

Planning Committee

Agenda Packet

June 17, 2014 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
June 17, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve May 20, 2014 Minutes. *Attachment 1*

3. M.R. #14-21: Proposal by Charlotte-Mecklenburg Schools to Acquire Property Located at 5521 Milhaven Lane to Construct an Elementary School

Background: Charlotte-Mecklenburg Schools proposes to purchase approximately 13 acres of land located on the westerly side of Milhaven Lane between Juniper Drive and Boulder Lane (5521 Milhaven Road / Tax Parcel 041-183-15). The purpose of this acquisition is to construct an elementary school to replace the current Statesville Road Elementary School, which is currently located on Milhaven Lane, approximately ¼ mile to the north of this site. ***Attachment 2***

Staff Resources: Kathy Cornett, Planning
Susan Cannella, Charlotte-Mecklenburg Schools

Action Requested: Approve Planning staff's recommendation for M.R. #14-21.

4. M.R. #14-23: Proposal by the City of Charlotte to Acquire Property Located on Harrill and Belmont streets

Background: The City of Charlotte proposes to acquire approximately .52 acres located at 1025-1035 Harrill Street (Tax Parcel 081-124-10) and approximately .32 acres located at 919-923 Belmont Street (Tax Parcel 081-129-02) in the Belmont neighborhood. This acquisition is for future redevelopment of these properties consistent with the vision of the *Belmont Area Revitalization Plan* (2003). ***Attachment 3***

Staff Resources: Alberto Gonzalez, Planning
Bob Drayton, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #14-23.

5. M.R. #14-24: Proposal by Mecklenburg County to Acquire Property Located Adjacent to Winget Regional Park for Park Expansion

Background: Mecklenburg County proposes to acquire approximately 42 acres of vacant land located adjacent to Winget Regional Park (Tax Parcel 199-152-98) for parkland enhancement. The property is located along a tributary of Lake Wylie and will serve as watershed, provide stream corridor protection and add more buffer land to the existing park. **Attachment 4**

Staff Resources: Catherine Stutts, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-24

6. Prosperity Hucks Area Plan Update

Background: Staff will provide a brief update on what has happened since the Planning Committee recommended adoption of the draft *Prosperity Hucks Area Plan* in February. City Council Public Comment was scheduled for February 24, but was deferred when concerns were voiced by area residents. Staff continues to meet with area residents and property owners to hear their concerns. Some of the concerns expressed were about the amount of multi-family residential, traffic congestion, need for open space, desire for retail uses and site design standards.

Staff Resource: Kent Main, Planning

Action Requested: This is for information only and the Planning Committee will not be asked to take action on this item.

7. Area Plan Status and Meeting Report

Background: Committee members will provide and/or receive an update on area plans.

Area Plans	Assigned Commissioners	Scheduled Meeting
University City Area Plan - Blue Line Extension Transit Station Area Plans	Deborah Ryan Nancy Wiggins	Tuesday, July 22 4:30 - 6:30 p.m. Oasis Shriner's Temple

8. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
May 20, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

ATTACHMENT 1

Attendance:

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Cozzie Watkins and Nancy Wiggins

Commissioners Absent: Thomas Low

Planning Staff Present: Garett Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Bryman Suttle, Jonathan Wells and Amanda Vari

Other Staff Present: Timothy J. O'Brien (City Real Estate), Katie Daughtry and Jacqueline McNeil (Mecklenburg County Asset and Facility Management)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:55 p.m., welcomed those present and asked everyone to introduce themselves.

Approve April 15, 2014 Minutes

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Eschert to approve the April 15, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #14-18: Proposal by Mecklenburg County to Acquire Property Located on Miranda Road in Charlotte's ETJ

Amanda Vari (Planning) presented this proposal by Mecklenburg County to acquire 56 acres located off the southerly side of Miranda Road, west of Beatties Ford Road (Tax Parcel 037-081-02) for the assembly of nature preserve and greenway property along McIntyre Creek. The property contains a residential home and several accessory structures. The acquisition is consistent with the *County's 2008 Park and Recreation Master Plan* which encourages the expansion of nature preserves and protection of habitat for wildlife and plant life.

