

# Planning Committee

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## Agenda Packet

September 16, 2014 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

September 16, 2014 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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### 1. Call to Order and Introductions

### 2. Approve July 15, 2014, Minutes. *Attachment 1*

### 3. M.R. #14-33: Proposal by Charlotte-Mecklenburg Schools to Acquire Three Parcels Located Adjacent to Northridge Middle School

*Background:* Charlotte-Mecklenburg Schools (CMS) proposes to acquire three parcels (Tax parcels 105-091-07, 105-091-08 and 105-091-09) located on East W.T. Harris Boulevard, totaling approximately 8.6 acres. This acquisition will assist in the joint master planning of Northridge Middle School, J.W. Grier Elementary School and the Central Piedmont Community College (CPCC) Cato Campus. *Attachment 2*

*Staff Resources:* Alberto Gonzalez, Planning  
Susan Cannella, Charlotte-Mecklenburg Schools

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-33.

### 4. M.R. #14-34: Proposal by Mecklenburg County to Accept the Donation of Land in the Blakeney Greens Neighborhood for Flat Branch Greenway

*Background:* Mecklenburg County proposes to accept the donation of approximately 17 acres of land (Tax Parcel 229-091-10) located off Rea Road in the Blakeney Greens neighborhood. The property will be assembled with the other greenway property in the area and eventually become a part of Flat Branch Greenway. *Attachment 3*

*Staff Resources:* Alberto Gonzalez, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-34.

### 5. M.R. #14-35: Mecklenburg County Proposes to Acquire Land Located in the Reid Park Neighborhood for Irwin Creek Greenway

*Background:* Mecklenburg County proposes to acquire .6 acres of land (Tax Parcel 145-179-23) located in the Reid Park Neighborhood for Irwin Creek Greenway. The property will be assembled with other greenway property in the area and eventually become an extension of Irwin Creek Greenway Trail. *Attachment 4*

*Staff Resources:* Alberto Gonzalez, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-35.

**6. M.R. #14-36: Proposal by Mecklenburg County to Acquire Property Located along I-485 between Brookshire Boulevard and Oakdale Road for a Park and Long Creek Greenway**

*Background:* Mecklenburg County proposes to acquire 21 acres (Tax Parcel 033-231-10) and lease 144 acres (see report for tax parcels) of land from North Carolina Department of Transportation located off Simpson Road to eventually create a park and Long Creek Greenway.

***Attachment 5***

*Staff Resources:* Amanda Vari  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-36.

**7. M.R. #14-37: Proposal by Central Piedmont Community College to Develop Phase 3 of the Levine Campus**

*Background:* Central Piedmont Community College (CPCC) proposes to construct a 94,000 square foot, three story classroom building and related site improvements on the existing Levine Campus in the Town of Matthews (Tax Parcels 215-061-15, 215-232-01 & 215-082-04). ***Attachment 6***

*Staff Resources:* Bryman Suttle, Planning  
Kenneth A. Reid, CPCC Facilities

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-37.

**8. M.R. #14-38: Proposal by Central Piedmont Community College to Purchase Property at 1409 E. Fifth Street for Parking**

*Background:* CPCC proposes to purchase 0.14 acres located at 1409 E. Fifth Street (Tax Parcel 080-193-03) to develop parking for the adjacent property at 1230 Charlottetowne Avenue, which houses the college's Procurement and Accounts Payable departments. ***Attachment 7***

*Staff Resources:* Amanda Vari, Planning  
Kenneth A. Reid, CPCC Facilities

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-38.

**9. M.R. #14-39: Proposal by Central Piedmont Community College to Develop Phase 4 of the Harper Campus**

*Background:* CPCC proposes to construct a 120,000 square foot, four story classroom building and related site improvements on the Harper Campus located at 315 West Hebron Street (Tax Parcels 203-185-29 & 203-189-02). ***Attachment 8***

*Staff Resources:* Amanda Vari, Planning  
Kenneth A. Reid, CPCC Facilities

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-39.

**10. M.R. #14-40: Proposal by Central Piedmont Community College to Develop Phase 3 of the Cato Campus**

*Background:* Central Piedmont Community College (CPCC) proposes to construct a 85,000 square foot, four story classroom building, a 2,000 square foot horticulture building and related site improvements (including approximately 300 parking spaces) at the Cato Campus located on the southeast corner of East W.T. Harris Boulevard and Grier Road (Tax Parcels 105-091-06, 20 &28).

***Attachment 9***

*Staff Resources:* Amanda Vari, Planning  
Gregory S. Long, CPCC Facilities Services

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-40.

**11. M.R. #14-41: Proposal by the City of Charlotte to Acquire Land for Expansion of the Police and Fire Training Academy Located at Beam Road**

*Background:* The City of Charlotte proposes to acquire 7.26 acres of land located at 3210 Beam Road (Tax Parcel 143-221-01) for future expansion of police training facilities. ***Attachment 10***

*Staff Resources:* Amanda Vari, Planning  
Robert Drayton, Real Estate Division

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-41.

**12. M.R. #14-42: Proposal by Mecklenburg County to Acquire Land in Pineville for Expansion of the Little Sugar Creek Greenway**

*Background:* Mecklenburg County proposes to acquire approximately 26 acres of land located in the Town of Pineville along Little Sugar Creek (Tax Parcels 207-093-46 & 49) for the construction of Little Sugar Creek Greenway trail to the South Carolina line.

***Attachment 11***

*Staff Resources:* Bryman Suttle, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-42.

**13. M.R. #14-43: Proposal by Mecklenburg County to Acquire Land in Mint Hill to Serve as Future Regional Parkland**

*Background:* Mecklenburg County proposes to acquire approximately 140 acres of land located between Brief and Fairview roads in the Town of Mint Hill (Tax Parcel 197-221-03) for a regional park to serve Mint Hill and the eastern portion of the County. ***Attachment 12***

*Staff Resources:* Bryman Suttle, Planning  
Jacqueline McNeil, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-43.

