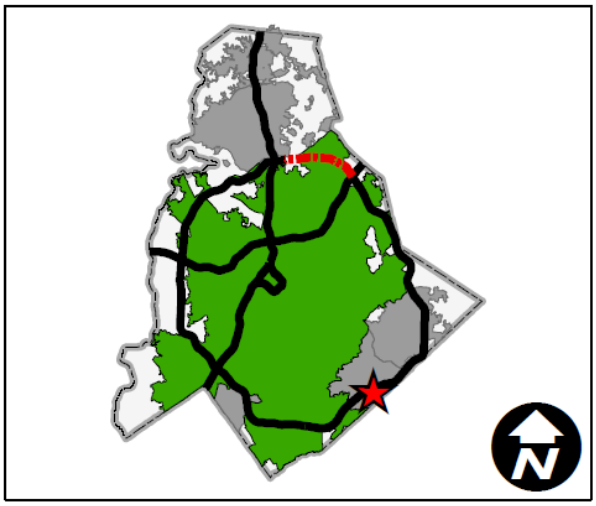
PLANNING STAFF RECOMMENDATION:

After consultation with the Matthews Planning Director, Planning staff recommends approval of this proposed land transfer for the stated use, subject to the following conditions:

- The various partners (CPCC, Mecklenburg County, Town of Matthews, CATS, Park & Recreation, and MUMPO) work collaboratively to establish an alignment for the future Independence Pointe Parkway in the vicinity of the property that will accommodate vehicular, transit, bicycle and pedestrian needs.
- The edges of the determined alignment right-of-way that cross the subject parcel shall be used as subdivision boundaries (with the eastern portion dedicated to CPCC use, the western portion for future County use, and the right-of-way itself reserved for future transportation/transit use)
- CPCC shall seek and obtain rezoning of the property to a zoning classification suitable to the intended use of the property (parking)
- Prior to the commencement of any “vertical” improvements on this site (e.g. classroom or administrative buildings, structured parking) CPCC shall work with CATS and the Town of Matthews to determine whether any joint development opportunities exist.

CMPC PLANNING COMMITTEE RECOMMENDATION:





Mandatory Referral 13-01

Initiated & Submitted by: Central Piedmont Community College (CPCC)

- Mandatory Referral
- City Property
- County Property
- Existing Thoroughfare
- Proposed Thoroughfare
- LYNX SilverLine Prop. Alignment

Produced by the Charlotte-Mecklenburg Planning Department