Commissioner Wiggins asked if the County got approval from the property owners to acquire the land. Ms. Jacqueline McNeil (Asset and Facility Management) stated that the parcel was part of the plan. Chairperson Lathrop asked if the area is wooded. Ms. McNeil said that Park and Recreation has determined that the property contains a mix of young and mature forests, open fields and several ponds. The property is to be utilized as a nature preserve and greenway. Commissioner Wiggins stated that she will vote against staff's recommendation because she thinks that the best use of the property is for single family residential and there are several properties along the creek that would be equally viable candidates as to what the County has in mind.

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-18. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-18.

For: Commissioners Lathrop, Eschert, Fink and Watkins

Against: Commissioner Wiggins

M.R. #14-19: Proposal by Mecklenburg County to Accept the Donation of Property Located on Carmel Road for Addition to Carmel Road Park

Kent Main (Planning) presented the proposal from Mecklenburg County to accept the donation of a 48-foot strip of land located off Carmel Road adjacent to Carmel Road Neighborhood Park (along the western boundary of Tax Parcel 209-021-02) from the Church at Charlotte for park expansion. The donation of this land which is located between the church and park property will eliminate the buffer. The property will be paved and used for parking by both the church and the park. Acquisition of the property will increase the County's usability of this park and allow more citizens to visit the park. This acquisition is consistent with the *County's 2008 Park and Recreation Master Plan* in which citizens expressed a desire for increased park and recreation facilities and opportunities. Chairperson Lathrop commented that he thinks it's beneficial to share uses.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #14-19. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-19.

M.R. #14-20: Proposal by Mecklenburg County to Acquire Two Parcels Located in the Purser Drive Area along Briar Creek

Amanda Vari (Planning) presented Mecklenburg County's proposal to acquire two parcels located in the Purser Drive area along Briar Creek in East Charlotte (Tax Parcels 099-061-12 and 099-061-13) for expansion of the greenway system along Briar Creek. The intent is to preserve open space for the benefit of water quality and floodplain management with the long term goal of abandoning a portion of the street (Purser Drive) that serves these parcels. The land could be used in the future for a greenway but there are no immediate plans for that use. The proposed transaction and intended use of the property is consistent with the *East District Plan (1990)* which recommends greenway, park and open space land uses. Commissioner Wiggins asked if the property is served by water and sewer. Ms. Daughtry answered that she thinks that it is.

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-20. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-20.

Area Plan Status and Meeting Report

Chairperson Lathrop stated that this update on the University City Area/Blue Line Extension Transit Station Area Plans planning process is for information only. He asked Commissioner Watkins and Commissioner Wiggins if they would like to share information from their recent tour of the area with Planning staff. Commissioner Wiggins gave a summary of the tour. She commented that the plan seems to be moving forward in a reasonable fashion and that staff has done a good job working with neighbors and businesses. She suggested that more bike lanes be added to the plan recommendations and thinks that bike lanes could help move doctors from their medical offices to the hospital. Ms. Vari explained that bike lanes are part of the complete street design guidelines which CDOT requires on all new streets and all through streets.

Commissioner Fink asked about pedestrian access to the hospital and library as well as sidewalk on W. T. Harris Boulevard. Ms. Vari addressed the hospital/library access. She stated that CDOT recommends that this become a public street in the future. Also, a connection from this area to the University that provides direct connectivity to the J. W. Clay Transit Station is recommended. Commissioner Fink thinks there should be sidewalks on W. T. Harris Boulevard.

Commissioner Watkins said that there were retaining walls going up near the hospital that will require pedestrians to cross North Tryon Street which has very high traffic volumes and fast moving vehicles. Ms. Vari stated that the retaining walls are challenging. Sketches are being developed of what the cross sections will look like and various alternatives.

Chairperson Lathrop asked what the problem with the utility easement is. Ms. Vari stated that she did not have a diagram that would explain the issue. She said the concept initially envisioned buildings lining North Tryon Street with entryways and shops. However, they are finding in some instances that utility easements prevent direct connections between buildings and sidewalks. Staff is exploring options for crossing easements with bridges or mid-block connections. Chairperson Lathrop asked how wide the easements are. Ms. Vari said some easements are 15 feet and some retaining walls are 30 feet high. It is a safety issue as well as an aesthetic issue.

