

# Planning Committee

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## Agenda Packet

January 21, 2014 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**January 21, 2014 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

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- 1. Call to Order and Introductions**
- 2. Approve November December 17, 2013 Minutes. *Attachment 1***
- 3. Public Comment on the draft *Prosperity Hucks Area Plan***

*Background:* The plan adoption process is underway for the draft *Prosperity Hucks Area Plan*. Staff held meetings in the community August 8, 2013 and January 21, 2014 to receive public comment on draft plan recommendations. At this meeting, the Committee will be given an update on plan recommendations and asked to receive public comment on the draft plan. [Click here](#) to view the draft plan or visit charlotteplanning.org.

*Staff Resource:* Kent Main, Planning

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

- 4. M.R. #13-26: Proposal by City of Charlotte Real Estate to Acquire Property Located at 2500 West Boulevard for a New Police Station and Code Enforcement Office**

City of Charlotte Real Estate proposes to acquire approximately 5 acres of land located on the northerly side of West Boulevard between Tyvola and Old Steele Creek roads (PID 117-076-06, 07, 11 and 12 – 14) for a new Charlotte-Mecklenburg Police Department Westover Division Office and City of Charlotte Neighborhood & Business Services Southwest Service Area Code Enforcement Office.

***Attachment 2***

*Staff Resources:* Alberto Gonzalez, Planning  
Robert Drayton, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-26.

- 5. M.R. #14-02: Proposal by Mecklenburg County Park and Recreation to Acquire Land Located off West Arrowood Road for Sugar Creek Greenway**

Mecklenburg County Park and Recreation proposes to acquire approximately 23 acres of land located off the northerly side of West Arrowood Road between I-77 and South Tryon Street (PID 167-172-03) for expansion of the greenway system along Sugar Creek. ***Attachment 3***

*Staff Resources:* Catherine Stutts, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-02.

**6. M.R. #14-03: Proposal by Mecklenburg County Park and Recreation to Accept the Donation of Land Located on Red Barn Lane for Little Sugar Creek Greenway**

Mecklenburg County Park and Recreation proposes to accept the donation of approximately .076 acres of land located off Red Barn Lane (tax PID 173-181-65) in the Quail Hollow area for expansion of the greenway system along Little Sugar Creek. **Attachment 4**

*Staff Resources:* Kent Main, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-03.

**7. M.R. #14-04: Proposal by the City Real Estate to Acquire the EconoLodge Property Located on Independence Boulevard**

City of Charlotte Real Estate proposes to acquire approximately 7 acres of land located at 3014 E. Independence Boulevard (PID 159-027-02) to facilitate a comprehensive redevelopment project that includes Bojangles' Coliseum and Ovens Auditorium for amateur sports-related uses. **Attachment 5**

*Staff Resources:* Alysia Osborne, Planning  
Robert Drayton, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-04.

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

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

Area Plans	Assigned Commissioners	Scheduled Meeting(s)
University City Area Plan - Blue Line Extension Transit Station Area Plans	Dionne Nelson Deborah Ryan	<b>Community Workshop</b> Tuesday, February 11 4:30-6:30 p.m. Oasis Shriner's Temple 604 Doug Mayes Place 28262

*Action Requested:* For Committee discussion.

**9. Adjourn**

**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Minutes**  
**December 17, 2013 – 5:00 p.m.**  
**CMGC – Second Floor, Room 280**

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**Attachment 1**

**Attendance**

**Commissioners Present:** Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Dionne Nelson, Michael Sullivan and Andy Zoutewelle

**Planning Staff Present:** Garett Johnson, Alysia Osborne, Sonda Kennedy, Melony McCullough, Catherine Stutts, Bryman Suttle and Jonathan Wells

**Other Staff Present:** Jacqueline McNeil and Katie Ross (Mecklenburg County Asset and Facility Management) and Dennis LaCaria and Susan Cannella (Charlotte-Mecklenburg Schools)

**Call to Order and introductions**

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

**Approve November 19, 2013 Minutes**

*A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Eschert to approve the November 19, 2013 minutes. The vote was unanimous to approve the minutes.*

**Mandatory Referral Process**

Chairperson Lathrop asked Jonathan Wells (Planning) to give a brief overview of the Mandatory Referral process. Jonathan Wells (Planning) briefly explained that this process is required by a state law that was approved in 1973. Whenever the City, County or sub-entities propose capital investments that involve real estate transactions, they must go through this process. He reminded the Committee that consideration should be given to consistency with publicly adopted plans and policies, compatibility with surrounding land uses, impact on existing infrastructure and joint use opportunities when making recommendations on Mandatory Referrals. Factors that cannot be considered include costs and alternative locations.