**14. M.R. #14-44: Proposal by Mecklenburg County to Acquire Land in the Back Creek Area for Greenway and a Neighborhood Park**

*Background:* Mecklenburg County proposes to acquire approximately 33 acres of land located off the southwest quadrant of I-485 and University City Boulevard (NC 49) (Tax Parcels 051-122-98) for greenway trails and a neighborhood park. **Attachment 13**

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

*Action Requested:* Approve Planning staff's recommendation for M.R. #14-44.

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

Area Plans	Assigned Commissioner(s)	Scheduled Meeting
<b>University City Area Plan - Blue Line Extension Transit Station Area Plans</b>	Deborah Ryan Nancy Wiggins	To be determined
<b>Prosperity Hucks Area Plan</b>		<b>Small Group Work Sessions</b> Tuesday, September 16 10 a.m. or 6:30 p.m. Mecklenburg Community Church 8335 Browne Road  <b>Open House: Drop in Consultation/Discussion</b> Wednesday, September 17 Anytime 9 a.m. – 5 p.m. Mecklenburg Community Church 8335 Browne Road  <b>Summary Review</b> Tuesday, September 23 6:30 p.m. Crossway Community Church 6400 Prosperity Church Road

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

*Action Requested:* For Committee discussion.

**16. Adjourn**

**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Minutes**  
**July 15, 2014 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

**ATTACHMENT 1**  
**DRAFT**

**Attendance:**

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

Commissioners Absent: Tom Low

**Planning Staff Present:** Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Bryman Suttle and Jonathan Wells

**Other Staff Present:** Robert Drayton (City Real Estate) and Jacqueline McNeil (County Asset and Facility Management)

**Call to Order and Introductions**

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

**Approve June 17, 2014 Minutes**

A motion was made by Commissioner Allen and seconded by Commissioner Wiggins to approve the June 17, 2014 minutes with the following change: *Commissioner Fink noted that the minutes stated that the meeting started at 6:00 p.m. and should have stated that the meeting started at 5:00 p.m.* A substitute motion was made by Commissioner Fink to correct the time. This was seconded by Commissioner Watkins. The vote was unanimous to approve the minutes as amended.

**Election of Vice-Chairperson**

The chairperson explained the role of the Planning Committee Vice-chairperson and opened the floor for nominations. Commissioner Watkins nominated Commissioner Fink as vice-chairperson and made a motion to close the nomination and elect him by affirmation. Commissioner Wiggins seconded the motion. Commissioner Fink was elected vice-chairperson. The vote was unanimous to elect Commissioner Fink vice-chairperson.

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

Jonathan Wells (Planning) stated that this is one of four mandatory referrals located in the Mecklenburg County towns and that Planning staff has worked closely with staff from the towns on each one. He further explained this proposal from Charlotte-Mecklenburg Schools (CMS) to sell .01 acres of vacant land along Mocks Road in the Town of Davidson to the Davidson Housing Coalition. The Coalition intends to combine the property with an adjoining vacant lot to construct a duplex. This acquisition will allow the Davidson Housing Coalition to develop additional units of affordable housing, either for sale or for rental to eligible families.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-22. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-22.*

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

Alberto Gonzalez (Planning) presented the City of Charlotte's proposal 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 project at this location, a concept that has been abandoned. The City's Real Estate division proposes to dispose of the subject parcel for land uses consistent with adopted plans and policies.

Commissioner Wiggins commented that the long narrow property could be a good place for Mecklenburg County Park and Recreation Department to consider placing a pool in the area since the County needs more public pools. She thinks that it would be good for the neighborhood. Commissioner Watkins asked if the Committee can make suggestions on uses. Commissioner Wiggins reiterated that this is just a suggestion. Commissioner Fink asked if Harris Boulevard is the boundary for the *Eastland Area Plan*. Mr. Gonzalez answered yes. Commissioner Fink also asked why the City is retaining a small slither of land. Mr. Gonzalez answered that it is not developable. Bob Drayton (City Real Estate) added that the City is considering conveying the property to adjoining land owners.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #14-25. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-25.*

**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**

Alberto Gonzalez (Planning) presented the City of Charlotte's proposal to sell approximately .23 acres of land located at 2912 L. D. Parker Drive. He explained that it is surplus property that was acquired in 2005 as part of the Statesville Avenue road widening project. A significant portion of the property was required for the project; however, the subject property is no longer needed for City use.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #14-26. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-26.*

**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**

Jonathan Wells presented Mecklenburg County's proposal to accept the donation of land located on the easterly side of Statesville Road south of Verhoeff Drive from the Town of Huntersville. An indoor recreation center will be built on the site. 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. This proposal is consistent with the *2008 Mecklenburg County Parks Master Plan*.

*A motion was made by Commissioner Watkins and seconded by Commissioner Fink to approve Planning staff's recommendation for Mandatory Referral #14-27. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-27.*



**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**

Jonathan Wells presented Mecklenburg County's proposal to accept the donation of a 75-foot strip of land totaling 2.6 acres. The land will provide an entrance road from Brigman Road to the Mecklenburg County Regional Sportsplex currently under construction. The project is consistent with both the *2008 Mecklenburg County Parks Master Plan* and the *Town of Matthews Parks and Recreation Master Plan*. Commissioner Fink asked who is donating certain portions of the parcel. Jacquelyn McNeil (County Asset Management) stated that the Brigman family owned the property. Commissioner Wiggins noted that traffic is backed up when kids go out to play and anything to improve the traffic situation in this area is welcomed.

