

Planning Committee

Agenda Packet

March 18, 2014 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
March 18, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve February 18, 2014 Minutes. *Attachment 1*

3. M.R. #14-07: Proposal by the City to Transfer 0.33 acres of Land to the Town of Matthews

The City of Charlotte proposes to transfer 0.33 acres of land located on the northeast corner of Matthews-Mint Hill Road and Independence Pointe Parkway (PID 193-294-04) to the Town of Matthews. The land was formerly used as a water tower site for Charlotte-Mecklenburg Utilities Department (CMUD). ***Attachment 2***

Staff Resources: Jonathan Wells, Planning
Timothy J. O'Brien, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #14-07.

4. M.R. #14-08: Proposal by County Park and Recreation to Accept the Donation of 2.5 acres of Land Located off Carolyn Court Adjacent to David B. Waymer Community Park

Mecklenburg County Park and Recreation proposes to accept the donation of two parcels of land located on Carolyn Court (PIDs 019-091-11 and 12) in the Town of Huntersville to allow for the expansion of David B. Waymer Community Park. ***Attachment 3***

Staff Resources: Jonathan Wells, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-08.

5. M.R. #14-09: Proposal by Mecklenburg County Storm Water Services Program to Acquire 12 Properties along Stewart Creek

Mecklenburg County's Storm Water Services Program proposes to acquire 12 parcels located on Barlowe Road, Dewolfe Street and Gallagher Street along Stewart Creek. These parcels are improved with single family homes and are located in flood prone areas. ***Attachment 4***

Action Requested: Approve Planning staff's recommendation for M.R. #14-09.

Staff Resources: Catherine Stutts, Planning
Jennifer Morell, County Asset and Facility Management

6. Area Plan Status and Meeting Report

Receive an Update on the Planning Process for the *University City Area Plan - Blue Line Extension Transit Station Area Plans*

Background: The *Blue Line Extension (BLE) Transit Station Area Plans* for the first six stations (Parkwood to Tom Hunter) were adopted last year. Transit station area plans were completed for four BLE stations as part of the *University City Area Plan (UCAP)* in 2007. However, as a part of the preliminary engineering work, some of the stations were renamed and combined.

The planning process to update the *UCAP* and incorporate these changes began last fall. Three public workshops were held in the community. The final public workshop to receive public comment on the draft plan recommendations was March 11. The review and adoption process is scheduled to begin this spring.

Staff Resource: Amanda Vari, Planning

Action Requested: For Committee Discussion.

7. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
February 18, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 1

Attendance

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

Planning Staff Present: Alberto Gonzalez, Sonda Kennedy, Melony McCullough, Ed McKinney. Kent Main, Bryman Suttle and Jonathan Wells

Other Staff Present: Katie Daughtry (County Asset and Facility Management) and Susan Cannella (Charlotte-Mecklenburg Schools)

Call to Order and Introductions

Chairperson Lathrop call the meeting to order at 5:10 p.m. and welcomed new Planning Commissioner, Cozzie Watkins, to the Planning Committee. He also thanked Commissioners Nelson and Sullivan for their support and service to the Planning Committee. Both will be rotating to the Zoning Committee.

Approve January 21, 2014 Minutes

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Sullivan to approve the January 21, 2014 minutes. The vote was unanimous to approve.

Recommendation on the draft *Prosperity Hucks Area Plan*

Chairperson Lathrop stated that the Committee will make a recommendation on the draft plan at this meeting. He commended staff on their good work. He added that the tour of the area was helpful and provided better insight on the project.

Kent Main (Planning) gave a brief overview of the planning process for the *Prosperity Hucks Area Plan*. The process began in November 2012. The plan area covers approximately 6,200 acres located in the northeastern portion of the County. He talked about the street name changes, the three bridges over I-485 and the need for a fourth bridge to provide additional connections. The Planning Committee received public comment on the draft plan at their January 21 meeting. City Council's Transportation and Planning Committee received an overview of the plan at their February 10 meeting and voted unanimously to forward the plan to Council for public comment on February 24.