**M.R. #13-26: Proposal by City of Charlotte Real Estate Division to Acquire Property Located at 2500 West Boulevard**

Alberto Gonzalez (Planning) presented Mandatory Referral #13-26, a proposal from the City of Charlotte Real Estate Division to acquire approximately 5 acres of land located on the northerly side of West Boulevard between Tyvola and Old Steele Creek roads (PID 117-076-06, 07 and 11 – 14) for a new Charlotte-Mecklenburg Police Department Westover Division Office and City of Charlotte Neighborhood & Business Services Southwest Service Area Code Enforcement Office. Mr. Gonzalez stated that City Real Estate is requesting that this Mandatory Referral be deferred until January 2014.

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nelson to defer Mandatory Referral #13-26 until January 2014. The vote was unanimous to approve staff's request to defer Mandatory Referral #13-26.*

**M.R. #13-31: Proposal by Charlotte-Mecklenburg Schools (CMS) to Sell Land Located along Bailey Road in the Town of Cornelius**

Charlotte-Mecklenburg Schools (CMS) proposes to sell approximately 1 acre of vacant land located along Bailey Road (PID 007-152-33) in the Town of Cornelius. Mr. Wells explained that the subject property was severed from the Hough High School campus by the Bailey Road realignment and is no longer needed by CMS. He added that the Town of Cornelius is in the process of changing the plan for the area to support this request and their staff anticipates the change to take place in January. Commissioner Fink asked how situations have previously been handled when a proposal is inconsistent with the current plan but consistent with an anticipated plan. Mr. Wells explained that consideration is given to the current plan as well as any extenuating circumstances or conditions.

*A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #13-31. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-31.*

**M.R. #13-27: Proposal by City of Charlotte Real Estate to Acquire Property Located on Arrowpoint Boulevard**

Catherine Stutts (Planning) presented Mandatory Referral #13-27, a proposal by Mecklenburg County Park and Recreation to accept the donation of approximately 5 acres of vacant land located on Arrowpoint Boulevard in Arrowpoint Business Park (PID 203-021-15) for expansion of the greenway system along Sugar Creek. The subject parcel is almost entirely located in a FEMA-designated floodplain. The donation is consistent with the County's 2008 Parks Master Plan and the 2008 Mecklenburg County Greenway Master Plan. Acquisition of this property is expected to be complete by early 2014.

*A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Sullivan to approve Planning staff's recommendation for Mandatory Referral #13-27. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-27.*

**M.R. #13-28: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located on Farm Pond Lane**

Alysia Osborne (Planning) presented Mandatory Referral #13-28, a proposal from Mecklenburg County Park and Recreation to accept the donation of approximately 27 acres of vacant land located on Farm Pond Lane (PID 103-291-25 and 103-302-43) for expansion of the greenway along Campbell Creek. The donation is consistent with recommendations in the County's 2008 Parks Master Plan and the Eastside Strategy Plan (2003).

*A motion was made by Commissioner Nelson and seconded by Commissioner Zoutewelle to approve Planning staff's recommendation for Mandatory Referral #13-28. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-28.*

**M.R. #13-29: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located off Pamela Street Extension**

Jonathan Wells (Planning) presented Mandatory Referral #13-29, a proposal by Mecklenburg County Park and Recreation Department to acquire approximately 1.6 acres of vacant land located off Pamela Street Extension (PID 013-024-27 – 31) in a paper subdivision within Huntersville's boundaries for expansion of the Auten Nature Preserve. Chairperson Lathrop asked questions about the paper subdivision and the nature preserve connection to the greenway. Jacqueline McNeil (County Asset and Facility Management) explained that the subdivision was never developed and the subject property looks the same as other properties in the area. Commissioner Nelson asked if the county owned land is already a part of the nature preserve. Ms. McNeil replied yes and that once the subject property is acquired, it will be incorporated into the nature preserve.

*A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Sullivan to approve Planning staff's recommendation for Mandatory Referral #13-29. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-29.*

**M.R. #13-30: Proposal by Mecklenburg County Park and Recreation to Acquire Several Parcels Located in the Reid Park Neighborhood**

Alberto Gonzalez presented Mandatory Referral #13-30, a proposal by Mecklenburg County Park and Recreation to acquire eight parcels (PID 145-172-01, 05, 06, 08; 145-173-09, 12; 145-186-03, 05) located within the boundary of the future "Reid Park Park." Both Chairperson Lathrop and Commissioner Nelson had questions about the ownership of several parcels. Katie Daughtry (County Asset and Facility Management) explained the property ownership pattern. Acquisition of these parcels will provide a continuous stretch of land for a linear park. Commissioner Zoutewelle stated that he is familiar with the neighborhood and he is pleased to see plans for a park in the community.