*A motion was made by Commissioner Allen and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-28. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-28.*

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

Jonathan Wells (Planning) presented Mecklenburg County's proposal to purchase 10,390 square feet of office condominium space at 741 Kenilworth Avenue. 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. 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. Commissioner Wiggins asked if this area is out of the floodplain. Mr. Wells stated that it is very close to the floodplain. Commissioner Wiggins also asked if this will impact the use of the Freedom Drive Annex location. Ms. McNeil stated that this will not impact use of the Freedom Drive Annex for the Board of Elections. She explained that the Freedom Drive location is used to store voting machines and this proposal will provide more office space for staff and training.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Fink to approve Planning staff's recommendation for Mandatory Referral #14-29. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-29.*

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

Alberto Gonzalez (Planning) presented Mecklenburg County's proposal to acquire approximately 15 acres located on Plott Road adjacent to Reedy Creek for the expansion of Reedy Creek Greenway. Acquisition of this property will help fulfill Mecklenburg County Park and Recreation's goal of increasing greenways throughout the County. Commissioner Fink asked if the house is currently occupied. Ms. McNeil stated that the owner is deceased and the property is vacant.

*A motion was made by Commissioner Fink and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #14-30. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-30.*

**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**

Alberto Gonzalez (Planning) presented Mecklenburg County's proposal to exchange county owned land, the current Double Oaks swimming pool site, with Charlotte-Mecklenburg Housing Partnership, Inc. (CMHP) for land located at the corner of Statesville and Woodward avenues. The acquired land will serve as the location for a new swimming pool in the area.

Commissioner Wiggins asked if this property is adequate for a swimming pool. Ms. McNeil replied yes. Mr. Gonzalez explained ownership of the parcels and their relationship to the Brightwalk development.

*A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #14-31. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-31.*

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

Jonathan Wells (Planning) presented Mecklenburg County's proposal to acquire approximately 64 acres of land located off Thompson Road in the Town of Mint Hill for expansion of the adjoining Steven's Creek Nature Preserve. This property is to be utilized as nature preserve land and the site of a future nature center. Chairperson Lathrop asked if anything is located on the property. The property is vacant. Commissioner Wiggins agreed with the idea that a road is needed for the safety of the neighborhoods.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-32. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #14-32.*

**Area Plan Status and Meeting Update**

Chairperson Lathrop stated that he didn't know if there was a lot of action on area plans. He stated that he asked Ms. Melony McCullough about the University City Area Plan since Commissioner Deb Ryan is assigned to this area but is not on this Committee. He also asked her about the *Prosperity Hucks Area Plan* since no one has been assigned to this area. There was talk about assigning Commissioner Low to serve since he was previously assigned to this plan. He said Ms. McCullough stated that there was not any Citizen Advisory Group or public meetings scheduled. He then asked if any committee members had information to report. Commissioner Wiggins stated that she has been assigned as an assistant to the *University City Area Plan-Blue Line Extension Transit Station Area Plans*. She said that the last scheduled meeting was canceled and she is not aware of any new information.

Chairperson Lathrop asked about the *Prosperity Hucks Area Plan*. Ms. Cornett noted that staff is continuing to refine the recommendations.

Commissioner Wiggins asked if there will be a meeting soon on the Mobile Farmers' Market Text Amendment and she was told that a meeting is not scheduled at this time.

**Adjourned:** 5:50 p.m.

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

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

**MANDATORY REFERRAL - REPORT NO. 14-33**  
**Proposed Acquisition of Site Adjacent to Northridge Middle School on East W.T. Harris Blvd.**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to acquire three parcels located at 3901-3907 East W. T. Harris Blvd. in Charlotte (approximately 8.63 acres), to assist in the joint master planning of Northridge Middle School, J.W. Grier Elementary School and the Central Piedmont Community College (CPCC) Cato Campus. The parcel numbers of these three properties are 10509107, 10509108, and 10509109. The site is directly adjacent to the existing Northridge Middle School and CPCC Cato Campus. These parcels will serve as an addition and expansion site in which 14 classrooms will be added to the existing middle school and the joint project with CPCC which will include shared parking and site circulation, both of which were included in the 2013 general obligation bonds (the CPCC expansion will be the subject of a separate Mandatory Referral). The property is largely vacant with the exception of a two single family homes and several outbuildings which will be demolished to make way for these projects. CMS and CPCC are cooperating on the expansion of Cato Campus, and Northridge Middle School is not a baseline facility. "Baseline" for a middle school is 54 classrooms while Northridge currently has only 40 classrooms; the proposed addition of 14 classrooms will raise the facility to the 54 classroom baseline and offset the campus's reliance upon mobile classrooms.

The parcel is located within an area which is zoned R-3, (Single family Residential), according to the Charlotte Zoning Ordinance. The immediate vicinity includes existing CMS schools (Northridge Middle and Grier Academy - kindergarten through grade 5), the college campus, commercial and residential uses.

Adjacent to the west of the subject site is East W.T. Harris Blvd., to the south is The Plaza and to the north is Grier Road.

**PROJECT JUSTIFICATION:**

Funding for the purchase will come from the 2013 School Bond Package in which \$6.45 million was allocated for an addition to Northridge Middle School and \$23 million was budgeted for the expansion of Cato Campus.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The addition and expansion to the existing Northridge Middle School is consistent with 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-3 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:**

The *Northeast District Plan* (1996) recommends multifamily land uses (density not specified) for these parcels. Schools are considered compatible with residential land uses.

**PROJECT IMPACT:**

This is a school renovation. There should be no traffic impacts. The school site will utilize existing vehicular and pedestrian access from both East W.T. Harris Blvd. and The Plaza.

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

Design will be coordinated with the CPCC Cato Campus expansion.

**ESTIMATED PROJECT COMPLETION**

The site acquisition will be funded from the 2013 bond referendum.