Chairperson Lathrop asked if the level of the building or the easement will be different than the level of the right of way. Ms. Vari answered that it varies. Theoretically, you can construct buildings high enough to be at street level with an entrance there, or put parking behind retaining wall and have active uses on the street level. Planning staff is working with CATS, CDOT, NCDOT and Duke Energy on this issue.

Chairperson Lathrop commented that it is difficult for him to imagine having a transit station near the University without access for walking and biking for students and the people that work at the University. Ms. Vari clarified that there is a pedestrian overpass to the parking deck which is located on the other side of North Tryon Street from the University. There will be a pedestrian crosswalk near the football stadium (Institute Drive). The area next to the dorms is accessed by streets and a greenway.

Chairperson Lathrop reminded the Committee that as of now, Commissioner Deb Ryan is assigned to the University City Area/Blue Line Extension Transit Station Area Plans planning process. He noted that she is deeply involved in that area and works at the University. However, she is not on this Committee and it would be good to have someone on this Committee involved in this area planning process to compliment Commissioner Ryan. Commissioner Wiggins volunteered to serve as the Committee's representative on this plan.

Chairperson Lathrop said that the next public meeting is scheduled for July 22 at the Oasis Shriners Temple. Ms. Melony McCullough (Planning) told the Committee that this date is tentative but the Committee will receive advance notification of the meeting.

Meeting adjourned at 7:00 p.m.

Submitted by: Susan Cannella, CMS Facilities Planning & Real Estate

Initiated by: Dennis LaCaria, CMS Facilities Planning & Real Estate

MANDATORY REFERRAL - REPORT NO. 14-21
Proposed Acquisition by CMS of Elementary School Site on Milhaven Lane in Charlotte

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to acquire 5521 Milhaven Lane in Charlotte (approximately 13.34 acres) upon which to construct an elementary school to replace the current Statesville Road Elementary School, currently located at 5833 Milhaven Lane, approximately ¼ mile to the north of this site. The parcel number is 04118315, and is currently largely vacant, but contains two single family homes occupied by renters.

The parcel is located within an area which is zoned R-4 (Single Family Residential) according to the Charlotte Zoning Ordinance. The immediate vicinity consists of a mix of vacant land, institutional and residential uses. Adjacent to the west of the subject site is Interstate 77, one of the main interstates running through Mecklenburg County.

PROJECT JUSTIFICATION:

This is a 2013 bond referendum project, having been approved by the voters in November, 2013. The new school will contain 39 classrooms for grades Kindergarten through 5.

The proposed elementary school site currently lies within the Statesville Road Elementary School attendance boundary and will replace that facility which has reached the end of its life cycle. Consideration was initially given to utilizing the existing school site for the site of the replacement school, but the steep topography and limited development area on that site made it necessary to identify an alternate site. No decision has been made as to the future use or potential disposition of the current Statesville Road school building or property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Replacement of the current Statesville Road Elementary School is consistent with the Charlotte-Mecklenburg Schools Capital Needs Assessment, upon which the 2013 bond referendum was based.

In addition, the Zoning Ordinance allows for elementary schools within R-4 residential zoning, so a rezoning would not be required. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This parcel is within the boundaries of the *Northeast District Plan* (1996), which recommends residential land uses up to 4 dwelling units per acre (dua) for this and surrounding parcels. In general, land use plans don't recommend locations for future school sites but, as stated above, schools are considered to be compatible with residential land uses and the integration of schools and neighborhoods is encouraged.

PROJECT IMPACT:

This is a replacement of a school located about ¼ mile away. Impacts from traffic on the surrounding area should therefore be similar to that currently being experienced. Given that the school site will have vehicular and pedestrian access from both Milhaven Lane and Boulder Lane, traffic impacts can be somewhat disbursed.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be either adversely or beneficially impacted by this project.

ESTIMATED PROJECT COMPLETION

Site acquisition will be funded from the 2013 bond referendum. Design and construction of the new facility were also contained in the 2013 bond referendum.