Mr. Main passed out copies of the market analysis for the area plan that was developed by Noell Consulting Group. He said this document will help answer questions that were raised at last month's meeting concerning the market analysis.

Vice-Chairperson Eschert thanked staff for their work on the plan. He acknowledged that there were some uncomfortable issues but he thinks that overall it is an excellent plan. Commissioner Zoutewelle asked a question about the recommended land use at Eastfield and Prosperity Church roads (Policy L-9). Mr. Main replied that there is a pending rezoning application for mixed used development in this area. Commissioner Zoutewelle's other question was about the construction of a bridge at 2nd Street and I-485 (Policy T-14). Mr. Main stated that there is a proposal for a connection which is not in this plan.

Commissioner Zoutewelle stated that Michael O'Hara (one of the speaker at the January Planning Committee meeting) contacted him to express his concerns about the Hucks Road Extension project. Mr. Main explained that the section of Hucks Road that was previously planned to go through the nature preserve has been rerouted. He further explained that 100' right-of-way was reserved for the section of Hucks Road that extends from Browne Road to Prosperity Church Road prior to the area developing. This road improvement is still needed to make the street network function long term.

Commissioner Fink said this was his introduction to the planning process and he was impressed. He thinks the plan's efforts to organize planning for the community was great. He further stated that he was impressed with the methodology, the meeting setup, and the way staff made the community feel as though they owned this plan. He agreed with others that this was a very good plan and that there was a lot of leadership from staff.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Zoutewelle to recommend that City Council adopt the draft Prosperity Hucks Area Plan. The vote was unanimous to recommend adoption of the draft Prosperity Hucks Area Plan.

M.R. #14-05: Proposal by Charlotte-Mecklenburg Schools to Purchase the Atrium Corporate Center for use as Administrative Offices

Alberto Gonzalez (Planning) presented this proposal by Charlotte-Mecklenburg Schools (CMS) to acquire approximately 9 acres located on Stuart Andrew Boulevard and Pressley Road (PIDs 145-331-11 and 07), also known as Atrium Corporate Center. The purchase of these properties will provide permanent office space for CMS administrative staff. He noted that some former school buildings are used for administrative office space. However, that space is needed for students. This project is consistent with adopted public policies and adopted land use plans. Commissioner Fink stated that this was clearly an office park and asked about the inconsistencies with land use and should the property be used for industrial land uses. Mr. Gonzalez replied that the *Central District Plan* (1993) recommends retail and industrial land uses for this parcel and that an employment center is considered to be consistent with the intent of the plan.

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nelson to approve Planning staff's recommendation for Mandatory Referral #14-05. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-05.

M.R. #14-06: Proposal by Mecklenburg County Park and Recreation Department to Acquire Property Located on Holloway Street in the Hidden Valley Neighborhood

Commissioner Zoutewelle disclosed to the Committee that his land surveying firm does work for Mecklenburg County but was not involved with this parcel. The Committee decided that there was no conflict of interest.

Jonathan Wells (Planning) presented the proposal from Mecklenburg County Park and Recreation Department to acquire approximately 0.76 acres located at 4715 Holloway Street (PID 089-022-06) for the expansion of Little Sugar Creek Greenway. The property is currently occupied by a vacant house. This proposal would provide park land for the Hidden Valley neighborhood near Martin Luther King Jr. Middle School and the community's ecological garden. It will also improve connections between the school, park and garden.

The acquisition of this property is consistent with recommendations in the County's 2008 *Parks Master Plan* as well as the *Northeast District Plan* (1996). This property is to be utilized as greenway and a neighborhood park. Commissioner Sullivan asked if the property is in the floodplain. Ms. Katie Daughtery (County Asset and facility Management) stated that the structure is but not the property. He also asked about the location of the main trail. Ms. Daughtery answered that it is west of this location. Chairperson Lathrop asked if the plan is to extend the open space area toward Martin Luther King Drive. She said yes. Commissioner Nelson asked if the shaded green area on the map is already a part of the greenway. Ms. Daughtery replied yes. Chairperson Lathrop asked if the plan will acquire the whole trapezoid shaped area and staff answered yes. Commissioner Sullivan asked if neighborhoods had any input. Ms. Daughtery said that the neighborhood and NorthEnd Partners are very involved and are excited about the project.

