

Planning Committee

Agenda Packet

July 15, 2014 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

July 15, 2014 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve June 17, 2014, Minutes. *Attachment 1*

3. M.R. #14-22: Proposal by Charlotte-Mecklenburg Schools to Sale Land Located on Mocks Road in Davidson

Background: Charlotte-Mecklenburg Schools (CMS) proposes to sell .001 ac. of vacant land along Mocks Road (Tax Parcel 003-234-04) in the Town of Davidson to the Davidson Housing Coalition. The Coalition intends to combine the property with an adjoining vacant parcel lot to construct a duplex. ***Attachment 2***

Staff Resources: Jonathan Wells, Planning
Susan Cannella, Charlotte-Mecklenburg Schools

Action Requested: Approve Planning staff's recommendation for M.R. #14-22.

4. M.R. #14-25: Proposal by the City of Charlotte to Sale Land Located at Albemarle Road and East W.T. Harris Boulevard

Background: The City of Charlotte proposes to sell seven surplus parcels totaling approximately 12.5 acres located near the intersection of Albemarle Road and East W. T. Harris Boulevard. The parcels were purchased for a proposed roadway interchange at this location, a concept that has been abandoned. ***Attachment 3***

Staff Resources: Alysia Osborne, Planning
Timothy O'Brien, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #14-25.

5. M.R. #14-26: Proposal by the City of Charlotte to Sale Land Located on L. D. Parker Drive in the Druid Hills North Neighborhood

Background: The City of Charlotte proposes to sell approximately .23 acres of land located at 2912 L. D. Parker Drive (Tax Parcel 077-072-09). The property was acquired in 2005 as part of the Statesville Avenue widening project. A significant portion of the property was required for the project; however, the subject property is no longer needed for City use. ***Attachment 4***

Staff Resources: Alberto Gonzalez, Planning
Timothy O'Brien, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #14-26.

6. **M.R. #14-27: Proposal by Mecklenburg County to Accept the Donation of Land Located on Statesville Road from the Town of Huntersville for a Recreation Center**

Background: Mecklenburg County proposes to accept the donation of land located on the easterly side of Statesville Road south of Verhoeff Drive (Tax Parcel 017-204-02) from the Town of Huntersville. An indoor recreation center will be built on the site. **Attachment 5**

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-27.

7. **M.R. #14-28: Proposal by Mecklenburg County to Accept the Donation of Land Located off Brigman Road in the Town of Matthews, Adjoining Mecklenburg County Regional Sportsplex**

Background: Mecklenburg County proposes to accept the donation of a 75-foot strip of land totaling 2.6 acres (part of Tax Parcel 215-081-13). The land will provide an entrance road from Brigman Road to the Mecklenburg County Regional Sportsplex currently under construction. **Attachment 6**

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-28.

8. **M.R. #14-29: Proposal by Mecklenburg County to Purchase Office Space on Kenilworth Avenue for Expansion of the Board of Elections Office**

Background: Mecklenburg County proposes to purchase 10,390 square feet of office condominium space at 741 Kenilworth Avenue (Tax Parcel 125-213-35). The County currently owns 7,638 square feet of office space in the building and acquisition of this additional space is needed by the Board of Elections office. **Attachment 7**

Staff Resources: Kent Main, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-29.

9. **M.R. #14-30: Proposal by Mecklenburg County to Purchase Land Located on Plott Road to Allow for Reedy Creek Greenway Expansion**

Background: Mecklenburg County proposes to acquire approximately 15 acres located on Plott Road adjacent to Reedy Creek (Tax Parcel 108-041-01) for the expansion of Reedy Creek Greenway. **Attachment 8**

Staff Resources: Alysia Osborne, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-30.

10. M.R. #14-31: Proposal by Mecklenburg County to Exchange County-owned Land Located in the Double Oaks Area with Charlotte-Mecklenburg Housing Partnership, Inc. to Facilitate Redevelopment of the Community and Recreation Facility

Background: Mecklenburg County proposes to exchange County owned land, the current Double Oaks swimming pool site (Tax Parcel 077-079-01), with Charlotte-Mecklenburg Housing Partnership, Inc. (CMHP) for land located at the corner of Statesville and Woodward avenues (Tax Parcel 079-043-03 and a part of 079-043-05). The acquired land will serve as the location for a new swimming pool in the area. **Attachment 9**

Staff Resources: Alberto Gonzalez, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-31.

11. M.R. #14-32: Proposal by Mecklenburg County to Expand Steven's Creek Nature Preserve in Mint Hill

Background: Mecklenburg County proposes to acquire approximately 64 acres of land located off Thompson Road in the Town of Mint Hill (Tax Parcels 195-141-01, 02 and 15) for expansion of the adjoining Steven's Creek Nature Preserve. **Attachment 10**

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #14-32.

12. Area Plan Status and Meeting Report

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

Action Requested: For Committee discussion.

Area Plans	Assigned Commissioner(s)	Scheduled Meeting
University City Area Plan - Blue Line Extension Transit Station Area Plans	Deborah Ryan Nancy Wiggins	To be determined
Prosperity Hucks Area Plan		To be determined

13. Adjourn

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

Attendance:

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

Planning Staff Present: Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Catherine Stutts and Jonathan Wells

Other Staff Present: Lieutenant Tonya Arrington (Charlotte-Mecklenburg Police Department), Susan Cannella (Charlotte-Mecklenburg Schools), Katie Daughtry (Mecklenburg County Asset and Facility Management) and Robert Drayton (City Real Estate)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 6 p.m., welcomed those present and asked everyone to introduce themselves.

Approve May 20, 2014 Minutes

A motion was made by Commissioner Nancy Wiggins and seconded by Vice-Chairperson Eschert to approve the May 20, 2014 minutes with the following change:

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

Delete text below

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.

Insert text below (verbatim text from the meeting recording)

"I am going to vote against it because I think the best use of the property is for single family residential development and I think that we have uh uh. It's a hard balance between setting aside park and recreation plans and also on making single family development. We are fighting for both kinds of properties and I went out and looked and there are several properties along the creek there at the bridge and several other places that I think will be equally as viable candidates for what the County has in mind."

The vote was unanimous to approve the minutes as amended.

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

Kathy Cornett (Planning) presented the proposal for Charlotte-Mecklenburg Schools to purchase 13 acres of land located on the westerly side of Milhaven Lane between Juniper Drive and Boulder Lane. The purpose of this acquisition is to construct an elementary school to replace the current Statesville Road Elementary School, located on Milhaven Lane, approximately ¼ mile north of this site. Kathy explained that area plans generally recognize existing institutional land uses and do not recommend specific locations for future institutional land uses. However, schools are recognized as compatible with residential land uses. Also, the integration of schools in neighborhoods is encouraged. Therefore, staff recommends approval of this Mandatory Referral. Vice-Chairperson Eschert clarified that the impact on traffic appears to be minimal because of the proximity of the proposed school to the school that it will replace.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-21. The vote was 6-0 to approve staff's recommendation for Mandatory Referral #14-21.

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

Alberto Gonzalez (Planning) presented the proposal for the City of Charlotte to acquire approximately 0.52 acres located at 1025-1035 Harrill Street and approximately 0.32 acres located at 919-923 Belmont Street in the Belmont neighborhood. Mr. Gonzalez explained that the purpose of this acquisition is for future redevelopment of these properties in a manner that is consistent with the vision of the *Belmont Area Revitalization Plan* (2003). Commissioner Fink asked if the buildings are vacant. Robert Drayton (City Real Estate) stated that the duplex has an occupant who has not been paying rent and the property will be vacant before it is acquired. Commissioner Fink also asked if the convenience stores are open for business. Lieutenant Tonya Arrington (Charlotte-Mecklenburg Police Department) stated that the stores are rarely used and that the police officers in the area can usually tell when they are used because of the people hanging out.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-23. The vote was 6-0 to approve staff's recommendation for Mandatory Referral #14-23.

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

Catherine Stutts (Planning) presented this proposal by the County to acquire approximately 42 acres of vacant land located adjacent to Winget Regional Park for parkland enhancement. Catherine explained that 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. County staff will work with Charlotte Department of Transportation and other agencies to reserve right-of-way on the site for a future roadway.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-24. The vote was 6-0 to approve staff's recommendation for Mandatory Referral #14-24.

Prosperity Hucks Area Plan Update

Kent Main (Planning) provided an update on the Prosperity Hucks area planning process. He stated that the initial area plan kick-off meeting was in November 2012; the Planning Committee received public comments on the draft plan in January 2014 and recommended the plan for adoption in February 2014. City Council was scheduled to receive public comments on the draft plan February 24. However, this was deferred when area residents voiced concerns about the draft plan recommendations. Therefore, Planning staff decided to slow the process and hear public concerns. Some of the concerns expressed were about the amount of multi-family residential development, traffic congestion, need for open space, types of retail uses and design standards. Also, some residents prefer to not have any additional multi-family development in the area.

The Mallard Creek Neighborhood Association held a meeting on March 27 that approximately 270 concerned citizens attended. Because of the size of this meeting, a series of smaller meetings were held to receive input on the plan recommendations. Tentatively, there will be a public meeting in late August and the Planning Committee may be asked to receive public comment on revisions to the draft plan this fall.

Chairperson Lathrop asked if the road design is basically driven by the Department of Transportation. Mr. Main stated that the design layout for streets in this area was adopted as part of the original plan for this area in 1999. Chairperson Lathrop asked if the three streets proposed to go over I-485 will alleviate some congestion. Mr. Main used a diagram to explain the area road network. Commissioner Wiggins asked if there will be sufficient connectivity for emergency vehicles. Mr. Main stated that there will be substantial connectivity. He further explained that the subdivision ordinance will require more connectivity as additional development occurs.