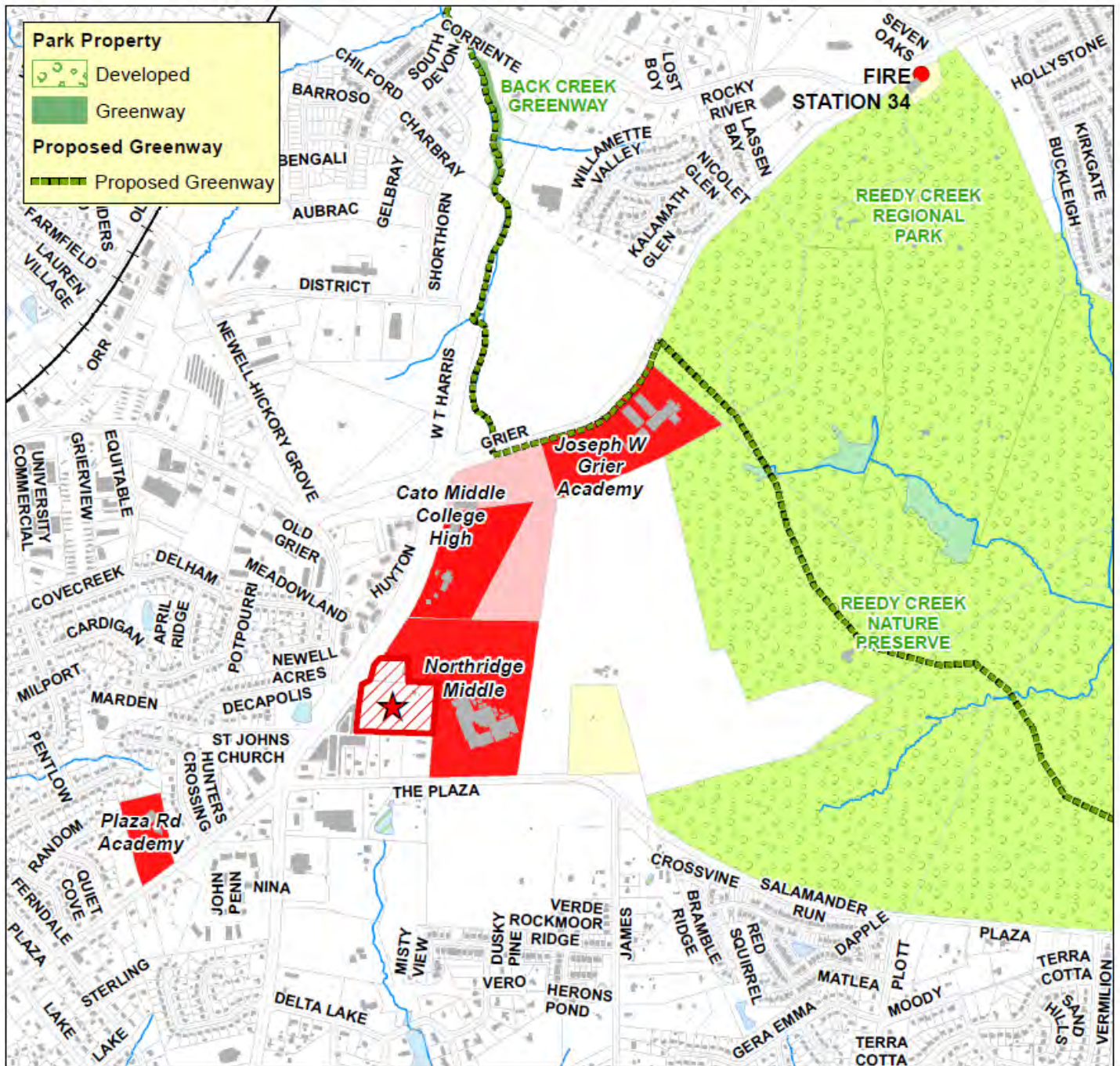
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 14-33

Initiated & Submitted by: CMS

- Mandatory Referral
- City Property
- Schools
- Colleges



Produced by the Charlotte-Mecklenburg Planning Department



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

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

**MANDATORY REFERRAL REPORT NO. 14-34**  
**Proposed Acceptance of Land in South Charlotte for Flat Branch Greenway**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept the donation of tax parcel 229-091-10 (±16.764 acres) in the Blakeney Greens neighborhood in south Charlotte along Flat Branch. The property will be assembled with the other greenway property in the area and eventually become a part of Flat Branch Greenway.

The property is currently vacant and is zoned O-1(CD) and MX-2(INNOV) according to the Charlotte Zoning Ordinance. The property (that is entirely within the 100-year floodplain) is surrounded by single-family residences to the north and east, multi-family residences to the west, and a commercial shopping center (Blakeney Crossing) to the south. The vacant land immediately to the north is already County-owned

**PROJECT JUSTIFICATION:**

Park and Recreation would like to acquire this property for the future construction of Flat Branch Greenway trail. Flat Branch is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *South District Plan* (1993) recommends the subject property for park and open space use based on its floodplain designation. It is currently common open space for adjoining residential development.

**PROJECT IMPACT:**

This greenway will provide a connection from the commercial amenities on Ardrey Kell Road and Rea Road to the residential communities, and the connection will continue on to Flat Branch Community Park and Flat Branch Nature Preserve.

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

There are no known projects in the immediate vicinity of this site.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by late fall/early winter 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force met on September 3, 2014. No comments were offered on this proposal.

**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the *South District Plan*. It will serve a critical need in linking with other County greenway property to allow for future construction of the Flat Branch Greenway. As such, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



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

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

**MANDATORY REFERRAL REPORT NO. 14-35**  
**Proposed Acquisition in Reid Park Neighborhood for Irwin Creek Greenway**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire tax parcel 145-179-23 (±0.67 acres) in the Reid Park neighborhood in west Charlotte along Irwin Creek. The property will be assembled with the other greenway property in the area and eventually become an extension of Irwin Creek Greenway trail.

The property is currently vacant and is zoned R-5 according to the Charlotte Zoning Ordinance and is partially located in the 100-year FEMA floodplain. The property is surrounded by single-family residences to the north and south, Amay James Community Park to the west, and Reid Neighborhood Park to the east.