A motion was made by Commissioner Nelson and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-06. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-06.

Area Plan Status and Meeting Report

Commissioner Nelson reported that she did not have an update on the University City Area Plan - Blue Line Extension Transit Station Area planning process latest workshop. She stated that there is an upcoming workshop in March that will focus on transportation and design guidelines.

Ms. Melony McCullough gave a brief overview of the planning process for the new committee member, Commissioner Watkins. She said that there is a community meeting tonight. The meeting was rescheduled to this date because of inclement weather. There will be another meeting March 11 for public comment.

Chairperson Lathrop will consult with Commissioner Finch-Dodson concerning another appointee to the University City Area Plan - Blue Line Extension Transit Station Area planning process. Ms. McCullough also mentioned that staff is available to provide a tour of this area, if anyone is interested. Chairperson Lathrop said that more than one commissioner can attend these meetings. The Committee agreed that Ms. McCullough should send a reminder of the March 11 meeting to all of the committee members.

Adjourn

Submitted by: Timothy J. O'Brien, City Real Estate

Initiated by: Ralph Messera, Town of Matthews

MANDATORY REFERRAL-REPORT NO. 14-07
Proposed Transfer of City-Owned Water Tower Property to Town of Matthews

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte owns a .33 acre parcel of land (parcel 19329404) in the Town of Matthews near the northeast corner of Matthews-Mint Hill Road and Independence Pointe Parkway. The parcel was formerly used as a water tower site for Charlotte-Mecklenburg Utilities Department (CMUD). The water tower was removed and the site is now vacant, so the City of Charlotte no longer has need for the property. The Town of Matthews originally deeded the land to the City of Charlotte. They are now requesting the return of the land.

The property is zoned I-1 Light Industrial according to the Matthews Zoning Ordinance and is located in the midst of a commercial/industrial area.

PROJECT JUSTIFICATION:

The parcel was given to the City of Charlotte via a Quit Claim Deed along with various water and sewer easements. Now that the water tank had been removed and the parcel is no longer needed for CMUD use, the City would like to return the land to the Town of Matthews. Although the Quit Claim Deed did not have a reverter clause, requiring the land to return to the original owner, local governing agencies typically work together to assist each other's goals and objectives. The Town of Matthews would like to create an open space (possibly a mini-park or mini-playground) on the property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City of Charlotte will be assisting its neighboring town by helping them to create a mini-playground for the neighborhood by deeding the land back to the Town.

An evaluation conducted during 2013 by Charlotte Regional Transportation Planning Organization (CRTPO) staff identified the potential need to shift the Independence Pointe Parkway intersection (nearby to the west of this site) in an eastward direction to better align with the future Parkway right-of-way on the south side of Matthews-Mint Hill Road. This shift would likely impact at least a portion of the subject site.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Matthews Land Use Plan* (adopted in 2012) is a policy plan and as such does not prescribe specific land uses for individual parcels. The Plan does however state that "(t)he Town acknowledges and supports a shift toward growth of light industrial uses in its jurisdiction Benefits of light industrial land uses include employment opportunities and expansion of new technologies The Town supports the reuse of industrial facilities as flex office spaces." Creation of an open space at this location is viewed as complementing the Town's effort to grow its industrial land use base.

PROJECT IMPACT:

City of Charlotte will no longer need to mow and maintain the property. The Town of Matthews will beautify the area by constructing a mini-park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is discussion that a portion of Independence Pointe Parkway might need to be shifted further to the east which could impact this vacant lot. Having the land in the Town of Matthews ownership can help to protect the land from future development that might otherwise occur on the lot were it to be privately-owned. Town of Matthews staff has acknowledged that as owner of the subject property, they'd play a role in assisting the relocation of Independence Pointe Parkway in order to extend the roadway directly across Matthews-Mint Hill Road toward areas to the south.