Commissioner Fink asked if there is any value to waiting on the roads to be developed before completing the plan. Mr. Main replied that staff considered this option but needs to be able to respond to development requests.

Vice-Chairperson Eschert asked if multi-family is the biggest problem. Mr. Main said that the multi-family development was the main concern due to the density and the renters who may have an impact on property values.

Commissioner Low commented that he has been involved in the area for a couple of years now and recognizes some of the things that citizens are concerned about. At the community workshops, staff showed nice renderings of mixed use buildings, town center scale development and housing choices. The reality is suburban garden apartment complexes and one story grocery stores in the area.

Commissioner Low stated that the original plan that Warren Burgess worked on in 1999 has good bones to it. However, the area is not developing the way that anyone wants. He thinks that it is a positive that the community has said this is not good enough. It gives us a chance to work with the community to get it right and develop an area plan with teeth in it.

Commissioner Watkins asked if the people that we are hearing from are fairly new to the area. Mr. Main answered that many are descendants of the long time property owners.

Area Plan Status and Meeting Update

Chairperson Lathrop said that there will be a University City/Blue Line Extension Area Plan community meeting on July 22 at the Oasis Shrine Temple. Commissioner Wiggins was assigned to this area plan. She stated that she will attend this meeting. She commented that she thinks that things are going along well with the plan.

Commissioner Low stated that he met with Darlene Heater (University City Partners Executive Director) who is interested in conducting a public workshop on the University Area in either July or August. Everyone is invited to attend.

Commissioner Wiggins said that she attended the Mobile Farmers Market Citizens Advisory Group meeting and commended staff for doing a very good presentation. She stated that offering dairy products appears to be the most controversial issue. She agrees with staff not wanting vendors to offer dairy products because of sanitation concerns.

Commissioner Wiggins also said that she attended Charlotte Data Day at UNC-Charlotte, which focuses on housing and data trends in our community. People talked about housing and transportation in Charlotte as well as mass transit and the line to the University. She stated that there was interesting information presented by the Department of Transportation and HUD staff from DC.

Adjourned: 5:40 p.m.

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

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

MANDATORY REFERRAL - REPORT NO. 14-22
Proposed Sale of Board of Education Owned Land on Mocks Road in Davidson

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell .001 ac. of vacant land along Mocks Road in the Town of Davidson to the Davidson Housing Coalition. This tract is a remnant of the Mocks Road/Crane Street realignment project and is no longer contiguous to CMS property across Mocks Road (location of the Ada Jenkins Center whose property is owned by CMS). The parcel is currently zoned VIP (Village Infill Planning) according to the Davidson Zoning Ordinance. The tax parcel number assigned to this site is parcel 003-234-04.

Adjacent to the south and west is the Ada Jenkins Center, and to the north is residential development. To the east is vacant property owned by Davidson Housing Coalition.

The Davidson Housing Coalition intends to combine the subject property with its adjoining vacant lot in order to construct a duplex that would be offered to rent for affordable rates that would be owned and managed by the Coalition.

PROJECT JUSTIFICATION:

According to the Davidson Housing Coalition's executive director, the agency's vision is to be the Davidson community's innovative advocate and facilitator for affordable housing, and the mission is to work with the larger community to preserve and create affordable housing options, and to prepare families and individuals for financial stability and homeownership, believing that Davidson's traditional mix of people in all income levels is fundamental to the community and distinguishes it as a town.

Toward that end, Davidson Housing Coalition offers several services, including financial literacy counseling, apartment rentals and referrals, homebuyer education workshops, and emergency repair services geared toward low and moderate income individuals and families. Acquisition of the subject parcel and combining it with their adjoining property will enable the Davidson Housing Coalition to develop additional units of affordable housing, either for sale or rental to eligible families.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Boards of education may, at their discretion, declare properties or portions of properties to be surplus.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Residential land use is a permitted use for this parcel under the Davidson Planning Ordinance.

PROJECT IMPACT:

The sale of this property would foster development potential within the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

The goal is to close within 90 days of Board of Education approval of the proposed transaction.

JOINT USE TASK FORCE REVIEW COMMENTS:

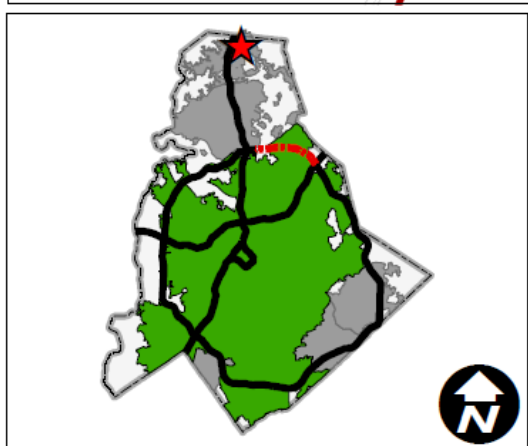
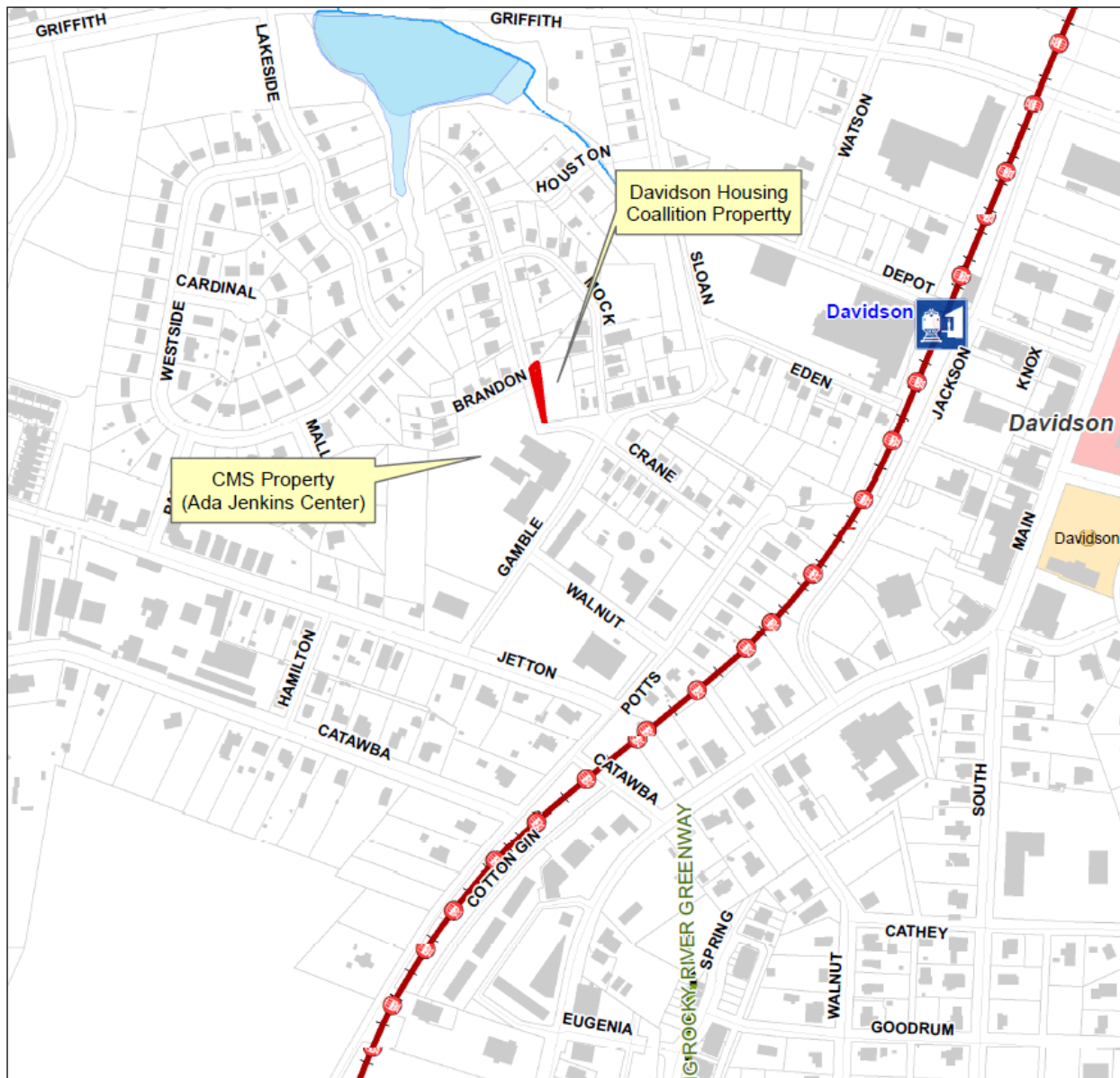
The Joint Use Task Force reviewed this matter at their June 4, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as Davidson planning staff has identified the proposed use of the land as being consistent with Town planning policies, and has identified no other issues or obstacles to the proposed transaction, Planning staff recommends approval of the proposed transaction for the intended use.






CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Jonathan Wells



Mandatory Referral 14-22

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property
-  Libraries
-  Proposed LYNX Red Line
-  Proposed LYNX Red Line Transit Stations



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Timothy J. O'Brien, City E&PM

Initiated by: Timothy J. O'Brien, E&PM

MANDATORY REFERRAL-REPORT NO. 14-25**Proposed Sale of City-Owned Property at Albemarle Road and E. W.T. Harris Boulevard****PROJECT PROPOSAL AND LOCATION:**

The seven surplus parcels listed below are located near the intersection of East W. T. Harris Boulevard and Albemarle Road. They were purchased with the intention of developing a roadway interchange at this area, a concept that has been since abandoned. The City of Charlotte is therefore proposing to market the parcels totaling approximately 12.49 acres of City-owned land.