JOINT USE TASK FORCE REVIEW COMMENTS:

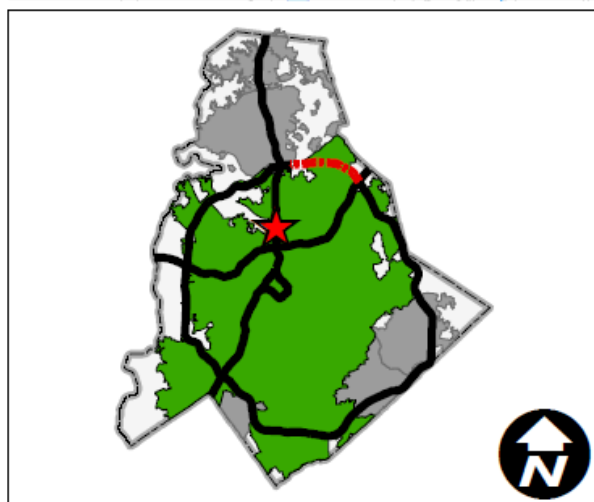
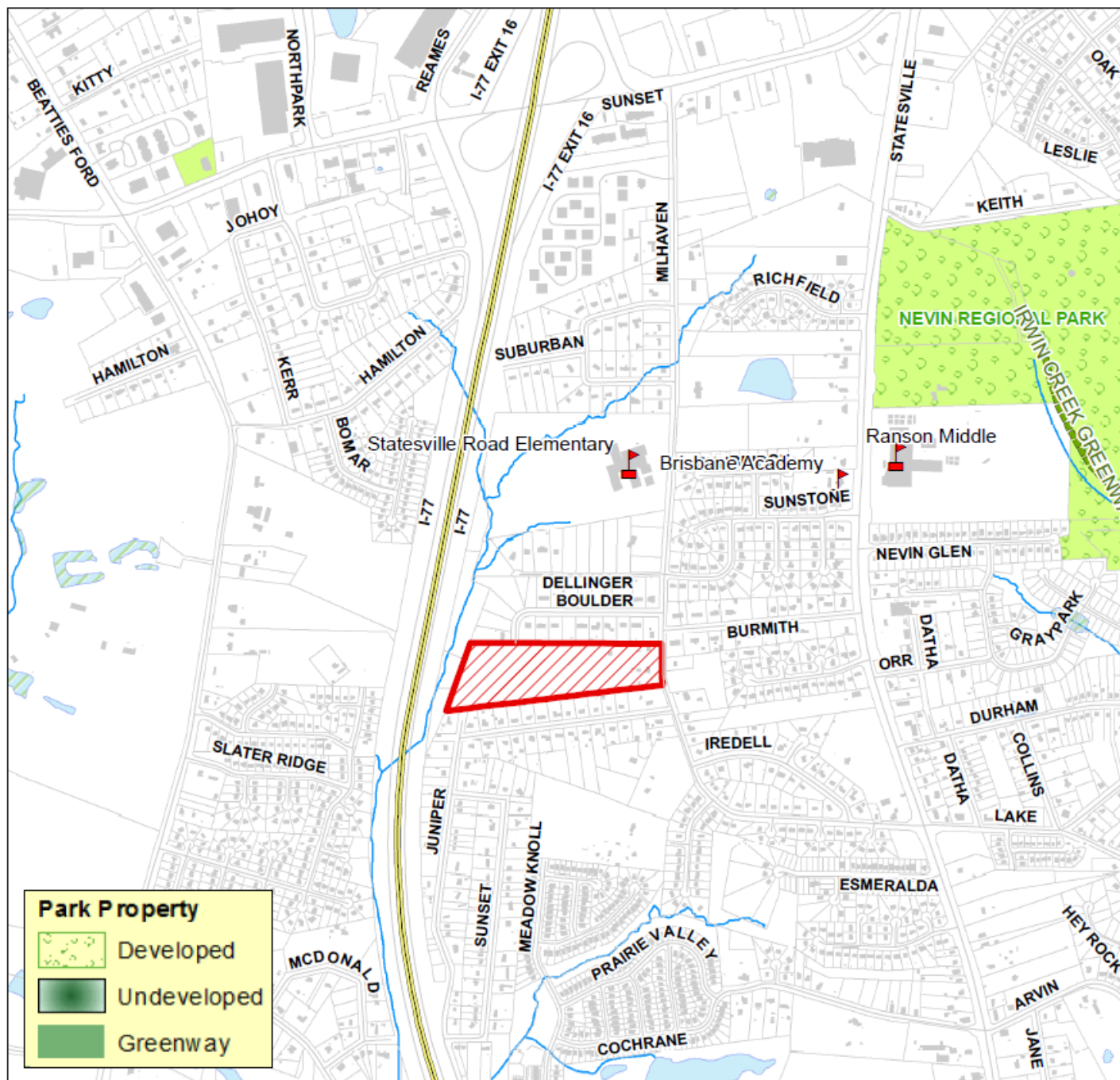
The Joint Use Task Force discussed this matter at their June 4, 2014 meeting and no comments were offered.