ESTIMATED PROJECT COMPLETION DATE:

The City of Charlotte would deed the land to the Town immediately upon receipt of necessary approvals. The Town would then need to program funds for their next fiscal year's budget to construct the open space.

JOINT USE TASK FORCE REVIEW COMMENTS:

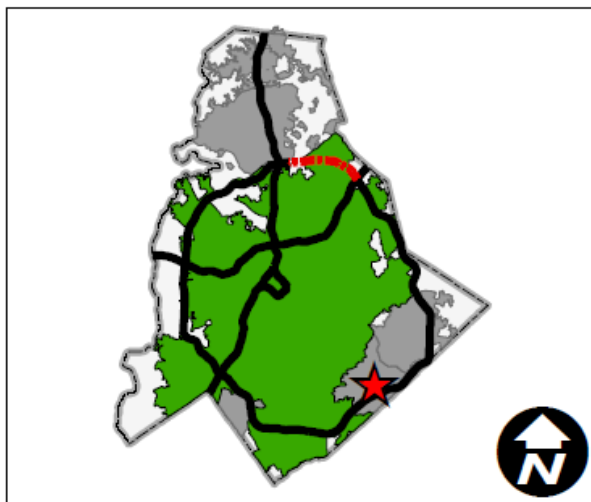
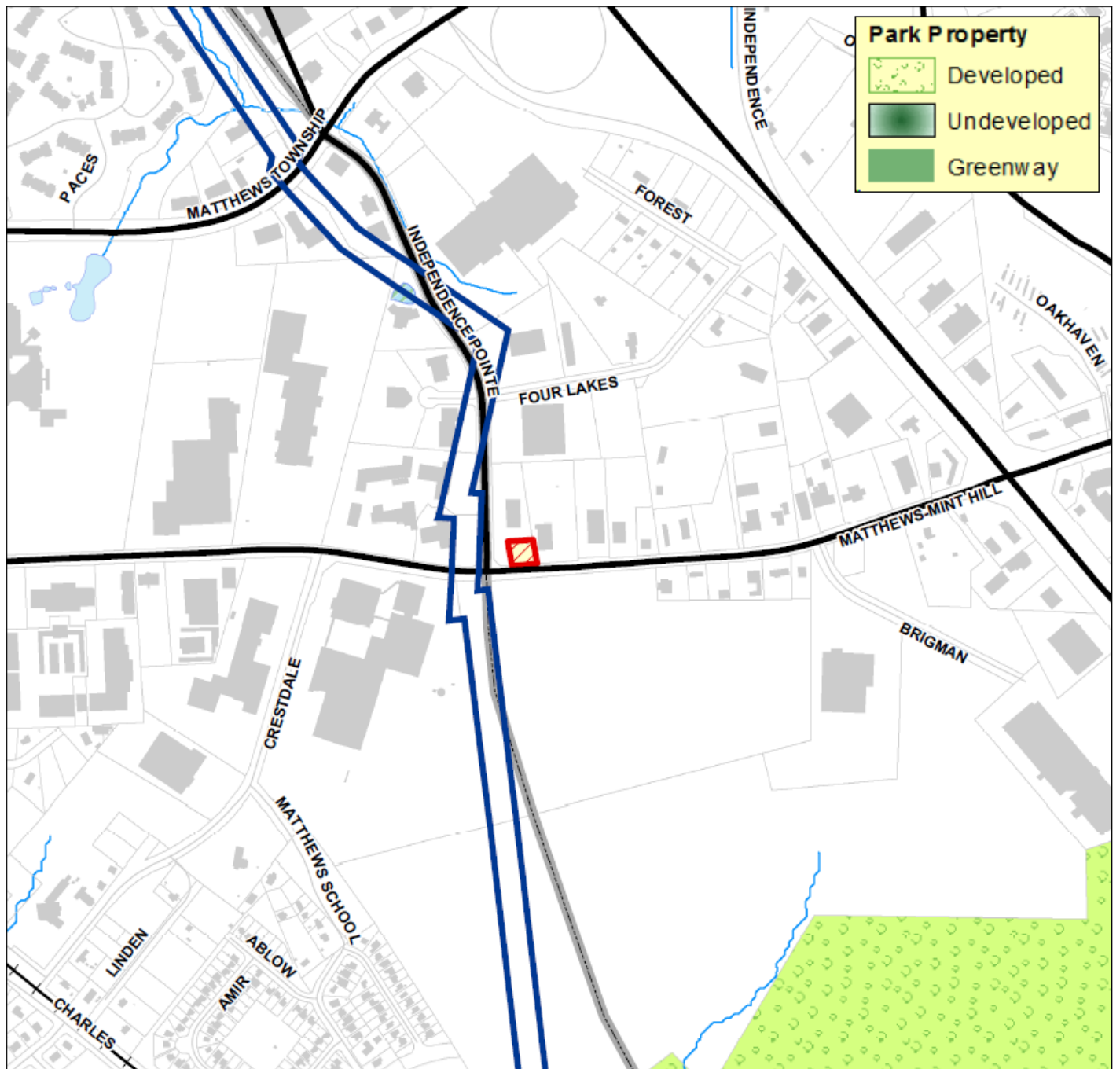
The Joint Use Task Force discussed this matter at their March 5, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as this parcel is in the Town of Matthews' planning jurisdiction, Planning staff relied upon Matthews' Planning staff for the planning assessment conducted as part of this Mandatory Referral. Planning staff recommends the transfer of this City-owned parcel to the Town of Matthews to provide an open space amenity for the adjoining industrial area, and to potentially serve as a portion of street right-of-way in the event that Independence Pointe Parkway is shifted eastward in the future.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Jonathan Wells