Address	Parcel ID	Acreage	Zoning (Charlotte Zoning Ordinance)
7035 Albemarle Rd	109-171-12	3.17	B-2 (General Business)
6825 Albemarle Rd	103-251-01, -17	2.55	B-D(CD) (Distributive Business – Conditional)
8429 E. W.T. Harris Blvd	109-171-04	1.6	R-17MF (Multi-family Residential)
8529 E. W.T. Harris Blvd	109-171-06	.62	O-1 (Office)
8415 E. W.T. Harris Blvd	109-171-03, -11	4.55	R-17 and O-2 (Residential/Office)

All of the City-owned parcels are vacant. The land uses in the area are a mixture of office, retail and multi-family residential. Real Estate proposed to identify prospective land uses for these properties, using as a basis the land use recommendations contained within the *East District* and *Eastland Area Plans*, and market the parcels accordingly.

Given the narrow depth of a portion of parcel 10917111, it is likely that a prospective buyer will prefer not to acquire this parcel in its entirety. If this is the case and the buyer has a viable proposal, Real Estate would consider selling only the buildable portion and retain the narrow portion of the lot.

PROJECT JUSTIFICATION:

During the acquisition phase of the interchange project, it was determined that it was not cost effective. Therefore, the City opted to modify the existing intersection and added Lawyers Road Extension to ease the traffic congestion at the main intersection. These roadway modifications resulted in excess land that is no longer needed for City use. Therefore, the City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Selling the land will both generate revenue for the City (sale price and property tax) and reduce maintenance costs and liability.

In November 2013, City Real Estate staff conducted a departmental polling in order to ascertain whether any public entities had a need or interest in retaining or using any of these properties, and no responses were received.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The City's Real Estate Division's proposes to dispose of the subject parcel for proposed land uses consistent with adopted plan policies listed below.

Address	Parcel ID	Adopted Land Use Plan
7035 Albemarle Rd	109-171-12	Retail – <i>East District Plan</i> (1990)
6825 Albemarle Rd	103-251-01, -17	Residential, Office and Retail – <i>Eastland Area Plan</i> (2003)
8429 E. W.T. Harris Blvd	109-171-04	Multifamily Residential - <i>East District Plan</i> (1990)
8529 E. W.T. Harris Blvd	109-171-06	Office - <i>East District Plan</i> (1990)
8415 E. W.T. Harris Blvd	109-171-03, -11	Multifamily Residential - <i>East District Plan</i> (1990)

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The relatively new Park & Ride lot (PID 109-171-10) located at the corner of Albemarle Road and Lawyers Road Extension was constructed on surplus land from the construction of Lawyers Road Extension.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

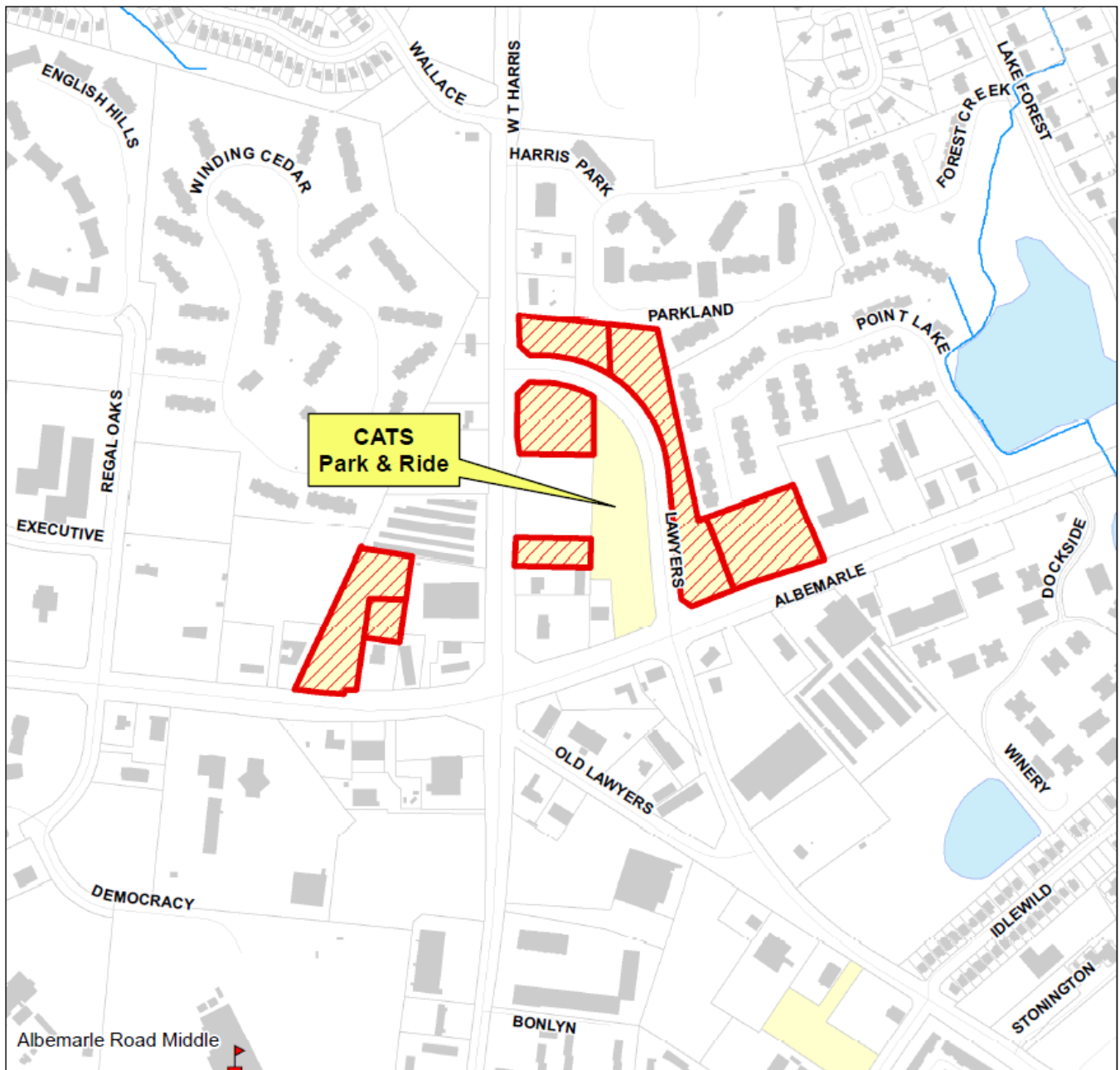
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014, meeting and no formal comments or requests were shared.

PLANNING STAFF RECOMMENDATION:

The proposals are consistent with the *East District Plan* and *Eastland Area Plan*. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-25

Initiated & Submitted by: City Real Estate



Mandatory Referral



City Property



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Timothy J. O'Brien, E&PM

Initiated by: Timothy J. O'Brien, E&PM

MANDATORY REFERRAL-REPORT NO. 14- 26

Proposed Sale of City-Owned Property on L.D. Parker Drive in the Druid Hills North Neighborhood

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to sell a parcel of approximately .232 acres of City-owned land (PID #077-072-09) located at 2912 L.D. Parker Drive, in Charlotte's Druid Hills North neighborhood. The property contains one structure, a residential duplex, and is zoned R-8 (Residential) according to the Charlotte Zoning Ordinance.

The property is located in a neighborhood of a mix of single family and duplex dwellings interspersed with vacant residential lots. Across Statesville Avenue to the west of the property is the new Brightwalk mixed-use development.

The property was originally acquired in 2005 as part of the Statesville Avenue widening project in order to add right-of-way width to the road. A significant portion of the front yard of the property was required for the project so the entire parcel was acquired. A tenant occupies one side of the duplex on the property in a month to month lease (the other side of the duplex is vacant). The tenant was living in the property when it was acquired.

The tenant will have the opportunity to purchase the property, if interested, but the property will be disposed of using the upset bid process. The tenant will be notified of the pending sale and invited to bid if he is interested in purchasing the property, then any initial offer from him (if received) will be advertised for upset bid.

PROJECT JUSTIFICATION:

The property is not needed for City use. The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Sale of the property will avoid repair or demolition costs and reduce liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Statesville Avenue Corridor Area Plan* (2001) recommends Multi-Family up to 8 Dwelling Units per Acre for this site. Presuming the property's land use remains the same following sale, the use is consistent with the adopted plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is located across Statesville Avenue from the new Brightwalk development (more information is available at <http://brightwalkcharlotte.com/>)

ESTIMATED PROJECT COMPLETION DATE:

The length of time it takes to dispose of this property will be determined in large measure by the amount of interest shown by prospective buyers, the length of time required to market the property, and the length of time required by the upset bid process.