*A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #13-30. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-30.*

**Area Plan Status and Meeting Report**

Commissioner Nelson is assigned to the Blue Line Extension Station Area Plan (BLE) and she attended the community meeting December 10, 2013 and reported that public participation was great. She was especially pleased that different City and County departments were represented. There was positive feedback from the public. The next community meeting is scheduled for February 11, 2014. This meeting will focus on transportation and community design.

Commissioner Nelson inquired about the BLE meeting times. She thinks that 4 p.m. is too early for people who may not get off work until 5 p.m. Ms. Osborne explained that most of the stakeholders are business owners and the meetings are scheduled to take place while they are still in the area. She noted that the previous BLE meetings were at 6 p.m. Commissioner Nelson suggested a meeting time to accommodate business owners as well as residents and others who may need to come after work. She noted the difficulty in getting through rush hour traffic. Ms. Johnson added that University City Partners (UCP) requested the earlier meeting time. Commissioner Lathrop asked if UCP advocates for residents or mostly businesses. Ms. Johnson replied mostly businesses. Commissioner Lathrop responded that UCP wanting the meetings to be held at 4:00 p.m. does not speak for residents and suggested that there may need to be a meeting at 6 p.m. for residents. Commissioner Nelson asked if staff can gauge participation. She stated that she trusts staff judgment but that staff needs to make sure they are not missing a subgroup. We do not want people to disengage because they think they cannot make it to a meeting.

Chairperson Lathrop thanked staff for the BLE tour which he said was extremely helpful and interesting. Commissioner Fink commented that the BLE meeting format was outstanding and very helpful. He stated that everyone appeared to be participating and this was a very inviting way to get feedback. Commissioner Nelson stated that this public meeting venue was better than the Prosperity Hucks setup. She thinks the setup worked better for constructive feedback. It was also positive that other departments were available to answer questions. Other staff (besides Planning) should be upfront and more visible at the meetings.

Melony McCullough (Planning) shared a video that was recorded at the BLE meeting by the GovChannel. The video showed interviews of participants expressing their opinion about the meeting. She stated that staff is looking at ways to improve community engagement as well as improve the area planning process. The committee members think this is a good gesture and could possibly improve participation. Vice-Chairperson Eschert stated that he would like to see other planning initiatives use this tool.

The Committee briefly discussed the Prosperity-Hucks planning process. Garet Johnson (Planning) shared that staff has been working with the community to address their concerns which primarily focus on street names. She noted that some of the street names are changing in response to public comments. She further stated that staff will summarize issues heard to date during their presentation at the community meeting and explain how they have been addressed in the plan. Commissioner Fink said he understands that road names are not a part of the area planning process and that they have been discussed because it is a forum.

Commissioner Nelson also noted a lot of feedback concerning transportation issues. She noted that she understands that these issues are to be addressed by Charlotte Department of Transportation but is concerned that the momentum is not in favor of a recommendation. She also suggested that staff resolve any logistical issues such as the microphone before the next community meeting. Chairperson Lathrop requested that the draft plan be sent to the Committee upon completion.

Chairperson Lathrop thanked staff for their input and information.

**Adjourn: 6:15 p.m.**



**MANDATORY REFERRAL REPORT NO. 13-26**  
**Proposed New Police Station and Code Enforcement Division Office for Westover Division**  
**of Charlotte-Mecklenburg Police and Neighborhood and Business Services**

**PROJECT PROPOSAL AND LOCATION:**

City of Charlotte Real Estate proposes that a facility be located, designed and constructed to meet the specifications for a new Charlotte-Mecklenburg Police Department (CMPD) Westover Division headquarters that would replace the current 8,500 square foot leased facility at 1520-D and 1540 West Blvd. in the City West Commons Shopping Center. The proposed new 14,500 square foot facility would be constructed and owned by the City of Charlotte. The proposed site at 2500 West Blvd. (PID's 117-076-06 117-076-07, 117-076-11, 117-076-12, 117-076-13 and 117-076-14) is approximately 5.16 acres on the north side of West Blvd. with access to Elmin Street in the Westover Hills neighborhood of the City of Charlotte.

In addition to housing the police, it is proposed that the new facility also serve as headquarters for the City Neighborhood & Business Services southwest service area code enforcement office that serves this same geographic area. This staff currently works out of the Westside services center building at 4150 Wilkinson Blvd. (that houses the CMPD Freedom Division) which discourages interaction between code enforcement and CMPD staffs that serve the same geography (but will be enabled in the new location).

The property is currently vacant and zoned O-1(CD) (Office – Conditional) and R-5 (Single Family Residential) according to the Charlotte Zoning Ordinance. Existing land uses in the area consist of a mix of low density residential, light industrial and retail. The O-1(CD) zoning is the result of previous plans to develop a funeral parlor and crematorium that was never constructed. The City would seek to re-zone the property to NS (Neighborhood Services) in order to accommodate the proposed land use and minimize setbacks and therefore minimize community impact and site size (and property acquisition costs). The project schedule anticipates submitting a rezoning petition before the end of 2014.