Mandatory Referral 14-07

Initiated by: Town of Matthews

Submitted by: City Real Estate

-  Mandatory Referral
-  Independence Pointe/SilverLine Prop. Alignment
-  Comprehensive Transportation Plan
-  Overhead Electrical Transmission Lines
-  City Property
-  County Property

Produced by the Charlotte-Mecklenburg Planning Department



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

Initiated by: Jim Garges, Park and Recreation

MANDATORY REFERRAL REPORT NO. 14-08

Proposed Donation of Property off Carolyn Court to Mecklenburg County Park and Recreation

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcels 019-091-11&12 located on Carolyn Court in the Town of Huntersville. The property is ± 2.55 acres of vacant land next to David B. Waymer Community Park. The properties are zoned NR *Neighborhood Residential District* according to the Town of Huntersville Zoning Ordinance, and the surrounding uses are institutional (church, charter school, community center) and recreational.

PROJECT JUSTIFICATION:

Given that the two parcels are contiguous to David B. Waymer Community Park, acceptance of this donation would allow for the expansion of the park, increase and preserve buffers in this location and potentially provide an additional/alternate access point to the park off Carolyn Court.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This donation is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion and construction of community parks. Additionally, parks are allowed by-right in the NR zoning district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject parcels are located within the Town of Huntersville planning jurisdiction. The parcels lie within the *East Huntersville Area Development Plan* (2007), located in what is known as the Pottstown neighborhood. The prescribed use of the land is open space, with an extension of Carolyn Court running between this land and Waymer Park, and extending westerly to Central Avenue. See diagram from Plan below.



PROJECT IMPACT:

Acceptance of this property allows for the expansion of David B. Waymer Community Park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

North of this site is located the former Torrence-Lytle School that was constructed in the 1930's to serve the African American students in Huntersville. The school has long since closed and the building (currently vacant) is listed on the National Register of Historic Places. The Charlotte-Mecklenburg Historic Landmarks Commission has issued a Request for Proposals for the adaptive re-use of the building.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the second quarter of 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