JOINT USE TASK FORCE REVIEW COMMENTS:

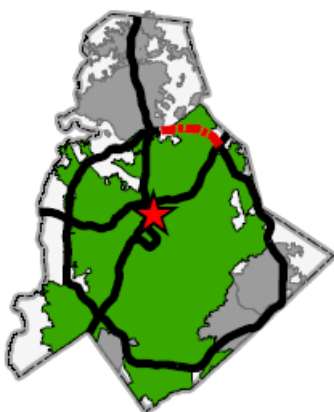
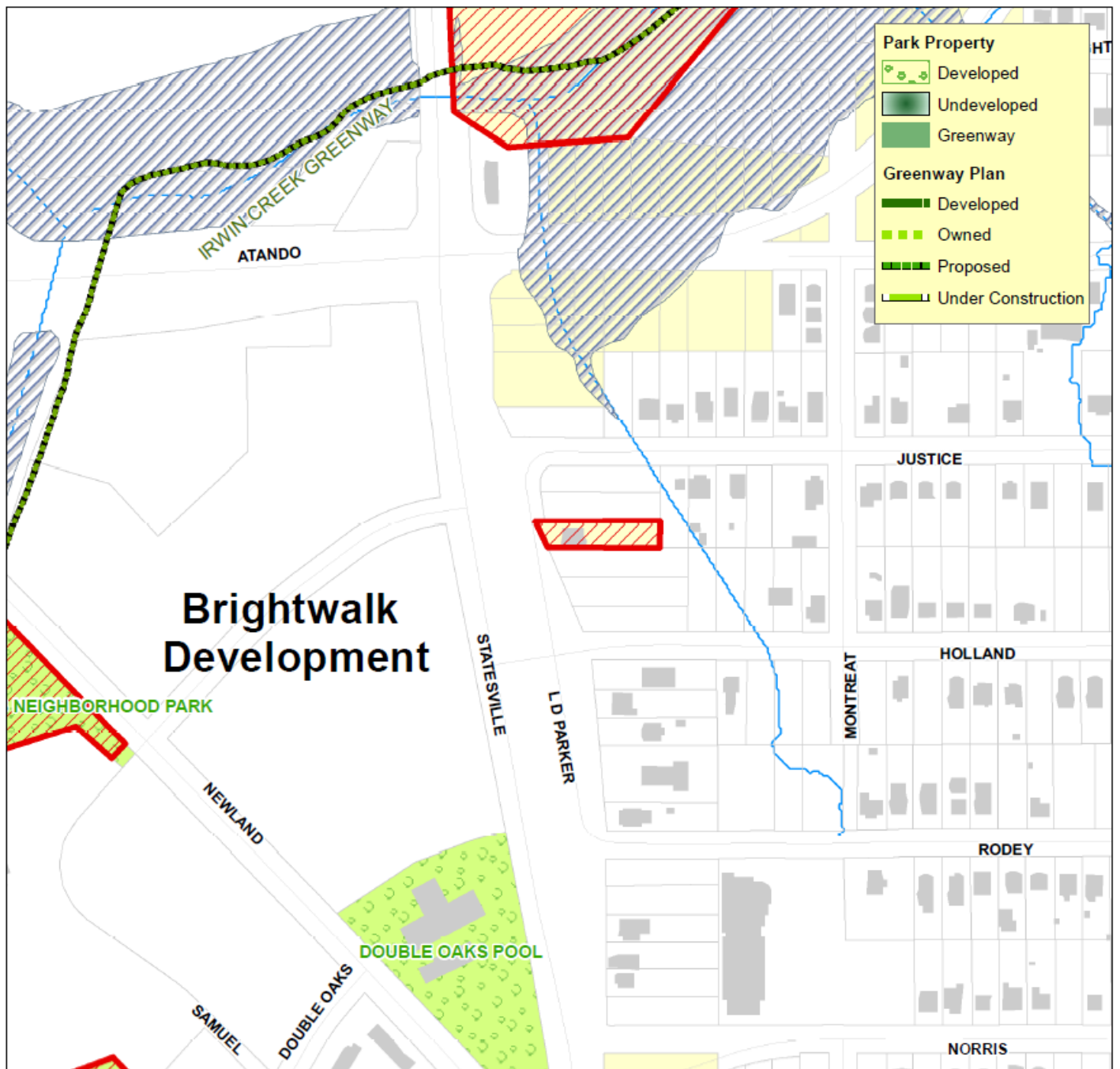
The Joint Use Task Force discussed this matter at their July 2, 2014, meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land sale.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Alberto Gonzalez



Mandatory Referral 14-26

Initiated & Submitted by: City Real Estate

- Mandatory Referral
- City Property
- FEMA 100 Year Floodplain
- County Property





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

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

MANDATORY REFERRAL REPORT NO. 14-27

Proposed Acceptance of Land from Town of Huntersville for a Future Huntersville Recreation Center

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept donation of Tax Parcel 017-204-02 from the Town of Huntersville. The parcel is within close proximity to several County owned land holdings that are leased to the Town for recreation purposes, including the Huntersville Family Fitness Center and the Huntersville Athletic Park. Compost Central North is immediately south of the property. Once the property is conveyed to the County, the lease between the County and the Town will be amended to include this parcel (as well as County owned parcel 017-421-11) which is to become the site of an indoor recreation center that will be built and managed by the Town. Transferring the property into County ownership ensures the proposed new recreation building is on property owned by the County. The subject property is a wooded vacant lot, zoned HC (Highway Commercial) under the Town of Huntersville's zoning ordinance. Parks are a permitted use within this zoning designation.

PROJECT JUSTIFICATION:

This acquisition is intended to assist the Town of Huntersville in locating a site for a new indoor recreation center. The Town as well as the County's Park Master Planning process revealed a need for additional indoor recreation centers in the northern Mecklenburg area of the County. The addition of this recreation center takes steps toward fulfilling the need for more recreational opportunities for northern Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which identified the need for additional recreation center to serve the northern portion of the County. The Town's Master Plan also supports the addition of recreation centers (as well as other parkland) in the Town.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property proposed for transfer is located within an area designated as "higher intensity" by the Town of Huntersville *2030 Community Plan*. The proposed community recreation center proposed to be located on this property is consistent with this land use designation.

PROJECT IMPACT:

Acquisition of this property enables the Town to secure land to build a new recreation center for residents in the northern portion of the County.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project has no known impact on any public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

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

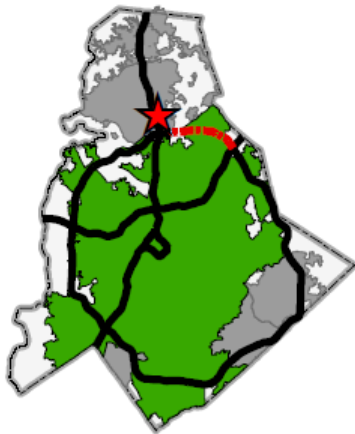
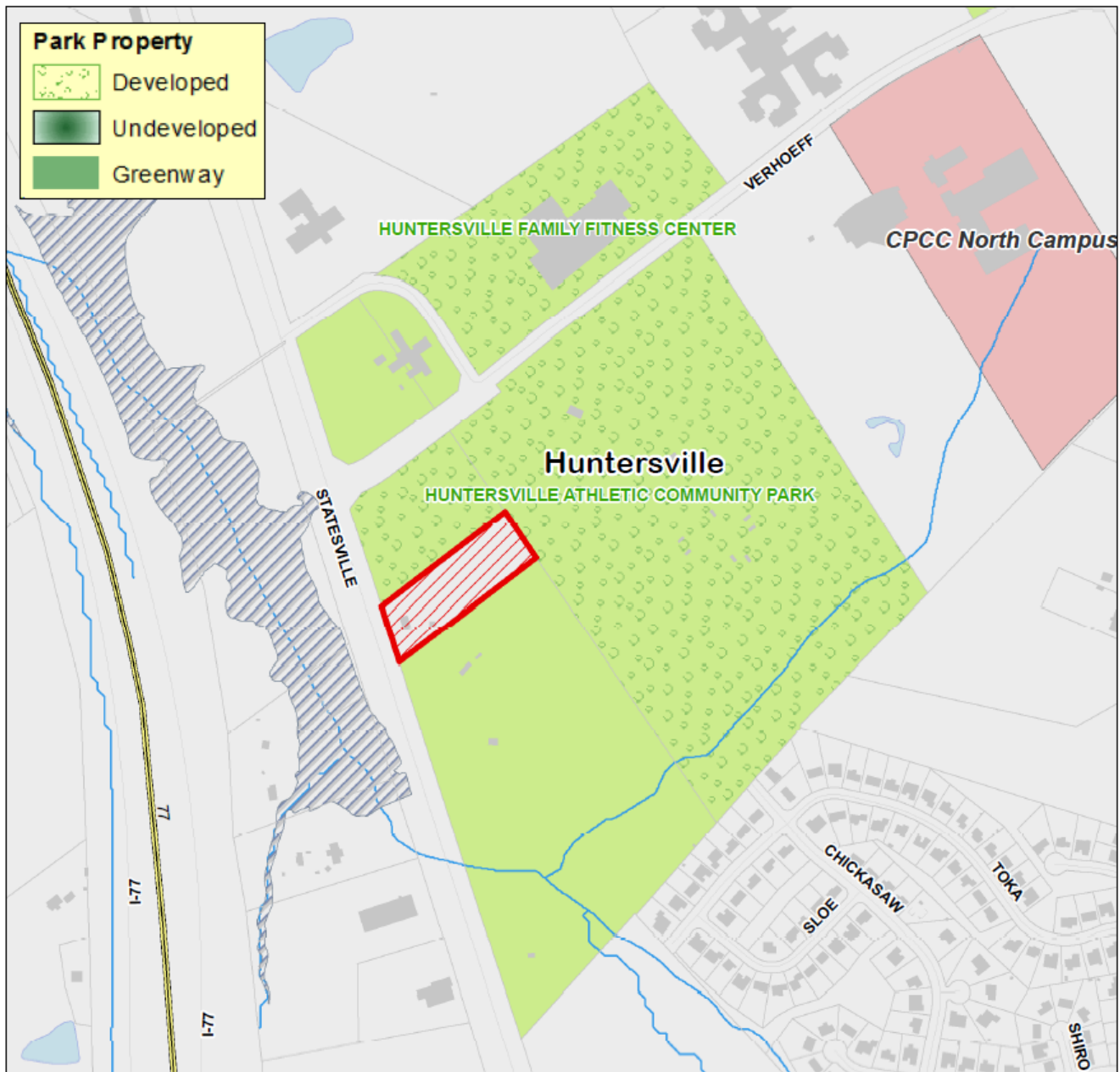
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Inasmuch as the subject property is located within the Town of Huntersville's planning jurisdiction, and since Town staff favors the transaction for the intended use, Planning staff recommends approval.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-27

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

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- Colleges



Produced by the Charlotte-Mecklenburg Planning Department

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

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

MANDATORY REFERRAL REPORT NO. 14-28

Proposed Acceptance of Land in Matthews Adjoining Mecklenburg County Regional Sportsplex

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept a donation of a 75-foot strip of land (± 2.068 acres) that is a portion of Tax Parcel 215-081-13 (± 81.33 acres) in the Town of Matthews for right-of-way construction. After the road is constructed and accepted for maintenance, the County will donate the road and right-of-way to the Town of Matthews. The 75-foot proposed right-of-way will provide an entrance road from Brigman Road to the Mecklenburg County Regional Sportsplex (currently under construction) located in Matthews. The Sportsplex is an athletic complex for field sports and is a joint project between the Town of Matthews and Mecklenburg County. Phase I of the project, which opened in February 2014, includes five multi-purpose fields, a shelter area, and a playground in tribute to the lives lost on September 11, 2001. Phase II is currently in design and will include soccer fields, picnic areas, a stadium, parking and other amenities. The property is currently vacant and is located directly northwest of the Sportsplex. The property is zoned R-15 (Residential) under the Town of Matthews zoning ordinance. To the north of the 75-foot strip is Brigman Road and to the south is the Sportsplex.