**PROJECT JUSTIFICATION:**

The current Westover Division is located in a total of 8,500 square feet in two separate buildings in the Westover Commons Shopping Center at the back of the center and has little visibility on West Blvd. The CMPD wants to have highly visible and easily accessible division offices, with 12,500 square feet of space for CMPD and 2,000 square feet of space for staff from Neighborhood and Business Services Code Enforcement Division. The current Westover Division location is too small, has minimal visibility and does not offer the level of security required. Code Enforcement staff scheduled to co-occupy the proposed facility with CMPD are currently located at 4150 Wilkinson Blvd.

The search for a replacement facility for the Westover Division was initiated in early 2010. The following criteria were developed by CMPD (and is contained in the 2010 *CMPD Facilities Strategic Plan*) to identify a site suitable for future division facilities. Site must be:

- highly visible
- easily accessible from patrol division area.
- sufficient in size to accommodate a facility containing a minimum of 14,500 square feet of floor area, secured parking for approximately 135 vehicles and public parking for at least 10 vehicles.
- centrally-located within the patrol division boundaries
- located near access to public transportation

Approximately 15 sites were included in the initial search with several sites being considered viable alternatives; however, this location was selected for a number of reasons including site size, location near the geographic center of the division territory, access to public transportation, topography and development costs.

Several alternate sites were considered before selecting the subject property, but these sites did not meet the above criteria to the extent the selected site does. Specifically, the other sites exhibited relatively:

- poor accessibility/visibility,
- higher acquisition costs,
- greater distance from core response area,
- significantly higher development costs,
- poor development conditions (e.g. located in floodplains, bad topography, etc.), and
- sites that required assemblage

By having the building designed and constructed specifically to be a police station, the efficiency of the space will be improved over the existing facilities (initially designed as flex space), while avoiding the potential need to spend a significant amount of funding in renovation of the existing leased facilities.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Policies governing facility placement are contained in the criteria listed above, which are contained in the 2010 *CMPD Strategic Plan*. Additionally, priority is given to owning (as opposed to leasing) station locations as it is over time more cost-effective.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Adopted Land Use for this site is Institutional as a result of rezoning 2005-097 which updated the *Central District Plan* (1993).

The *West Boulevard Corridor Plan* (1998) encompassed the area this site is located in. The purpose of the Plan was to provide direction needed to improve the economic stability of the West Boulevard Corridor, and subsequently, enhance the quality of life in the surrounding neighborhoods. The Plan identified the subject property as vacant, and several other sites were identified as potential locations for future development however, this site was not included.

The proposed institutional land use (for a Police Station) is considered a complementary use to the surrounding residential and industrial land uses in the area, and therefore consistent with the adopted land use plan.

**PROJECT IMPACT:**

The partnership group that currently owns the property planned to construct a funeral parlor and crematorium, but cancelled their plans and listed the property for sale. One lot would be acquitted from Habitat for Humanity.

The redevelopment of this site has the potential to be a catalyst for reinvestment in the West Boulevard area, and will be designed to complement the existing neighborhood.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no other public or private projects currently planned for this site.

**ESTIMATED PROJECT COMPLETION DATE:**

The project is schedule for completion by June 2016.