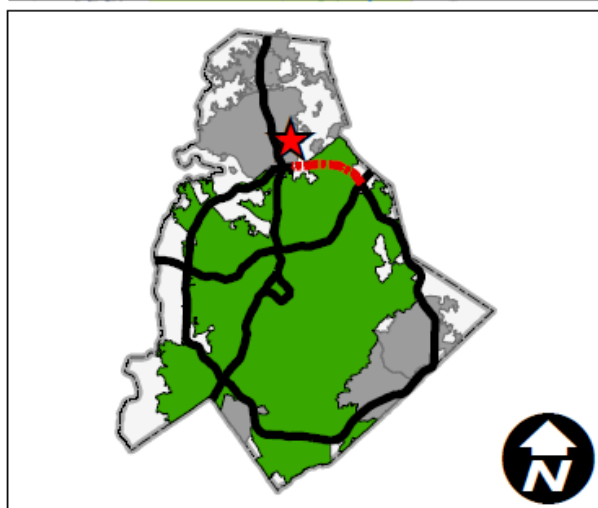
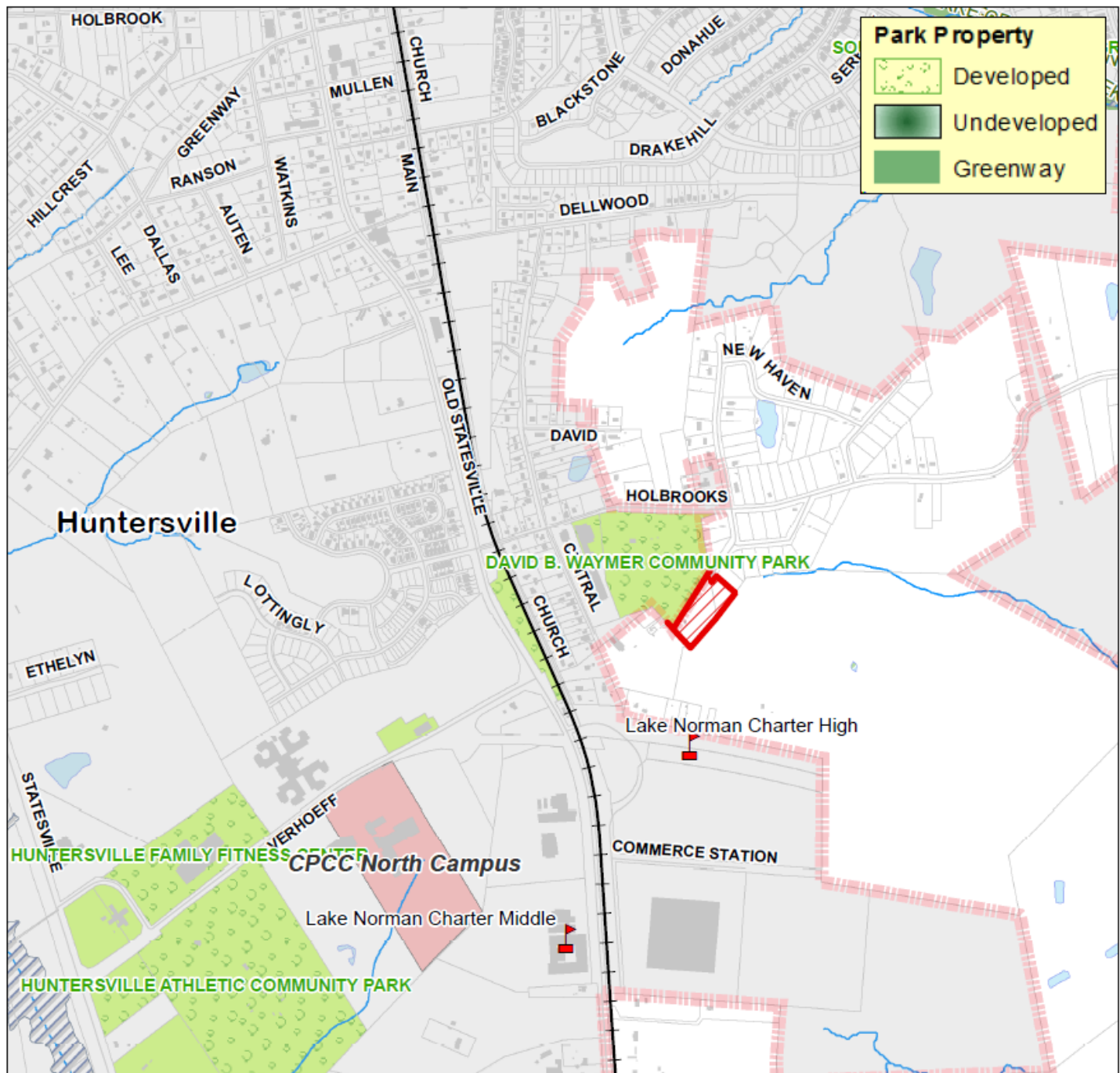
The Joint Use Task Force discussed this matter at their March 5, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