PROJECT JUSTIFICATION:

Park and Recreation would like to acquire this strip of land for construction of road right-of-way that is necessary to enter and exit the sportsplex site.

According to Matthews town staff, this new street connection will provide construction access for the Phase 2 portion of the Sportsplex without going through an existing residential neighborhood -- the only current vehicular access point. It provides a guaranteed long-term public vehicular access for the County park, and creates a second way in and out for park visitors and the adjacent neighborhood which occasionally is prevented from exiting their neighborhood due to flash flooding or a stopped train. Non-local traffic headed to the Sportsplex will be able to arrive there without using local residential streets or navigating an at-grade, angled railroad crossing.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The project is consistent with the 2008 *Mecklenburg County Parks Master Plan* objectives which identified that the County was lacking in multi-use athletic fields and areas for large regional sports tournaments. An entrance road to this site will allow for greater access to the property and mitigate any traffic impacts that might be created by the Sportsplex.

The project is also consistent with the *Town of Matthews Parks and Recreation Master Plan* which envisions ongoing coordination of park and recreation facilities between the Town and County.

One of the primary "targeted growth sectors" identified by the *Matthews Strategic Economic Development Plan* is "arts, entertainment, and recreation". The Plan indicates the proposed private development adjacent to the County Sportsplex is an economic driver for the Town, the County, and the region.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposal is consistent with the *Town of Matthews Land Use Plan* particularly in regard to development of a Family Entertainment District that may incorporate both the public Sportsplex park site and privately-owned land for a mixed use urban neighborhood.

PROJECT IMPACT:

Acquisition of this property will increase the accessibility of the Mecklenburg County Sportsplex for users of the facility.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The acquisition is for road right-of-way to serve the Mecklenburg County Sportsplex. It does not affect any other known public or private projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for right-of-way acquisition and conveyance to the Town of Matthews. Acquisition of the right-of-way is expected to be completed by late summer 2014. It is expected that construction of the road and subsequent conveyance of the right-of-way by the County to the Town will take place approximately one year after its completion.

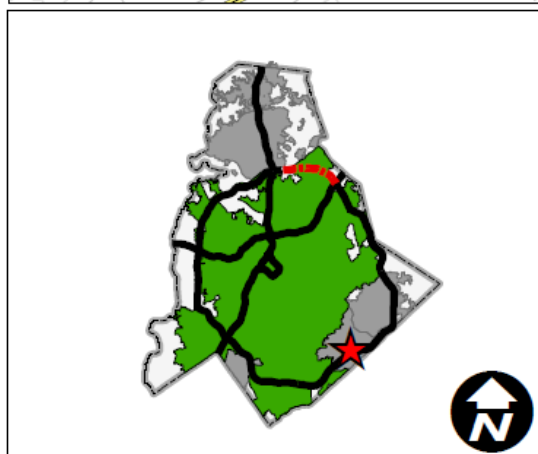
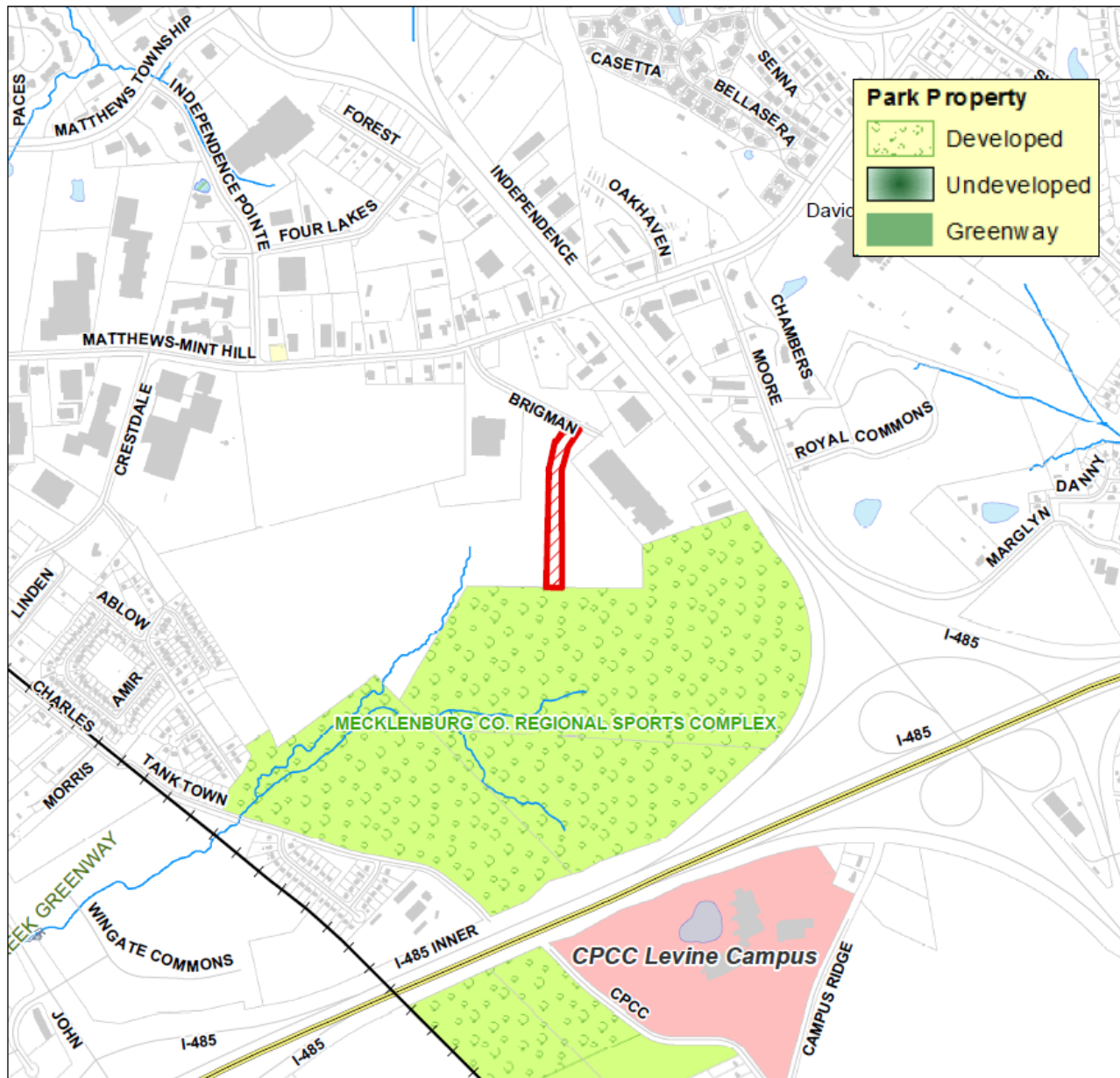
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Matthews town planning staff report that they are in support of the proposed transaction for the intended use. Planning staff; therefore, recommends approval.




CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-28

Initiated by: Park and Recreation

Submitted by: County Real Estate

-  Mandatory Referral
-  County Property
-  Colleges

Produced by the Charlotte-Mecklenburg Planning Department



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

Initiated by: Michael Dickerson, Director, Board of Elections

MANDATORY REFERRAL REPORT NO. 14-29

Proposed Acquisition of Board of Elections Office Space Expansion Area on Kenilworth Avenue

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase +/- 10,390 square feet of office condominium space at 741 Kenilworth Avenue, Suite 300 in the Midtown area of Charlotte (Parcel Id #125-213-35). The space was recently vacated by the previous owner and is currently available for sale. The County now owns +/- 7,638 square feet of office space in the building occupied by the Mecklenburg County Board of Elections Office (Suites 200 and 202). Acquisition of this condo will bring the total square footage of space owned by the County in the building to +/- 18,028 SF. The space is needed by the Board of Elections office to house staff, training for precinct officials staff and volunteers, and conference rooms. The existing condo spaces owned by the County were purchased in 1986 and 1997. With the growth in the County's population and Board of Elections staff and training demands, it was determined that the department needed additional office space to operate efficiently. The office building is located in the O2 (Office) zoning category under the City of Charlotte's Zoning Ordinance. The area immediately surrounding the property contains a mix of office, retail, and recreational uses.

No physical changes to the land use or the site (other than interior renovations) are contemplated as part of this proposed transaction.