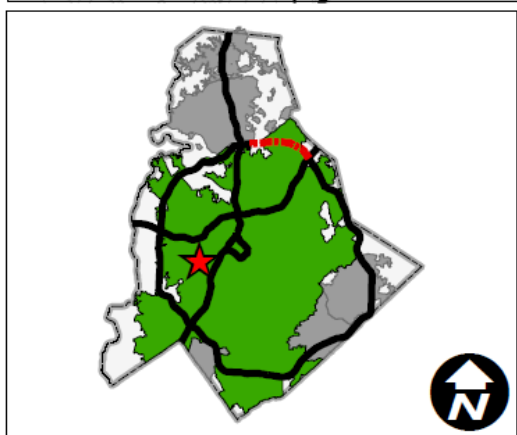
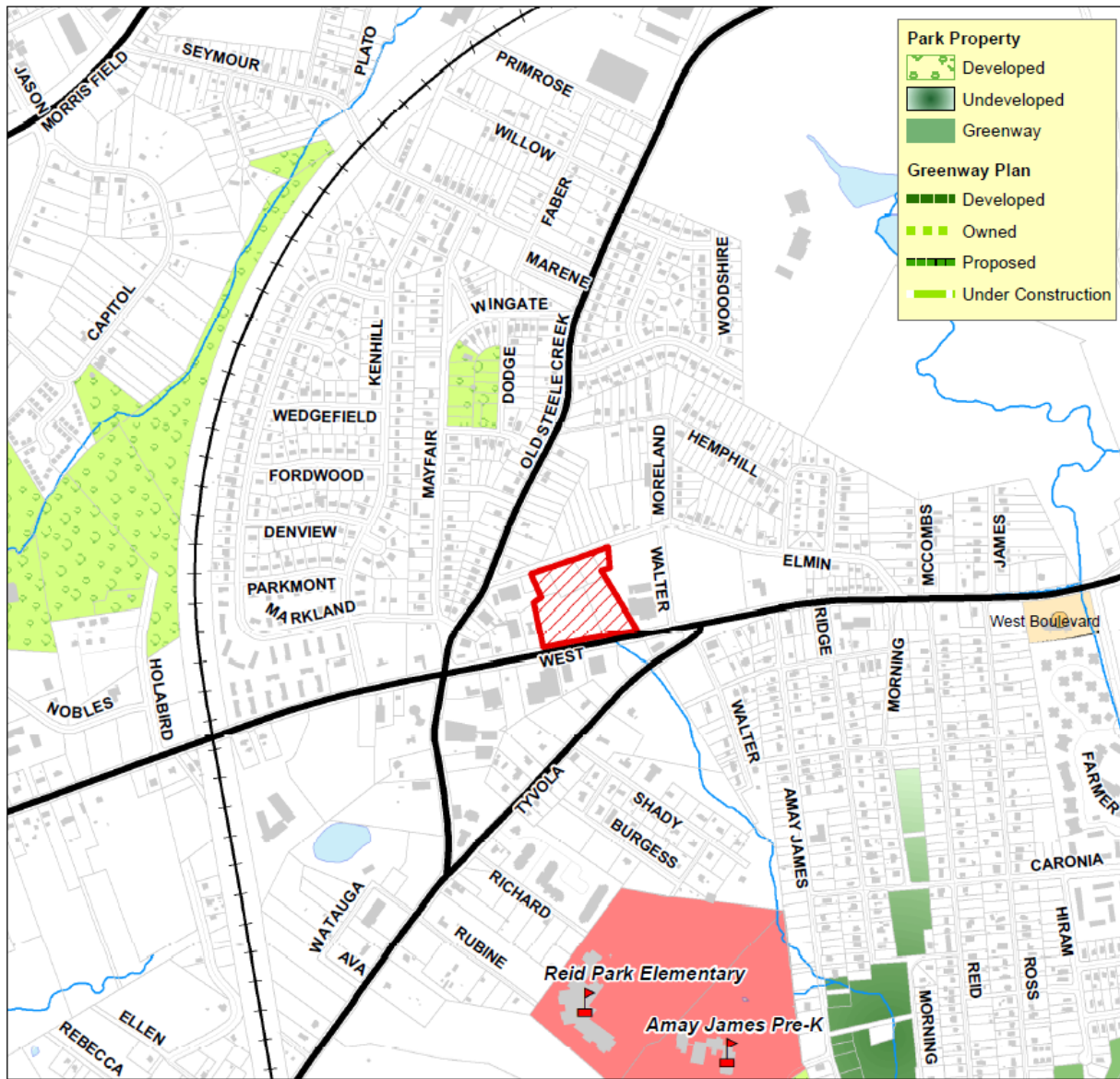
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 4, 2013 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 13-26

Initiated by: CMPD

Submitted by: City Real Estate

- Mandatory Referral
- County Property
- Libraries

Produced by the Charlotte-Mecklenburg Planning Department





**Submitted by:** Katie Daughtry, BSSA-Asset and Facility Management

**Initiated by:** Jim Garges, Director, Park & Recreation Dept.

**MANDATORY REFERRAL REPORT NO. 14-02**  
Proposed Land Acquisition for Sugar Creek Greenway

**PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of ±23.31 acres located off West Arrowood Road (Tax Parcel 167-172-03) in the City of Charlotte for Sugar Creek Greenway. The property is vacant and zoned R-4 and B-D according to the City of Charlotte's Zoning Ordinance.

There are single family residences to the north of the property and various office and commercial uses to the east, south and west.