**PROJECT JUSTIFICATION:**

Park and Recreation would like to acquire this property for the future construction of Irwin Creek Greenway. Irwin Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land uses as per the *Central District Plan* (1993), for parcel 145-179-23 are single family up to 5 dwelling units per acre for the top (northern) portion of the parcel, and park / open space for the remaining portion of the parcel inside the FEMA Floodplain. The proposed use is consistent with the adopted future land use for this parcel.

**PROJECT IMPACT:**

This greenway will provide a connection from Revolution Community Park, the Charles L. Sifford Golf Course and Clanton Community Park to the neighborhood. Eventually, Irwin Creek Greenway will connect to Renaissance Golf Course to the south.

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

There are no known projects in the vicinity of this site.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by late fall/early winter 2014

**JOINT USE TASK FORCE REVIEW COMMENTS:**

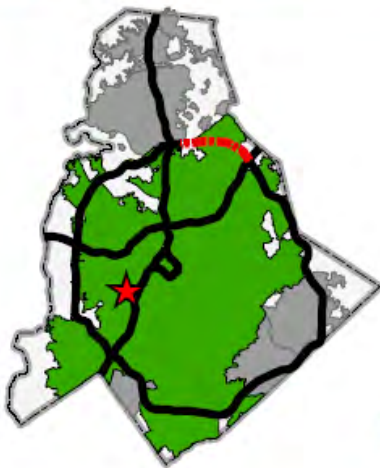
The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land acquisition.




**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 14-35

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

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Schools





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

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

**MANDATORY REFERRAL REPORT NO. 14-36**  
**Proposed Acquisition and Lease in Northwest Charlotte for Long Creek Park and Greenway**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire tax parcel 033-231-10 (±21.388 acres) along Long Creek in Charlotte's Extraterritorial Jurisdiction. The property proposed for acquisition is off Simpson Road and is currently vacant and zoned R-3 (Single Family Residential) according to the Charlotte Zoning Ordinance.

In addition, it is proposed that the County lease from the NC Department of Transportation an additional 14 parcels totaling 144.358 acres nearby and to assemble the acquired and leased properties in the area to eventually create a park and Long Creek Greenway. This property (detailed in the table below) was acquired for the Interstate 485 right-of-way and is no longer needed for that completed project.

Parcel #	Acreage	Zoning	Area Plan and Land Use Recommendation
033-221-12	17.518	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Parks & Open Space and Greenway
033-221-13	10.525	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Parks & Open Space and Greenway
033-221-14	2.58	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Parks & Open Space
033-221-15	1.49	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Parks & Open Space
033-221-16	19.70	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Parks & Open Space and Greenway
033-221-17	13.665	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Single-Family Residential (<4DUA) and Greenway
033-221-20	17.88	R-3 single family residential	Brookshire/I-485 Interchange Study (2002); Single-Family Residential (<4DUA) and Greenway
033-221-21	17.92	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
033-064-08	3.67	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
033-231-20	10.85	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
033-231-21	5.80	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
033-231-22	5.60	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
033-231-23	4.87	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
033-231-25	12.29	R-3 single family residential	West Side Strategic Plan (2000); Parks & Open Space and Greenway
<b>TOTAL</b>	<b>144.358</b>		

All the property is vacant although it is traversed by overhead electrical transmission lines. It is surrounded by vacant property and a few single-family residences. The northern boundary is formed by I-485, the western boundary by Brookshire Boulevard (NC 16), and the southern boundary by Long Creek.

**PROJECT JUSTIFICATION:**

Mecklenburg County Park and Recreation sees an opportunity to expand its recreational presence in this area by using both the property proposed for acquisition and to be leased for park purposes, including running trails, passive open space and possibly mountain bike trails with support facilities such as parking and restrooms located on the Shuffletown Community Park property, immediately to the west of the State property. The park could potentially host activities and events that would be a regional draw. Long Creek Greenway trail would also be extended through this property along the creek to connect to Shuffletown Community Park, creating another amenity for the community. Long Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

The property identified for acquisition is considered to be a significant parcel, in that it is home to a Piedmont Alluvial Forest (see attached information sheet) and upland forest and has high quality natural areas that have only been minimally impacted by invasive species. This area is contiguous to similar habitat on adjacent County-owned property and

is helping to project the water quality of the Long Creek watershed. The area is also providing important habitat for a variety of resident and migratory wildlife. Broad-winged Hawk, an uncommon nesting species within the County, was documented as breeding on the property during Park and Recreation's site visit.

County Park and Recreation is also proposing a long term lease with NCDOT for over 144 acres of residual properties originally purchased for the construction of I-485. The NCDOT property stretches along Long Creek from Brookshire Boulevard to just short of Oakdale Road, and would be a good means of completing this segment of Long Creek greenway while connecting with the Shuffletown Community Park property immediately to the west.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The *Mecklenburg County Park and Recreation 10 Year Master Plan* (2008) supports creating and expanding parks that have the capacity to support regional events and encourages the expansion of the County's greenway system. The acquisition of this parcel also meets the goals of the County's Surface Water Improvement and Management policy (1996) by taking the parcel out of play for future development ensuring the protection of the creek and tributaries.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property proposed for acquisition (tax parcel 033-231-10) lies within the *Northwest District Plan* (adopted 1990), which recommends the location of single-family land uses (up to 4 DUA) and greenway.

The land proposed to be leased from the NC Department of Transportation includes several parcels, seven of which are included in the Brookshire/I-485 Interchange Study (2002), and seven that are in the *West Side Strategic Plan* (2000). The adopted land uses are listed in the table above and are generally consistent with the proposed use for park space and a greenway. Portions of two parcels are recommended for single-family land uses (up to 4 DUA).

Adopted land use policy plans do not identify all areas that are appropriate for planned or future parks and/or greenways. Typically, parks and greenways are compatible with the surrounding single-family land uses. The use of the property for a greenway meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land.

**PROJECT IMPACT:**

There is no known impact to other public projects.