PROJECT JUSTIFICATION:

The Mecklenburg County Board of Elections is responsible for administering local and national elections for the City of Charlotte, Mecklenburg County, and the six municipalities within Mecklenburg County. This expansion office space is needed to ensure that the Board of Elections can meet the needs of local, state, and national elections held within Mecklenburg County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's goal of providing efficient and effective services to the citizens of Mecklenburg County. Additional office space for the Board of Elections will ensure that voting is well organized and appropriately run to meet the needs of citizens within the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Midtown Morehead Cherry Area Plan* (2012) calls for the property to be a mix of office and residential uses in a pedestrian oriented mixed use environment. The property is an existing office building in excellent condition, located on the greenway just outside of Uptown. While it is built with parking lots between street edge and building, it is legal to remain indefinitely, and likely to do so. The County Board of Elections has owned and occupied office space in the building since it was built in 1986, and will be occupying additional existing space. As such, the proposed acquisition is consistent with the *Midtown Morehead Cherry Area Plan*.

PROJECT IMPACT:

Acquisition of this property will provide additional office space for the Board of Elections to meet the demands of running local, state and national elections.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no known impact on any other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

This project is for office space acquisition only and is expected to be completed by late summer 2014.

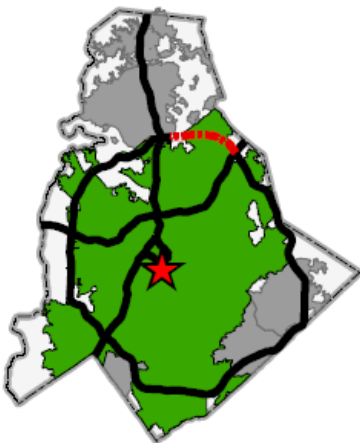
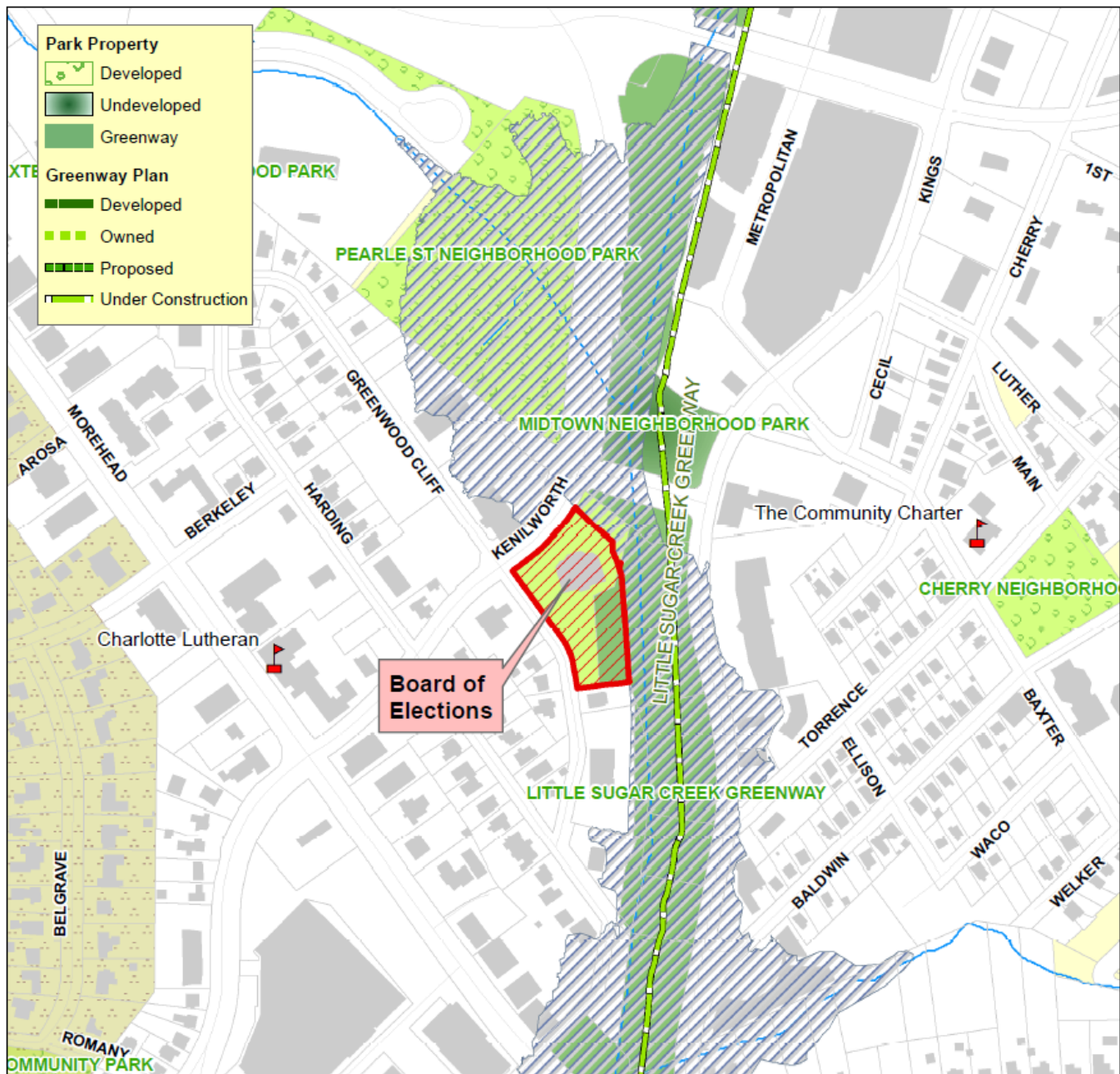
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *Midtown Morehead Cherry Area Plan*. It facilitates needed expansion of existing County office space in an attractive and accessible location. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-29

Initiated by: Mecklenburg County Board of Elections
Submitted by: County Real Estate

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- City Property
- Schools



Produced by the Charlotte-Mecklenburg Planning Department

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

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

MANDATORY REFERRAL REPORT NO. 14-30

Proposed Acquisition of Land on Plott Road to Allow for Reedy Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of Tax Parcel 108-041-01 (±14.75 acres) located on 7410 Plott Road in the City of Charlotte for the expansion of Reedy Creek Greenway. The property is improved with a single family dwelling and one outbuilding. It is zoned R-3 (Single Family Residential) according to the City of Charlotte's Zoning Ordinance. The property is surrounded by a church directly north and single family homes to the west and northwest of the property. East and south of the property are larger, undeveloped parcels of land. This parcel is located approximately one mile from the Plott Road entrance of Reedy Creek Nature Preserve and Park and is adjacent to another previously acquired parcel for Reedy Creek Greenway.

PROJECT JUSTIFICATION:

Acquisition of this property would help fulfill Mecklenburg County Park and Recreation goals of increasing greenways throughout the County. The purchase of this property will add to the assemblage of parcels along Reedy Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the 2008 *Mecklenburg County Parks Master Plan* objectives of increasing water quality and minimizing hazards by reducing development in the floodplain, increasing greenway trails and open space, and providing greater recreational opportunities for County residents. In a citizen survey administered by Park and Recreation in Spring, 2014, citizens within the County ranked providing more greenway trails and connections as their top overall recreation need.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed transaction is consistent with the *Rocky River Area Plan* (2006) which recommends residential up to 4 dwelling units to the acre and greenway/park/open space for the subject parcels. The intent of the greenway/park/open space recommendation is to support the long term plans for a greenway along Reedy Creek.

PROJECT IMPACT:

The project will allow Park & Recreation to meet its goals of increasing the amount of open space and add additional amenities available to County residents for greenway and open space. Acquisition of this property will allow the County to continue to assemble parcels for the future construction of Reedy Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as greenway. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only. The transaction is expected to be complete in fiscal year 2015.