These properties are located within the Town of Huntersville's planning jurisdiction so Planning staff worked with Huntersville planners in developing the recommendation. It is recommended that the properties be acquired by the County to serve as open space, and that site planning for the parcels include the future extension of Carolyn Court through the site, as prescribed in the *East Huntersville Area Development Plan*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Jonathan Wells



Mandatory Referral 14-08

Initiated by: Park & Recreation
Submitted by: County Real Estate

-  Mandatory Referral
-  City Property
-  County Property



Submitted by: Jennifer Morell, BSSA-Asset and Facility Management

Initiated by: David Love, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 14-09

Proposed Acquisition by Mecklenburg County of Flood-prone Structures along Stewart Creek in West Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire 12 properties along Stewart Creek in West Charlotte during fiscal year 2015 (see list below). These parcels are improved with single family dwellings. They are located in a single family residential area, separated from an industrial area to the northeast by a railroad right-of-way. Interstate 85 forms the northwest boundary of the neighborhood.

The properties are located in flood prone areas and as such are subject to periodic and severe flooding. Use of the County Storm Water Services capital fund is proposed for acquisition of these properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program. The properties located on Barlowe Road, Dewolfe Street, and Gallagher Street along Stewart Creek, are zoned R-5, single family residential under the City of Charlotte's Zoning Ordinance. Following acquisition, the homes will be removed and the properties 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 along the creeks.

<u>Address</u>	<u>Parcel Number</u>
3942 BARLOWE ROAD	06514308
3946 BARLOWE ROAD	06514307
4015 BARLOWE ROAD	06514108
4016 BARLOWE ROAD	06514304
4017 BARLOWE ROAD	06514109
4020 BARLOWE ROAD	06514303
4024 BARLOWE ROAD	06514302
530 GALLAGHER STREET	06513105
606 DEWOLFE STREET	06514107
612 DEWOLFE STREET	06514106
616 DEWOLFE STREET	06514105
620 DEWOLFE STREET	06514104

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 improvements. Additionally, acquisition of these parcels will add to greenway connectivity and assemblage along each of the creeks.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels 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.

Greenway property assemblage along the creeks 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 County Commission on May 7, 2008.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcels in question are subject to the *Central District Plan (1993)* which recommends preservation of stable neighborhoods as well as expansion and improved linkage of open spaces and greenways. The proposed use is considered to be consistent with the adopted land use 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, County 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 the structures along Stewart Creek. 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 these properties by the end of fiscal year 2015, subject to owners' agreement to participate.