CMPC STAFF RECOMMENDATION:

Planning staff supports the acquisition of parcel number 04118315 for the development of an elementary school to replace the current Statesville Road Elementary School.



CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Kathy Cornett



Mandatory Referral 14-21

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property



Submitted by: Robert W. Drayton, E&PM

Initiated by: Brad Richardson, N&BS

MANDATORY REFERRAL-REPORT NO. 14-23

Proposed Acquisition of Properties on Harrill and Belmont Streets in the Belmont Neighborhood of Charlotte

PROJECT PROPOSAL AND LOCATION

The City of Charlotte proposes to acquire two parcels at 1025-1035 Harrill Street (PID: 081-124-10) and at 919-923 Belmont Street (PID: 081-129-02) in the Belmont neighborhood of Charlotte. The purpose of this acquisition is for future redevelopment of these properties consistent with the vision of the Belmont Revitalization Plan (2003). The parcels are .52 acres and .32 acres respectively and both are zoned B-1 (Neighborhood Business) according to the Charlotte Zoning Ordinance. The parcel at 1025-1035 Harrill Street is improved with a convenience store and residential duplex, and the parcel at 919-923 Belmont Street is improved with a vacant automotive garage and single family residence.

The properties are either currently vacant or would be vacant when acquired by the City. The goal is to have the properties redeveloped in accordance with the recommendations contained in the *Belmont Area Revitalization Plan* (2003) which includes the properties in the area designated as the Seigle/Belmont Retail Node and includes recommendations to preserve the residential character of the neighborhood and improve its appearance.

Following acquisition, the City will conduct engineering surveys on the structures and (presuming they would not be economically feasible for rehabilitation) demolish them, and address any environmental site issues before making them available for redevelopment.

The Plan recommends improving the existing retail center by removing outdated, unused convenience stores, rehabilitating the existing buildings and developing small scale mixed use (8,000 square foot) office and retail structures. During the next several months, City staff from Engineering & Property Management and Neighborhood & Business Services will develop a marketing plan that will more specifically identify the future use(s) to which these properties will be put through redevelopment. Once this plan is complete, a Mandatory Referral (specifying the planned land uses) will be submitted.

PROJECT JUSTIFICATION:

The Charlotte-Mecklenburg Police Department has identified these properties as problem areas or nuisance properties. There were 74 violent crimes, 122 adult drug arrests and 2 juvenile drug arrests within 1,500 feet of these properties in an 18-month period from mid-2012 through the end of 2013. Removing a place that harbors criminal activity enables the Charlotte Mecklenburg Police Department to focus their efforts on a smaller number of properties.

This proposed transaction will remove several residential and commercial structures that are in disrepair and have outlived their economic lives, and are high crime areas. Following demolition, the properties will be improved with structures consistent with redevelopment of the Belmont neighborhood that has been undergoing revitalization for the past several years.

In 2013, Police requested assistance with removing certain nuisance properties to assist with public safety concerns. In October 2013, City Council directed staff to pursue acquisition of several properties in the Belmont Neighborhood and Real Estate staff secured a purchase option for these two properties.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Consistent with City Council's Community Safety Focus Area, the public safety agencies will proactively identify and address issues related to crime, disorder and personal safety.

Consistent with City Council's Housing and Neighborhood Development Focus Area, this strategy focuses on creating and sustaining communities of choice by creating places where people and businesses are safe, where civic infrastructure supports neighborhood quality of life and business success, where families have access to quality affordable housing, education, jobs and services and the environment is preserved and strengthened. The focus area strategy includes increasing home ownership.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan* (2003) includes the properties in the area designated as the Seigle/Belmont Retail Node and includes recommendations to preserve the residential character of the neighborhood and improve its appearance. The adopted land use for the sites is retail. Inasmuch as the stated goal of the proposed transaction is to serve as a catalyst for redevelopment of the properties in accordance with the *Belmont Area Revitalization Plan*, the transaction is considered to be consistent with the plan although no specific land use has yet been stated.