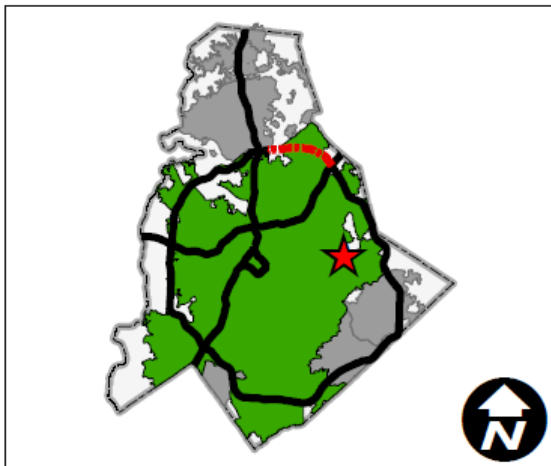
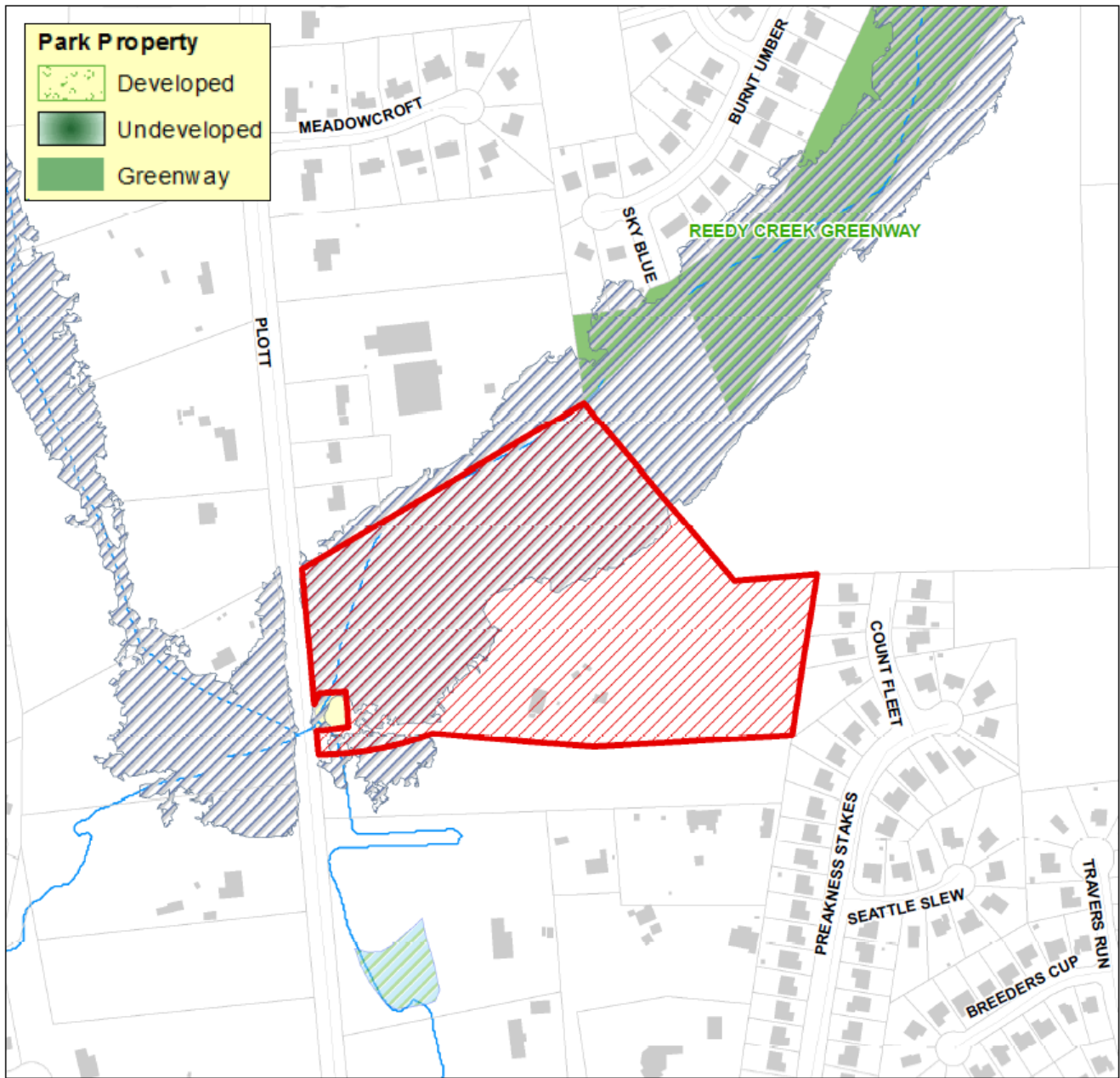
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and there were no formal comments or requests shared.

PLANNING STAFF RECOMMENDATION:

The proposed transaction is consistent with adopted City and County policy as described in the *Rocky River Area Plan* and the 2008 *Mecklenburg County Parks Master Plan*. Therefore, staff recommends approval.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-30

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

- Mandatory Referral
- FEMA 100 Year Floodplain



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

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

**MANDATORY REFERRAL REPORT NO. 14-31
Proposed Exchange of County-owned Land in Double Oaks Area to
Facilitate Redevelopment of Community and Recreation Facility**

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Housing Partnership, Inc. (CMHP) approached the County with a proposal to exchange CMHP owned Tax Parcel 079-043-03 and a portion of 079-043-05 (totaling 2.501 acres) for County owned Tax Parcel 077-079-01. These parcels are located within the Double Oaks community in North Charlotte. The County's parcel is the site of the current Double Oaks swimming pool. The CMHP property is vacant. The pool property is adjacent to the new Brightwalk residential subdivision which is in the process of being developed in a partnership with the CMHP, which is interested in acquiring the County owned parcel to incorporate it into the residential development and is exploring possible commercial uses for the site that will serve residents of the Brightwalk subdivision and other nearby residential communities. As part of its FY14 – FY18 Capital Improvement Plan, the County has approved funding for replacement of the Double Oaks Pool as the current pool has reached the end of its useful life cycle. The property proposed for acquisition from the CMHP would serve as the location of the County's new swimming pool. The property has split zoning [NS (Neighborhood Services) and I-2 (Industrial)] under the City of Charlotte Zoning Ordinance. The County is having discussions with CMHP about the need to re-zone at least a portion of the site proposed to be acquired by the CMHP. Both sites are located in proximity to the Statesville Road/Oaklawn Avenue corridors and consist of a mix of residential (single family and multi-family), industrial, and office uses.

The County (current swimming pool) property is proposed to be converted to neighborhood-serving commercial development, while the CMHP property (to be acquired by the County) will be used for recreational purposes (new swimming pool location).

Below can be found a link to the Brightwalk website.

<http://brightwalkcharlotte.com/>

PROJECT JUSTIFICATION:

This land exchange will allow the County to obtain a larger and more flexible site for the design and construction of the pool. The new site that the County will acquire is approximately .5 acre larger than the current site with a more squared off configuration. Additionally, exchanging the properties will allow Park and Recreation to keep the existing pool open until construction of the new is completed and opened to the public.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which identified the need to add additional outdoor public pools to the County's inventory and to upgrade existing pools. According to the Master Plan, the County has a severe shortage of outdoor pools when compared to the national standard. Based upon the 2008 Master Plan, the National Recreation and Park Association and the North Carolina Department of Environment and Natural Resources identified a standard for outdoor public pools of one per 20,000 residents. To meet this standard, the County would require 43 public pools and currently the County has two outdoor pools.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Multi-Family land use for the County owned parcel (077-079-01), and includes language recommending increased efforts to revitalize the Double Oaks neighborhood.

The *Statesville Avenue Corridor Area Plan* (2001) recommends Residential up to 22 dwelling units per acre for the CMHP owned parcel 079-043-03; and a mix of uses for a portion of parcel 079-043-05, with the remaining portion recommended for Multi-Family.

The proposed uses for both sites are consistent with the adopted land use policies for the area.

PROJECT IMPACT:

The project would provide land for the County to build a replacement pool to serve citizens. Additionally, it will allow CMHP site flexibility for proposed commercial development to meet the needs of Brightwalk residents and other surrounding residential communities.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has an impact on whether or not the pool will relocate and if commercial development will occur on property within the Brightwalk development.

ESTIMATED PROJECT COMPLETION DATE:

The land exchange portion of this project is expected to occur by Winter 2014/2015. The pool construction is expected to be completed roughly 18 months afterward.

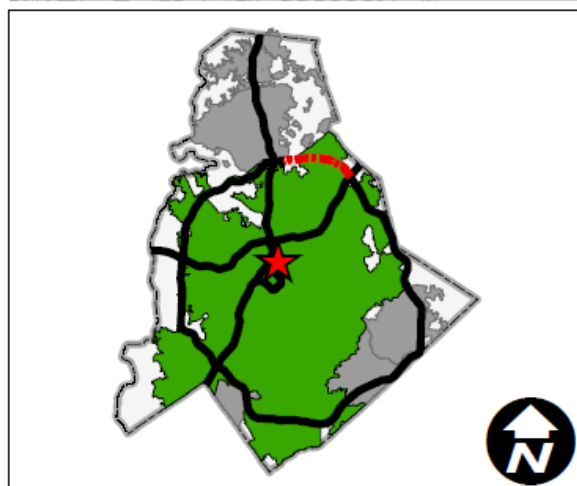
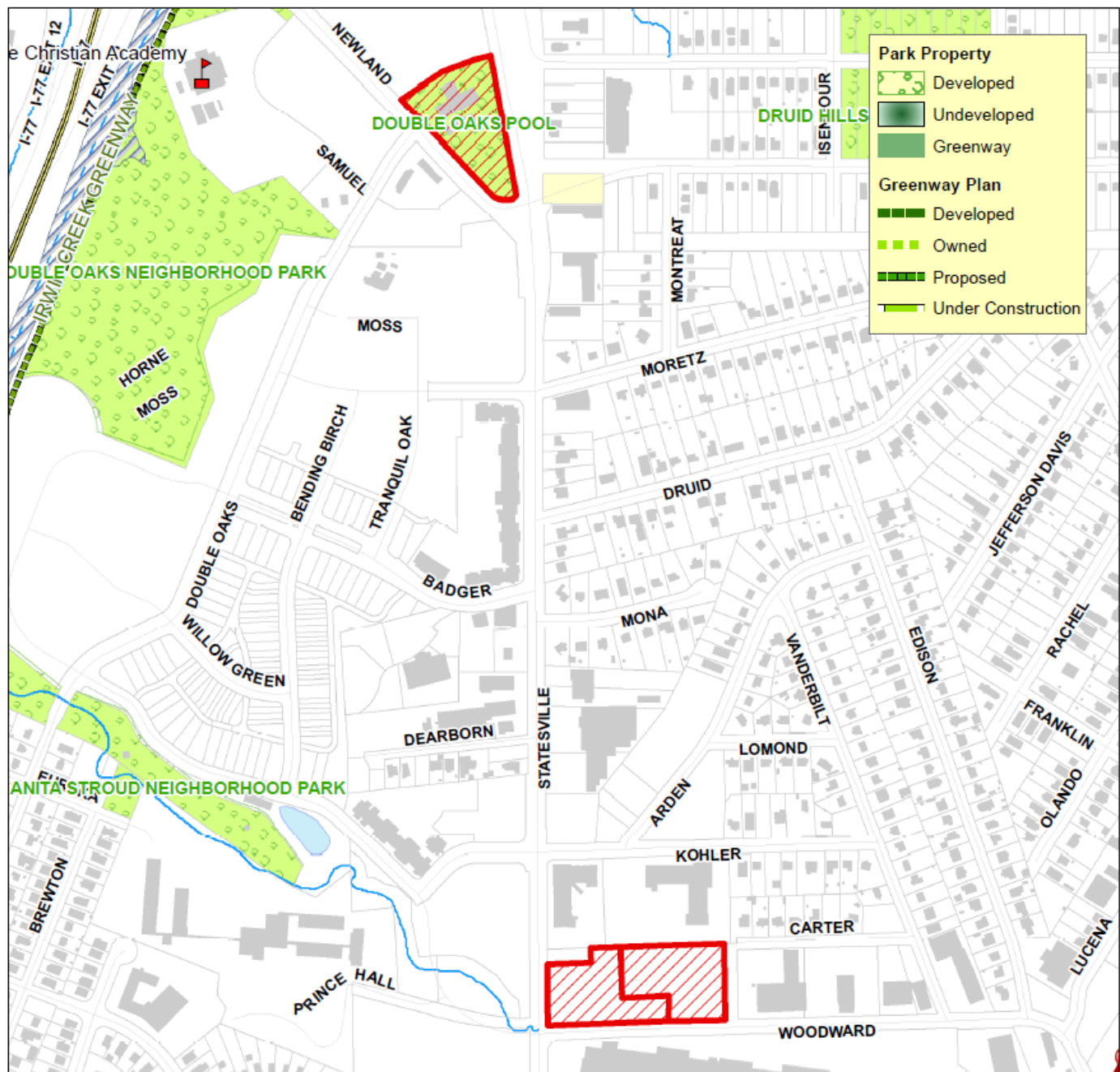
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