**PROJECT JUSTIFICATION:**

The property is located almost entirely in the FEMA floodplain. At this time, Park and Recreation is unsure of the exact location of the main greenway trail for Sugar Creek Greenway. This land will provide for essential design flexibility as they will be able to place the greenway on either side of the creek since the County will own both sides. The property will also provide an opportunity for people on both sides of the creek to have access to future Sugar Creek Greenway.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of the greenway system. It is also consistent with the *2008 Mecklenburg County Greenway Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) identifies office and low density residential uses as appropriate land uses for the area in question. The plan also encourages the expansion of the county's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

**PROJECT IMPACT:**

Acquisition of this property allows for flexibility in the future design and construction of Sugar Creek Greenway.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property would be used to extend the greenway to connect to Renaissance Regional Park.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by early 2014. There is no current funding available to construct this segment of greenway; however the section adjacent to the north, Billy Graham Parkway to South Tryon Street, is a 2008 greenway bond project.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

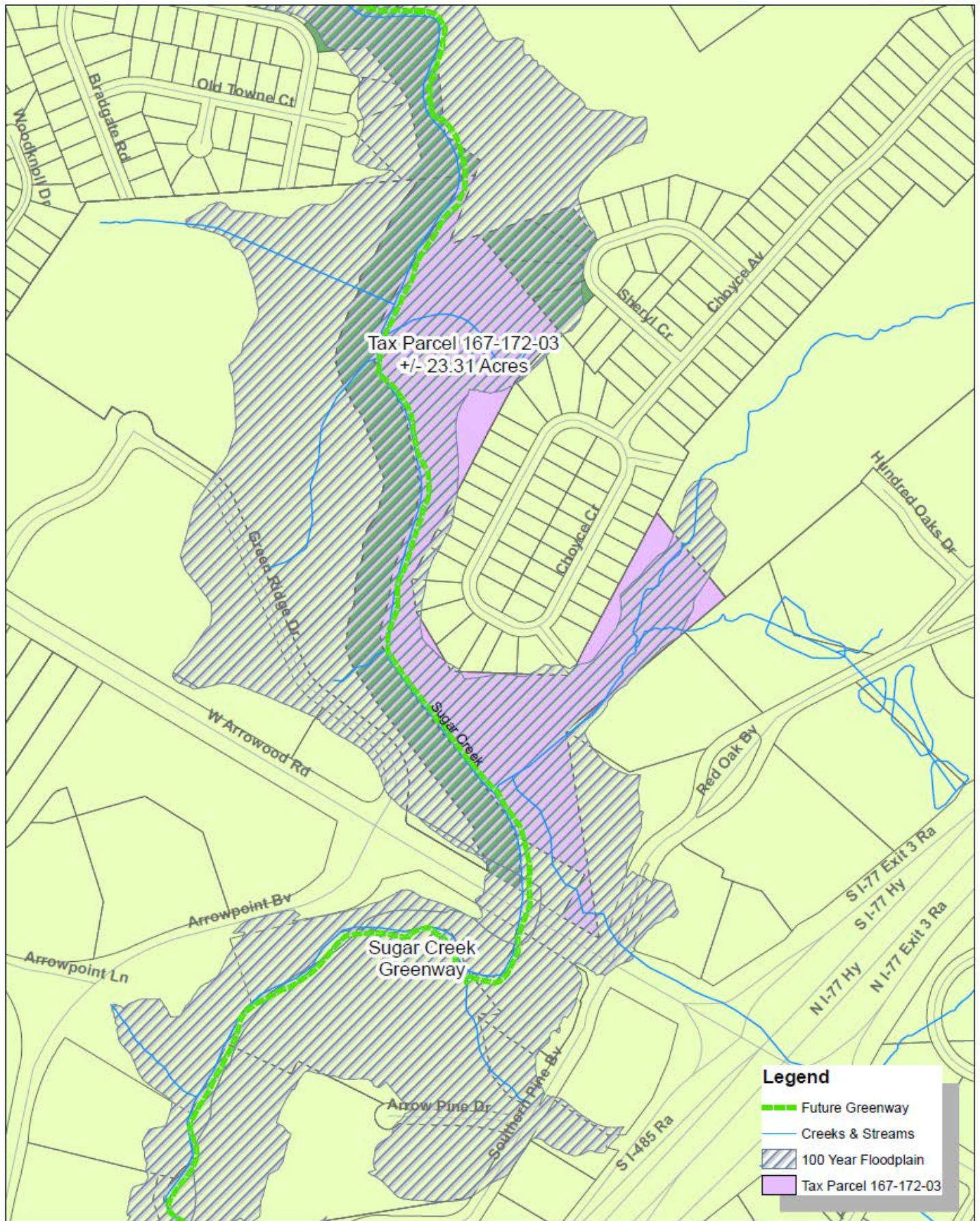
The Joint Use Task Force discussed this matter at their January 8th meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the acquisition because the proposed land use is consistent with the *Southwest District Plan* (1991).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





**MANDATORY REFERRAL REPORT NO. 14-03**

Proposed Acceptance by Mecklenburg County of Donated Property on Red Barn Lane

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 173-181-65 located on Red Barn Lane in south Charlotte. The property is 0.076 acres of vacant land adjacent to County-owned property along Little Sugar Creek Greenway. The property is zoned R-3 according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are residential and recreational. The purpose of the proposed acquisition is to add the property to the adjoining Little Sugar Creek greenway property.