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

There are no other known projects in the vicinity.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition and lease only and is expected to be completed by late fall/early winter 2014

**JOINT USE TASK FORCE REVIEW COMMENTS:**

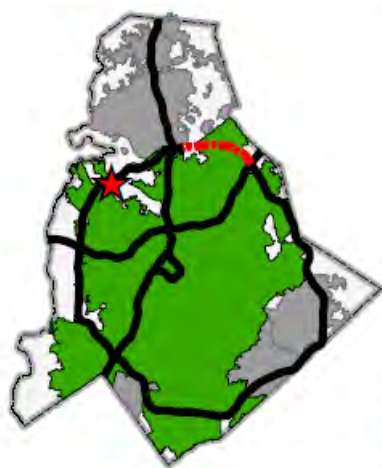
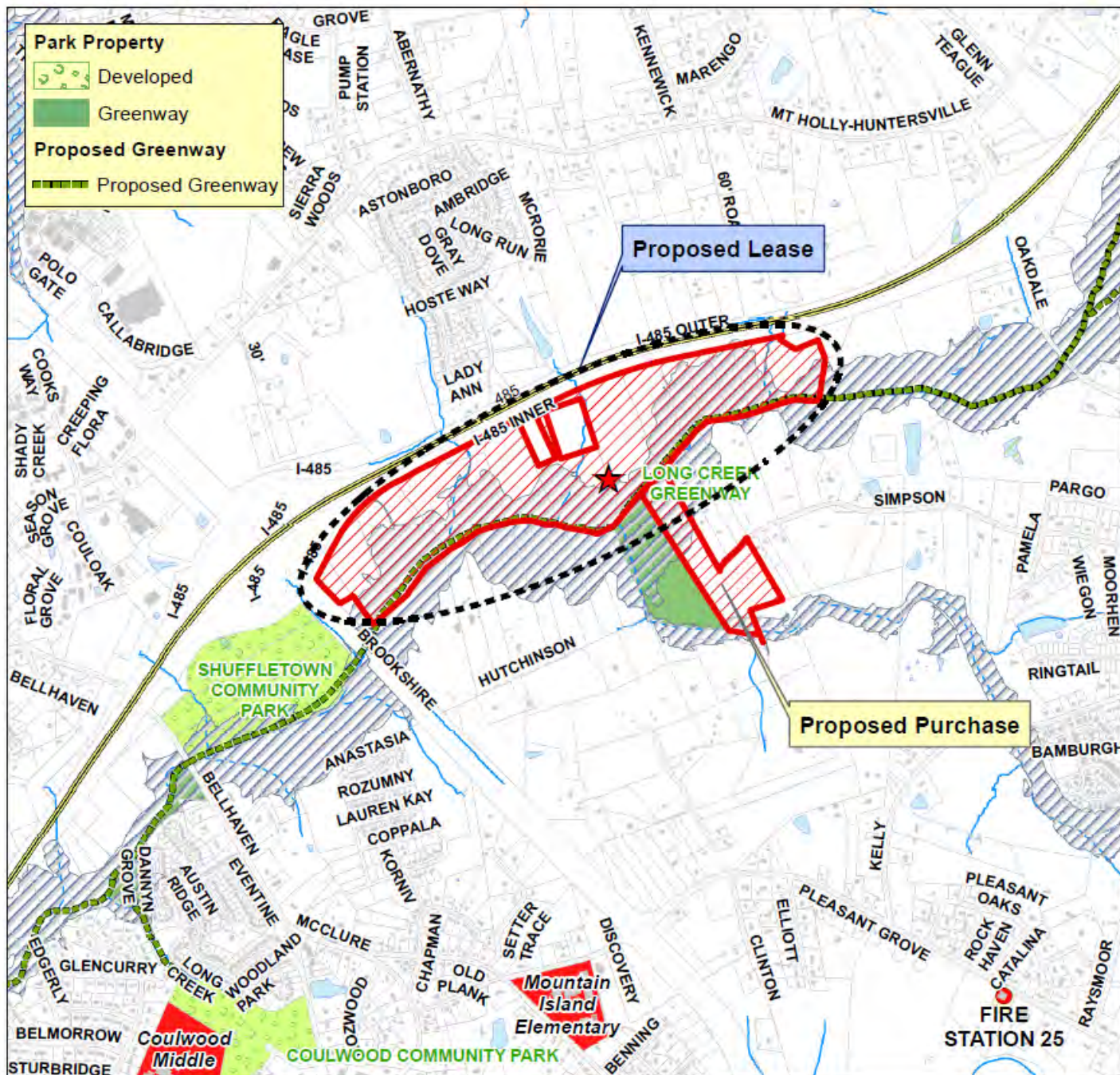
No joint use comments were offered. However, in response to a question about the length of the lease, County staff replied that they're looking at a 50-year lease with the NCDOT.

**PLANNING STAFF RECOMMENDATION:**

The proposed use of the property as a greenway meets the plan's intent to foster a livable and attractive quality community and will reduce the impact on environmentally sensitive land. Staff recommends approval of the land acquisition and land lease to be used for a park space and a greenway.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 14-36

Initiated by: Park & Recreation

Submitted by: County Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



Schools



Produced by the Charlotte-Mecklenburg Planning Department



## Piedmont Alluvial Forest

Sites: Occurs along river and stream floodplains in which separate fluvial landforms and associated vegetation zones are too small to distinguish.

Soils: Various alluvial soils, mostly Monacan series.

Hydrology: Seasonally or intermittently flooded.

Vegetation:

Canopy: The canopy is a mixture of bottomland and mesophytic trees including *Betula nigra* (**River birch**), *Platanus occidentalis* (**Sycamore**), *Liquidambar styraciflua* (Sweetgum), *Liriodendron tulipifera* (Yellow poplar), *Ulmus americana* (American elm), *Celtis laevigata* (**Southern hackberry**), *Juglans nigra* (Black walnut), *Fraxinus pennsylvanica* (Green ash), *Carya cordiformis* (Bitternut hickory), *C. ovata* (Shagbark hickory) and *Acer rubrum* (Red maple).