The proposed uses for both sites are consistent with the adopted land use policies for the areas, and Planning Department staff recommends approval of the proposed land swap and acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-31

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

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- Schools

Produced by the Charlotte-Mecklenburg Planning Department



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

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

MANDATORY REFERRAL REPORT NO. 14-32
Proposed Acquisition of Land to Expand Steven's Creek Nature Preserve in Mint Hill

PROJECT PROPOSAL AND LOCATION:

This transaction is the proposed acquisition of ±64.54 acres (Tax Parcels 195-141-01, 195-141-02 and 195-141-15) located off Thompson Road in the Town of Mint Hill for expansion of the adjoining Steven's Creek Nature Preserve. The property contains a single family home and silo that will be removed. It is zoned R (Residential District) under the Town's Zoning Ordinance. South and west of the property is the existing +/- 230 acre Steven's Creek Nature Preserve. The area is largely rural with scattered residential dwellings. A portion of the site abuts Interstate 485.

PROJECT JUSTIFICATION:

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of this property takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Mecklenburg County Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected.

As part of its adopted Capital Improvement Program, the County has approved \$7.2 million towards the design and construction of a nature center for Steven's Creek Nature Preserve in FY16. Approximately 20 acres of the property consists of open fields and another 29 acres are a former borrow pit that now supports early successional habitat including pioneer woody species. Park and Recreation has determined that this area which is closest to Thompson Road will serve as the ideal location for the future nature center and associated amenities. Locating the center here will allow Park and Recreation to preserve the more environmentally valuable land that sits to the south and west which is part of the existing nature preserve.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with Mecklenburg County's adopted *2008 Park and Recreation Master Plan* in which citizens encouraged the expansion of nature preserves and the protection of the area's natural habitat and wildlife.

Development of a park at this location would require a re-zoning with a CD (Conditional) classification that would be specific to the development plans of the property for use as a nature center.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Mint Hill's *Lawyers Road and I-485 Small Area Plan* (2011) encompasses this geography and recommends medium density residential land use for the property. Consistency with the area plan is dependent upon the specifics of the land development proposal. The Plan calls for residential development to provide ample open space as an amenity for its residents and to preserve environmentally sensitive areas, which is consistent with the proposed land use as a nature center.

The Plan also calls for the disconnection of Country Woods Drive from Lawyers Road given the intersection's proximity to the I-485 interchange. The Country Woods neighborhood's alternative means of ingress/egress would be the extension of Maple Hollow Lane out to Thompson Road (which would cross the subject parcels and would have been developed as part of the land development process were this property to have been allowed to be developed residentially). The property's use as a nature preserve would therefore need to be accompanied by development of a park road access to the neighborhood through the proposed nature preserve in order to accommodate the planned closure of Country Woods Drive.

The Town's Small Area Plan for this area can be viewed with the following link:

http://dl.dropboxusercontent.com/u/3345838/SAP/MintHill_SAP_final.pdf

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future development and expands the area protected by Steven's Creek Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve land and the site of a future nature center. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

Land acquisition is expected to be completed by late summer 2014. Design and construction for the nature center is planned for the 2016 fiscal year.

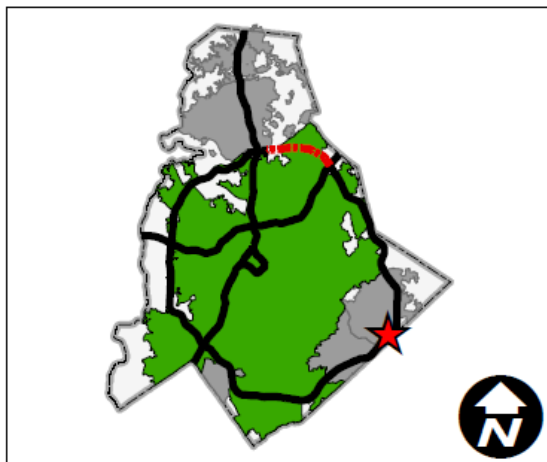
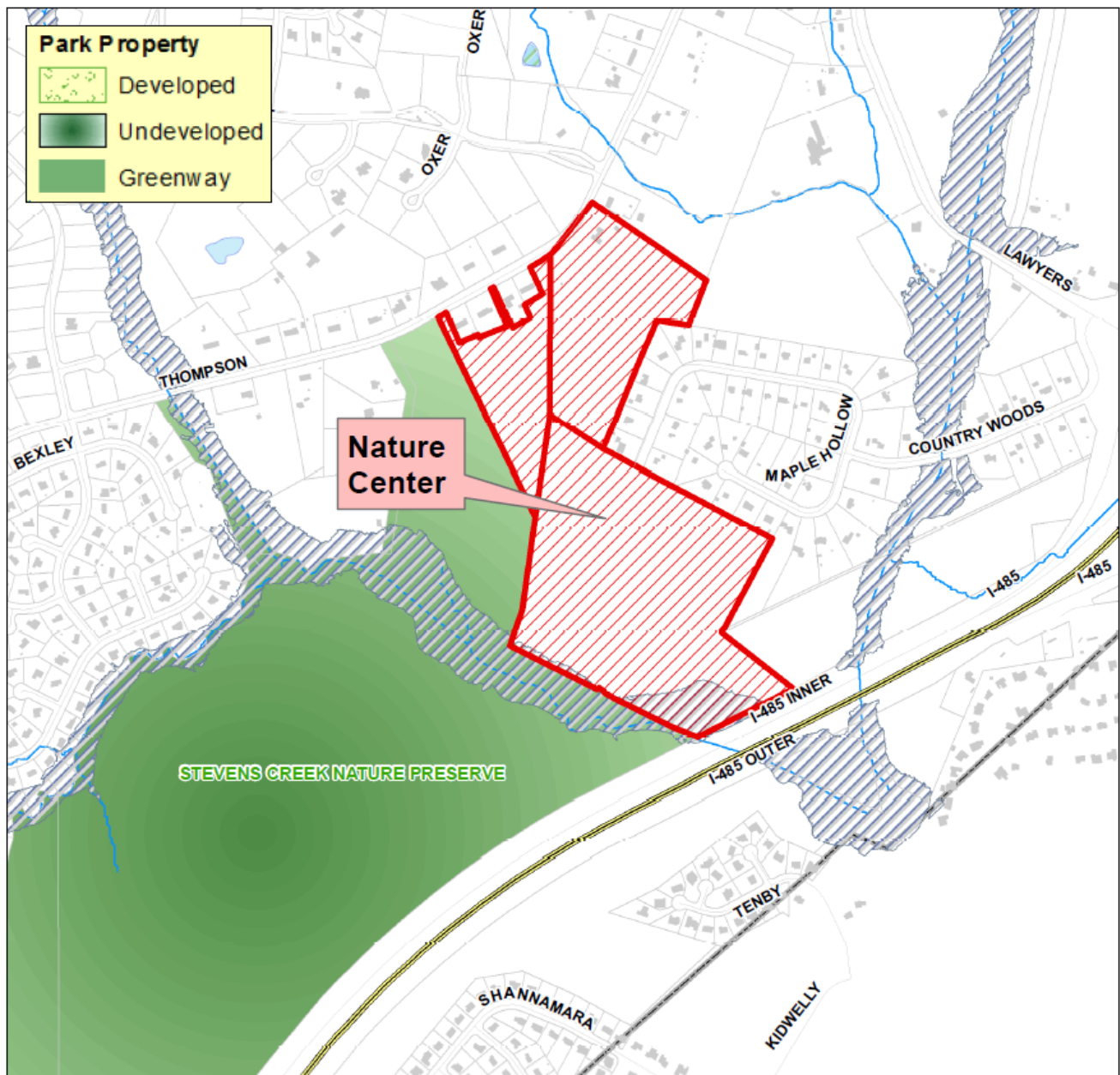
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no joint use comments were offered, however the issue of providing connectivity between the Country Woods neighborhood and Thompson Road was discussed and both Park & recreation and County real Estate staffs in attendance acknowledged that an arrangement would need to be worked out with Mint Hill.

PLANNING STAFF RECOMMENDATION:

Mint Hill Planning staff reports that they support the proposed transaction and the intended land use. Planning staff; therefore, recommends approval of the transaction for the intended use.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 14-32

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

- Mandatory Referral
- FEMA 100 Year Floodplain
- Interstate Highway