**PROJECT JUSTIFICATION:**

The subject parcel is located entirely in a FEMA-designated floodplain. The assemblage of this property with the other County-owned property along Little Sugar Creek Greenway will provide clearer property ownership to the public.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This donation is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion of the greenway system.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *South District Plan* (1993) calls for most property surrounding Red Barn Lane to be single family residential at a density of 3 dwelling units per acre. The stream corridor and floodplain is designated for greenway development, with additional language in support of greenway acquisition and development. The subject is a tiny residual sliver of land, otherwise undevelopable, within the mapped floodplain. Its use as a small addition to the existing greenway property is consistent with the *South District Plan*.

**PROJECT IMPACT:**

Acceptance of this property allows for clearer property ownership along Little Sugar Creek Greenway. It also gives the County control of the property from the creek to end of publicly maintained Red Barn Lane.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The parcel proposed for donation is adjacent to Little Sugar Creek Greenway.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by early 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their January 8, 2014 meeting, and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the *South District Plan*. It will clean up a residual property ownership matter, make greenway access from Red Barn Lane clearer, and support the evolving greenway network. As such, staff recommends approval of the proposal.

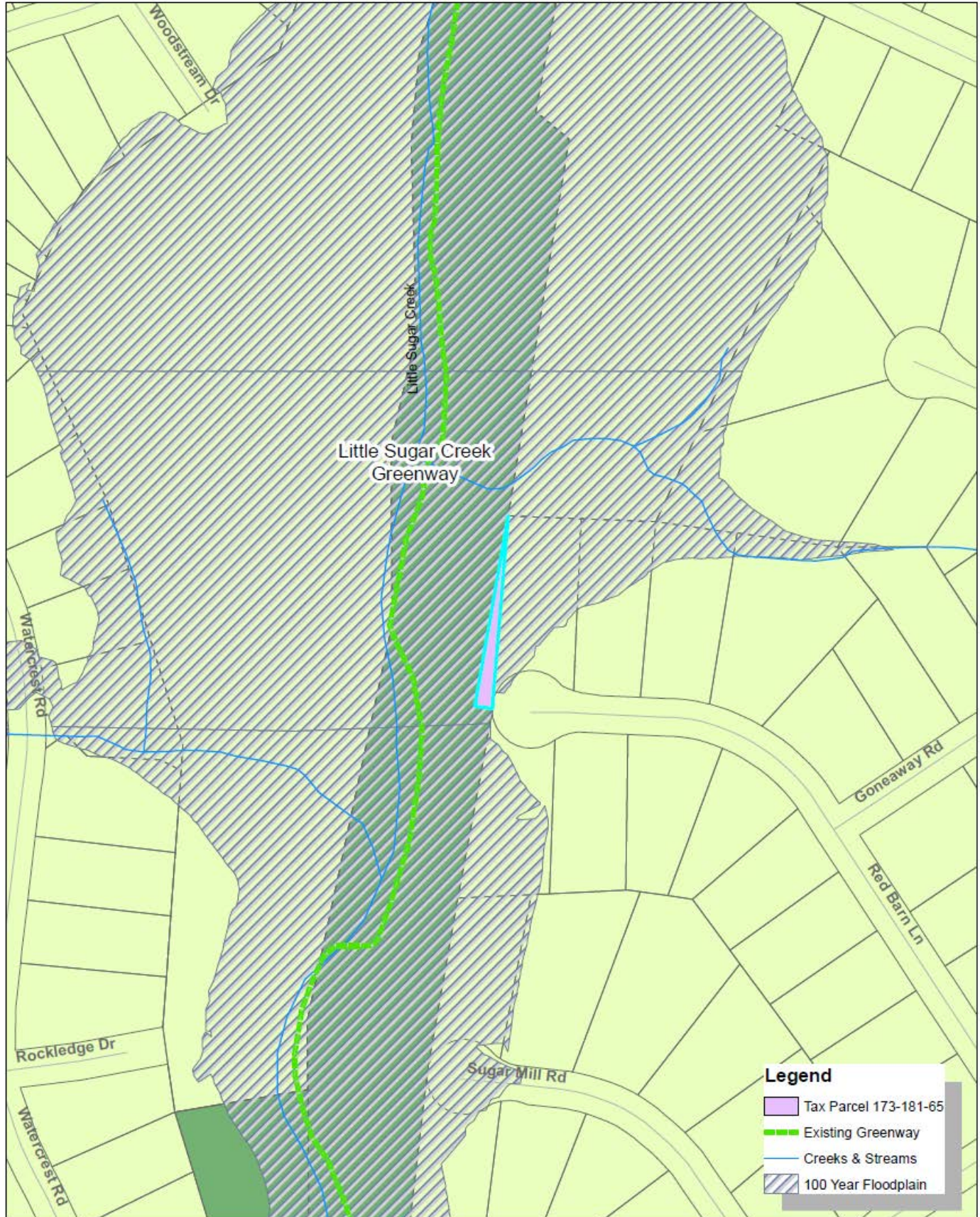
**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Red Barn Lane Donation