PROJECT IMPACT:

The project will remove several residential and commercial structures that are in disrepair or could be nuisances. The properties will be improved with new structures consistent with goals in the *Belmont Area Revitalization Plan* and serve as a catalyst for redevelopment or rehabilitation of other nearby properties.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The redevelopment of nearby Piedmont Courts to Seigle Point funded by a Hope VI grant includes mixed-income residential development.

ESTIMATED PROJECT COMPLETION DATE:

The City would propose to complete the purchases by early September 2014, the structures should be demolished by early 2015, and required environmental remediation would be complete by mid-2015 and the properties would be available for purchase in mid-2015.

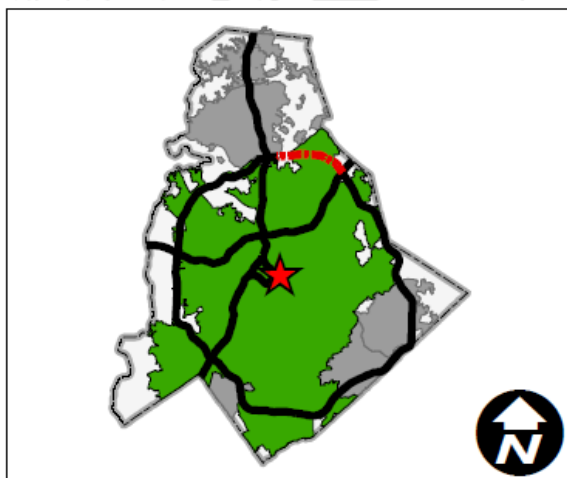
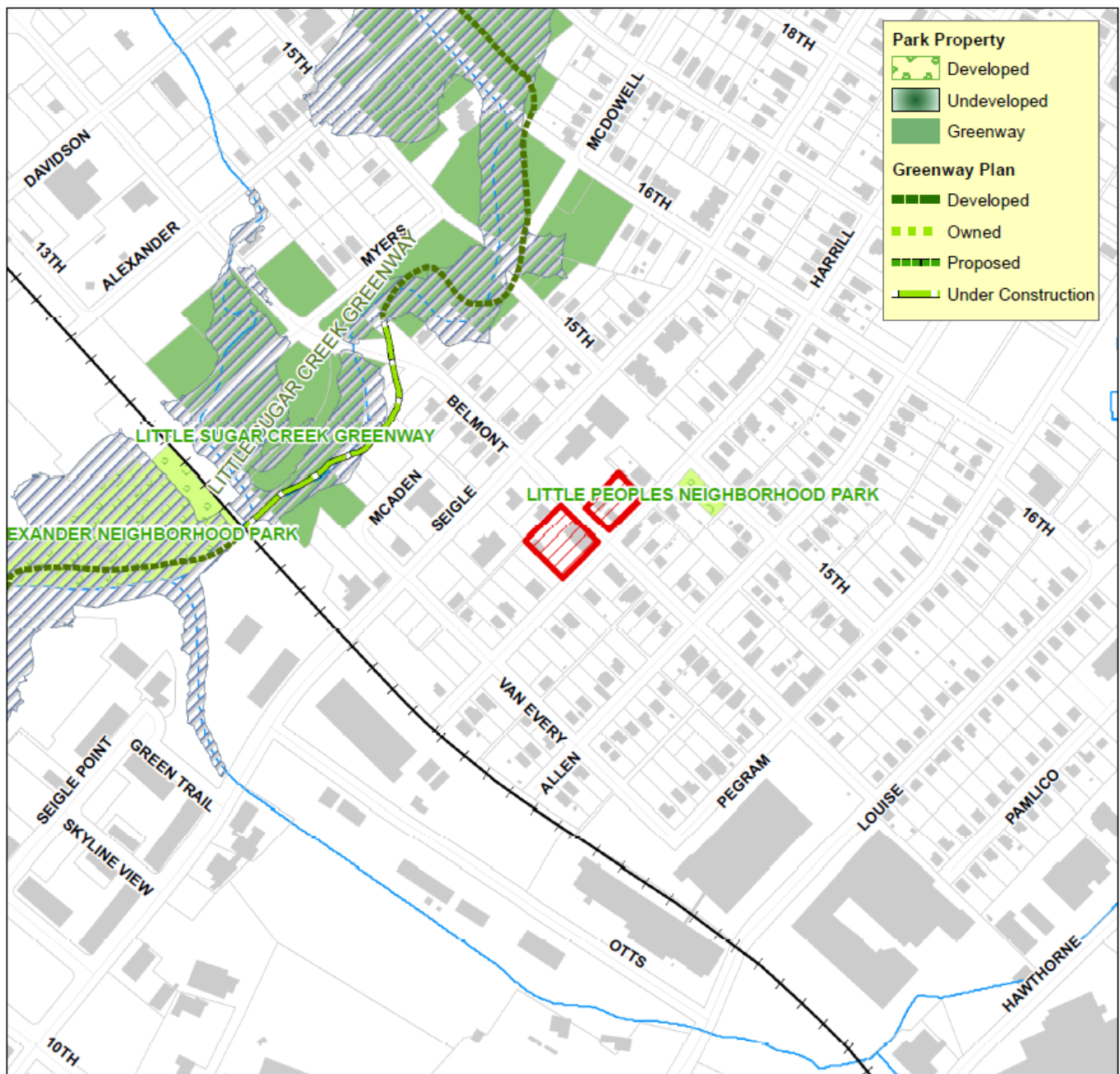
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 4, 2014, meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition.




CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-23

Initiated by: N&BS

Submitted by: City Real Estate

-  Mandatory Referral
-  County Property
-  FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



1035 Harrill Street – convenience store



919 - 923 Belmont Street – automotive garage and residence



1025 Harrill Street – duplex

Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

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

MANDATORY REFERRAL REPORT NO. 14-24

Proposed Expansion of Winget Regional in Southwest Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes the acquisition of Tax Parcel 199-152-98 (+/- 42.3 acres) in the City of Charlotte's ETJ and the southwest portion of the County. The property is currently vacant and is adjacent to the County's Winget Regional Park. The property is zoned MX-1(INNOV) under the City of Charlotte's ordinance.

PROJECT JUSTIFICATION:

Park and Recreation would like to acquire this parcel and to add it to the existing Winget Regional Park. The parcel will add more buffer land to the existing park. Additionally, the property is located along a tributary of Lake Wylie and will therefore serve as watershed and stream corridor protection as it would be left relatively undeveloped. Acquisition of the land for parkland enhancement will help fulfill the need for additional open space, greenway trails, watershed protection, and large regional parks in the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Mecklenburg County Parks Master Plan* which identified the need to for additional parkland to the County. It is also consistent with the County and City's efforts toward watershed protection and water quality enhancements.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Steele Creek Area Plan (2012)* recommends the parcel in question be developed residentially with a density not to exceed one dwelling unit per acre. Open space is generally considered to be an appropriate use in areas prescribed for future residential use. Furthermore, the adopted area plan identifies an adjacent parcel as open space and recommends it continue to be used for such purposes.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future development and expands Mecklenburg County's effort to protect the watershed, enhance water quality, and provide open space and park amenities for residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space, greenway trails, and park amenities. It is north of the area of the proposed extension of Carowinds Blvd (Winget Road), a future Major Thoroughfare, which crosses a corner of the parcel. County staff will work with the Charlotte Department of Transportation and other agencies to reserve right-of-way on the site for this future roadway.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be complete by Fall 2014.