Understory: Understory trees include *Acer negundo* (**Box elder**), *A. floridanum* (Southern sugar maple), *A. rubrum* (Red maple), *Halesia carolina* (Silverbell)(confined to the NW part of the County), *Asimina triloba* (**Pawpaw**), *Ilex opaca* (American holly) and *Carpinus caroliniana* (**Ironwood**). Shrubs may include *Lindera benzoin* (Spicebush), *Euonymus americanus* (Strawberry bush), *Aesculus sylvatica* (Painted buckeye), *Corylus cornuta* (Beaked hazelnut) and *Cornus amomum* (Silky dogwood). Vines are frequently prominent, including *Toxicodendron radicans* (Poison ivy), *Parthenocissus quinquefolia* (Virginia creeper), *Bignonia capreolata* (Cross vine), *Vitis* spp. (Grape), *Menispermum canadense* (Moonseed), and *Smilax* spp (Greenbrier).

Groundcover: The herb layer is generally lush and diverse. Species include *Erythronium americanum* (Trout lily), *Claytonia virginica* (Spring beauty), *Stellaria pubera* (Chickweed), *Solidago pubera* (Goldenrod), *Eurybia divaricata* (Common white heart-leaved aster), *Elymus virginicus* (Wild rye grass), *Polystichum acrostichoides* (Christmas fern), *Botrypus virginianus* (Rattlesnake fern), *Uvularia sessilifolia* (Bellflower), *Boehmeria cylindrica* (False nettle), *Elymus hystrix* (Bottlebrush grass), *Chasmanthium latifolium* (River oats), *C. laxa* (Slender spikegrass), *Sedum ternatum* (Stonecrop), *Geum canadense* (Avens), *Tovara* [*Polygonum*] *virginianum* (Jumpseed), *Verbesina alternifolia* (Common wingstem), *Impatiens capensis* (Touch-me-not), *Cryptotaenia canadensis* (Honewort), *Viola* spp. (Violet) and *Arisaema triphyllum* (Jack-in-the-pulpit).

Rare Plants: Rare plants in this community may include *Eurybia mirabilis* (Piedmont aster), *Carex projecta* (Sedge), *Dirca palustris* (Leatherwood), *Quercus bicolor* (Swamp white oak), *Q. muehlenbergii* (Yellow chinquapin oak), and *Silphium perfoliatum* (Cup-plant).

Dynamics: Flood-carried sediment provides nutrient input, but also serves as a natural disturbance factor. Beavers occasionally create impoundments (see Piedmont Semipermanent Impoundment).

Associations: Grades into various mesic, dry-mesic, or dry upland forests.

Comments: Distinguished from communities of larger floodplains by the absence or poor development of the depositional fluvial landforms which determine vegetation.

Submitted by: Kenneth A. Reid, CPCC Facilities ServicesInitiated by: Kenneth A. Reid, CPCC Facilities Services

**MANDATORY REFERRAL REPORT NO. 14-37**  
**Proposed Development of Phase 3 at CPCC Levine Campus**

**PROJECT PROPOSAL AND LOCATION:**

CPCC proposes construction of a new, 94,000 square foot, three story classroom building and related site improvements at the existing CPCC Levine Campus in the Town of Matthews, utilizing 2013 Mecklenburg County Bonds funding. This involves Parcels 21506115, 21523201, and 21508204 (61.31 total acres) and is located at 2800 Campus Ridge Road in Matthews.

The campus currently consists of Levine 1 and Levine 2 Classroom Buildings, Hendrick Automotive Building, and Charlotte Mecklenburg Schools Middle College. The property is zoned R/I (Residential/Institutional) and R-20 (single family residential, 20,000 square foot minimum lot size) according to the Matthews Zoning map. The area is characterized as a rural residential area. The north edge of the campus is bordered by Interstate 485. Adjacent properties consist of a mix of single family residences and vacant wooded land.

The land upon which the new building and parking are proposed are currently owned by the college and are vacant. The new building is proposed to be sited on the lawn area at the southwest corner of the Levine 2 building and the parking is proposed on the vacant site across CPCC Lane from the campus (see attached diagram). Because parking by itself is not allowed in either the R-20 or R/I zoning categories (as a primary use on the parcel), a request to rezone the parcel will be necessary, and discussions are underway between CPCC and Town staff at this time.

**PROJECT JUSTIFICATION:**

CPCC currently has approximately 60 square feet of building area per student total for all of its campuses. The NC Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Matthews Land Use Plan* assumes expansion of the CPCC Levine campus as indicated with this Mandatory Referral. Both the *Land Use Plan* and the *Matthews Economic Development Strategic Plan* call for the general area bounded by I-485, US-74, the Union/Mecklenburg County line, and East John Street to develop as an employment center, taking advantage of the connections possible with the CPCC campus. The *Land Use Plan* also identifies an action/strategy to "encourage the growth of quality institutional uses."

**PROJECT IMPACT:**

The Levine Campus will become a Comprehensive College Campus, meaning that students will be able to enroll and complete all of their curriculum course work at this campus. The project will provide needed additional classroom/lab spaces as well as improvements to current programs including Medical Assisting, Nurse Aide / Home Health, and Health Information Technology as well as addressing a major need for additional general classrooms and computer classrooms throughout the college. The new building will also provide a new, larger library facility to serve the growing campus enrollment. Additional surface parking will be developed to accommodate the increase in student enrollment at the campus. The Project will also provide a small Fines Arts Flex /Auditorium space available for use by the community as well as the college.

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

Several years ago, Matthews approved a rezoning for a significant geographic area across Campus Ridge Road from the current campus for a future auto mall, corporate office, and mixed use center by Hendrick Motors. Although the portion within Matthews/Mecklenburg County is undeveloped, adjoining land in Union County has been developed for the Scott Clark Toyota dealership, which would also connect to a future extension of McKee Road across US74, to be funded by the Hendrick Corporation. The office-zoned area on Campus Ridge Road across from the current CPCC campus is intended for a future relocation of the Hendrick corporate headquarters.