BOSA-APM 11/28/2013





**MANDATORY REFERRAL REPORT NO. 14-04**  
**Proposed Acquisition of EconoLodge Property on Independence Boulevard.**

**PROJECT PROPOSAL AND LOCATION:**

This project involves the acquisition of the EconoLodge (6.84 acres), PID 159-027-02 located at 3014 E. Independence Boulevard in the City of Charlotte.

The City owns 20.32 acres of land along E. Independence Boulevard that includes the Bojangles' Coliseum and Ovens Auditorium complex. The City plans to acquire additional land surrounding the complex to facilitate a comprehensive site redevelopment for amateur sports-related uses. The redevelopment will include an indoor sports and recreation facility of at least 100,000 square feet, a 150-room hotel and associated office and retail space. The Bojangles' Coliseum and Ovens Auditorium facilities and structures will remain as part of the redevelopment plan.

The property proposed for acquisition is zoned B-2 (General Business) under the City of Charlotte's Zoning Ordinance, with roadway frontage on Independence Boulevard. After taking ownership of the property, the seller proposes to lease the premises for up to 12 months to terminate the hotel operations. After hotel operations cease, the existing structure will be demolished and the property will be used to support implementation of the comprehensive redevelopment plan.

- In June 2013 City Council approved the \$816 million Community Investment Plan that includes \$25 million for the Bojangles' Coliseum and Ovens Auditorium Redevelopment plan.
- On October 18, 2013, the City issued a Request for Proposals to invite private sector interest in developing additional amateur sports-related facilities adjacent to the Bojangles' Coliseum and Ovens Auditorium.
- The objective is to develop an indoor sports and recreation facility to meet growing market demand and position Charlotte as a top-tier destination for amateur sports-related travel.
- The Request for Proposals was developed in partnership with the Charlotte Regional Visitors Authority and Mecklenburg County. It requested interested parties to consider a development plan that includes a new indoor sport and recreation facility, a 150-room hotel and ancillary retail space.
- On November 22, 2013, the City received one proposal from GoodSports Global Enterprises, LLC, a Florida-based development, construction and management company specializing in hotels and sports recreation facilities.

**PROJECT JUSTIFICATION:**

Implementation of the plan will achieve the following objectives:

- Provide an indoor sports and recreation facility and associated amenities to meet market demand.
- Develop a financially viable, phased development using private-sector funding in partnership with public funds.
- Expand the State and local property, sales and income tax base.
- Provide new employment opportunities.
- Provide for the recreational needs of the community during times when the facility is not in use for amateur sports tournaments and events.
- Provide support for the hotel and tourism industry in the region.
- Provide an iconic "gateway" to Independence Boulevard from the Center City.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This proposed acquisition supports the City's goals within the FY14 –FY18 Community Investment Plan adopted by City Council on June 10, 2013, which specifically recommends funding to support comprehensive redevelopment of the Bojangles'/Ovens Auditorium area.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Independence Boulevard Area Plan* (2011) identifies this area as a Transit/Regional Node to accommodate a future rapid transit station and significant regional land uses with destinations such as Ovens Auditorium, Bojangles' Coliseum and The Park (formerly known as the Merchandise Mart). The *Plan* recommends that the Transit/Regional Node develop with a mix of pedestrian-oriented retail, office, residential and/or institutional uses. Additionally, the *Plan* envisions combining parcels to supplement parking demands of the entertainment venues by facilitating shared parking arrangements which will lower the overall land area devoted to parking.

Acquisition of this parcel is consistent with City Council adopted land use policy for the area as stated within the *Independence Boulevard Area Plan* (2011).

**PROJECT IMPACT:**

Acquisition of this property will enable the City to expand the existing Bojangles' Coliseum and Ovens Auditorium complex which is identified as a catalyst development site within the *Independence Boulevard Area Plan*. This proposal will assist with an implementation strategy within the Plan to create re-investment within the Independence Boulevard corridor and provide the opportunity for a mixture of land uses to support the existing businesses and residents within the area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property will be utilized to support the comprehensive redevelopment plan for the Bojangles' Coliseum and Ovens Auditorium. It does not affect any other known public or private projects in this area.

**ESTIMATED PROJECT COMPLETION DATE:**

Redevelopment is expected to begin in early 2015. The hotel will be leased by the seller for up to 12 months after purchase by the City.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their January 7 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