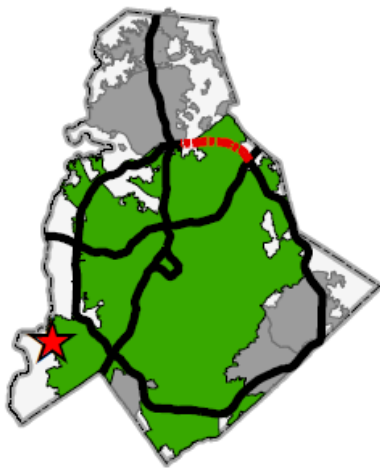
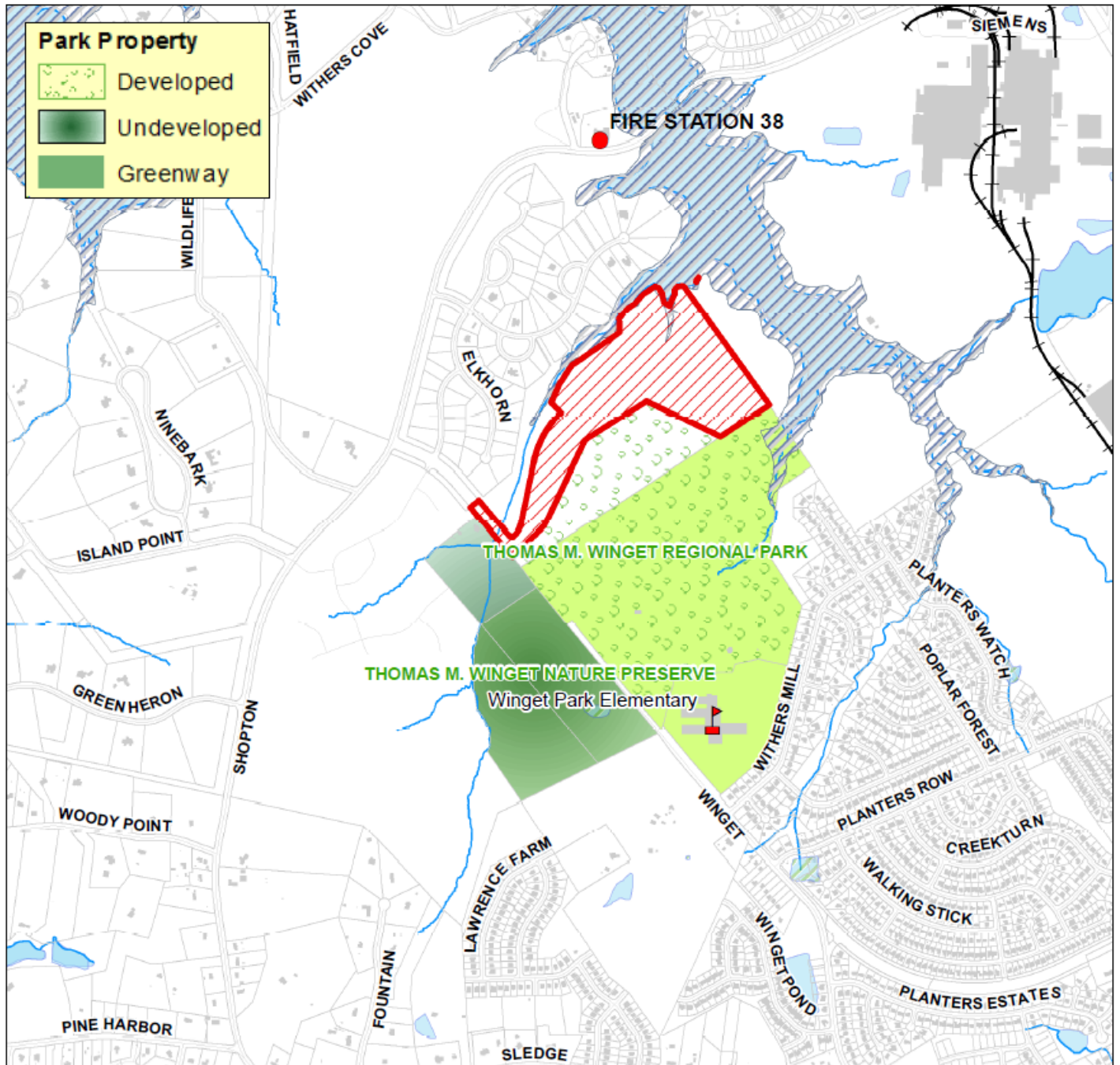
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their June 4, 2014 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval on condition that property along the front of the site be reserved for the Carowinds Boulevard Extension road project.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-24

Initiated by: Park & Recreation

Submitted by: County Real Estate

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- Fire Station



Produced by the Charlotte-Mecklenburg Planning Department