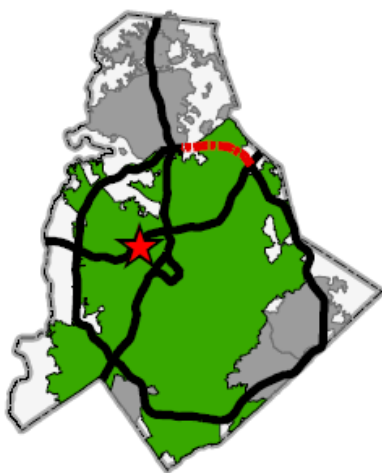
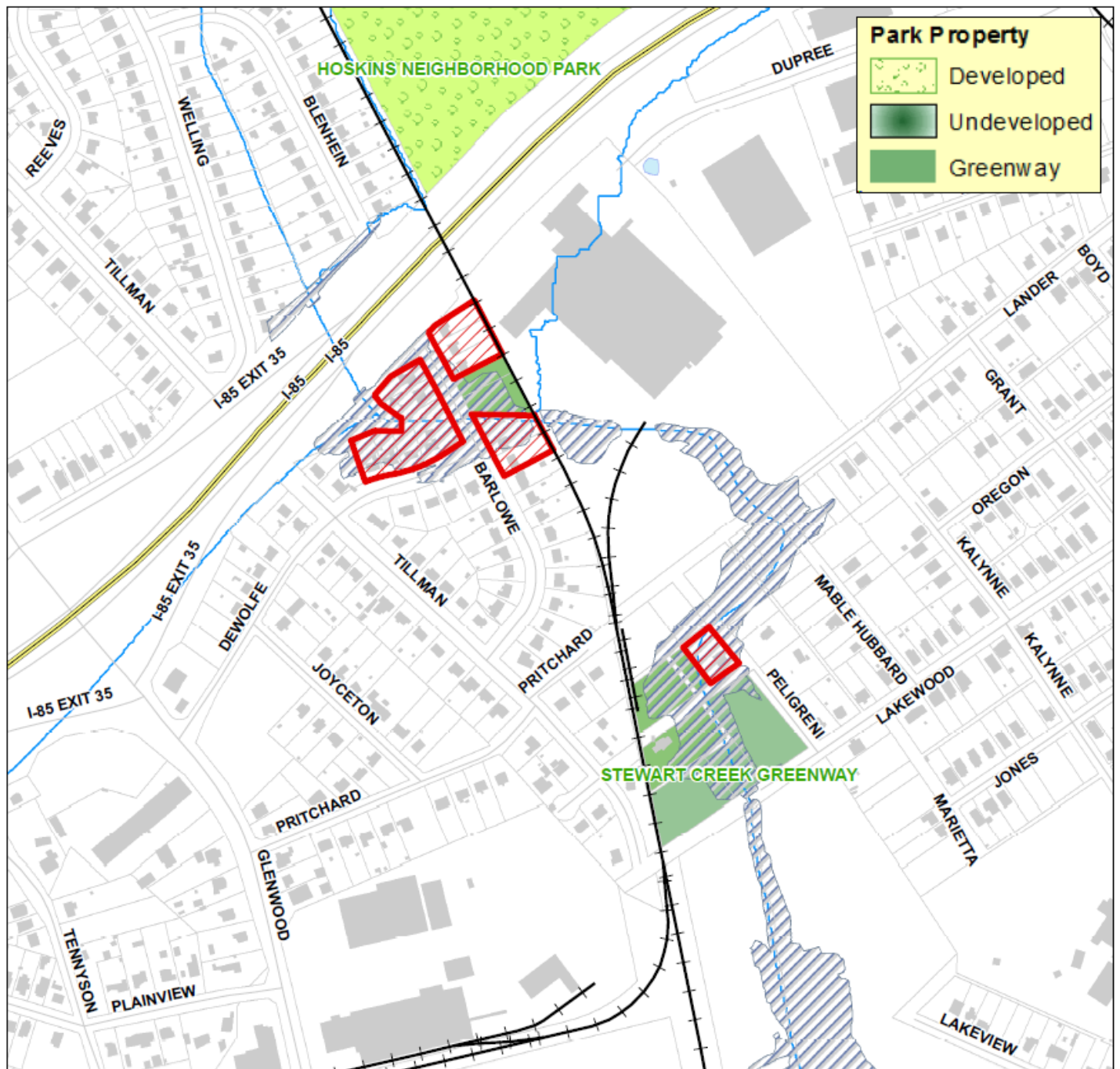
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their March 5, 2014 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Central District Plan (1993)*.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-09

Initiated by: Storm Water Services

Submitted by: County Real Estate



Mandatory Referral



City Property



County Property



FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department