“CPCC Lane” which runs between the main campus property and the property to the west is a designated thoroughfare and is the intended (eventual) extension of Independence Pointe Parkway which could also serve as the route for the Charlotte Area Transit System (CATS) southeast corridor rapid transit line which has been envisioned to run between Center City Charlotte and the Levine campus. Preliminary engineering work was conducted approximately 18 months ago that proposed shifting the location of the proposed thoroughfare to the west of the CPCC property (thereby running between the CPCC property and the County property immediately to the west). CATS has recently retained the services of an engineering firm to further study and refine the alignment for the future transit service.

**ESTIMATED PROJECT COMPLETION DATE:**

The new classroom building is scheduled for completion in time for its full use starting January 2018.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and it was noted that the CMS middle college program that was recently located on the Levine campus prompted CMS to work with CATS to extend bus service to the campus. In anticipation of more frequent bus service, CPCC is planning on constructing a bus loop to serve future bus riders.

**PLANNING STAFF RECOMMENDATION:**

This property is located within the Town of Matthews planning jurisdiction. Town staff reports that the re-zoning of the subject parcel for the intended use is supportable by staff. Consequently, Planning staff recommends approval.

A number of entities are involved in the Independence Pointe Parkway alignment study which could affect the western boundary of the CPCC property and could impact future transit service to the campus (and ultimately land uses on and in the vicinity of the campus). It is recommended that all parties, most notably the Town of Matthews, CATS, CPCC, the Charlotte Regional Transportation Planning Organization (CRTPO) and the NC Department of Transportation collaboratively develop a consensus alignment solution that will serve all parties.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**











Submitted by: Kenneth A. Reid, CPCC Facilities ServicesInitiated by: Kenneth A. Reid, CPCC Facilities Services

**MANDATORY REFERRAL-REPORT NO. 14-38**  
**Proposed Acquisition by CPCC of 1409 E. 5<sup>th</sup> Street Adjoining Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) proposes to purchase property at 1409 E. 5<sup>th</sup> Street in Charlotte (parcel 08019303, totaling 0.14 acre) for the purpose of developing adequate parking for the adjacent property at 1230 Charlottetowne Avenue owned by the College adjoining their Central Campus.

The property currently consists of a residential duplex constructed in 1946 and is zoned O-2 (Office) according to the Charlotte Zoning Ordinance. The property is located within an area that is a mixture of commercial structures and residential duplexes.

**PROJECT JUSTIFICATION:**

CPCC owns the adjacent property at 1230 Charlottetowne Avenue (parcel # 08019302). The building provides administrative offices for the college's Procurement and Accounts Payable departments. The existing parking lot is inadequate and does not function as needed to serve these departments. Expansion of the parking area is therefore needed to allow for proper vehicular maneuverability and to provide sufficient parking for staff and visitors.

Once the property at 1409 East 5<sup>th</sup> street is purchased, CPCC plans to demolish the existing duplex and redevelop the parcel to allow for the needed parking expansion.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Off street parking and loading will be provided in accordance with Sections 12.201 and 12.202 of the Charlotte Zoning Ordinance.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The subject parcel is in a preliminary future Transit Station Subarea per the 2011 *Elizabeth Area Plan*. The land use recommendation is that residential use is appropriate at a density of less than 22 units per acre. Also appropriate are ground floor neighborhood-serving retail or office uses. A mix of the above uses would also be supported by the plan.

Because this area has been identified as the potential location of a future Southeast Corridor rapid transit station, and because it is also in close proximity to the Gold Line streetcar line now under construction, the *Elizabeth Area Plan* recommends that "any development or redevelopment that occurs within the [area] should adhere to the land use, community design, and mobility guidelines outlined in the *Transit Station Area Principles* (which are part of the 2007 *General Development Policies*). The *Transit Station Area Principles* recommend the establishment of parking maximums rather than minimums, and "minimizing surface parking and encourage shared parking facilities".

The current CPCC office building at 1230 Charlottetowne Avenue has approximately 5,076 square feet of floor area. There appears to be a minimum of 15 surface parking spaces currently available on site. The minimum number of parking spaces required by zoning for an office use of this size is 17 (1 space per 300 square feet). However, both on-street and CPCC structured parking is available within 800 feet of the site. CPCC has expressed concerns about its employees crossing Charlottetowne Avenue mid-block to get from existing structured parking to the 1230 Charlottetowne Avenue site. However, signalized crosswalks are available and so mid-block crossing is not necessary. It should be noted that there have been some recent discussions within the City about a reconfiguration of Charlottetowne Avenue in the coming years, which may include the addition of a mid-block crossing with pedestrian refuge island in the area of Park Drive not far from the site.

The property at 1409 East 5<sup>th</sup> Street is a single-story brick structure built in 1946. It is the northernmost of four similar structures on the east side of East 5<sup>th</sup> Street, all constructed in the same era. These four structures back up to four quadruplex structures on Park Drive (built in 1939), forming a more or less cohesive block of World War II-era buildings that contribute to the fabric of the Elizabeth neighborhood.

Demolition of one of these existing structures to create a surface parking lot is inconsistent with the goal of minimizing surface parking and encouraging shared parking. It is also inconsistent with the overall land use goal of the *Elizabeth Area Plan* to "maintain and preserve the area's predominant historic residential character".

**PROJECT IMPACT:**

The new expanded parking area will provide safe and convenient parking for the staff and visitors at 1230 Charlottetowne Avenue. Congestion on East 5<sup>th</sup> street will be reduced. Proper screening and landscaping will improve the overall appearance of the area.

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

The project and its related site improvements should not result in any degradation of any of the adjacent properties.

**ESTIMATED PROJECT COMPLETION DATE:**

The College plans to close on the purchase of the property this fall and hopes to complete the new parking lot for use by March 2015.

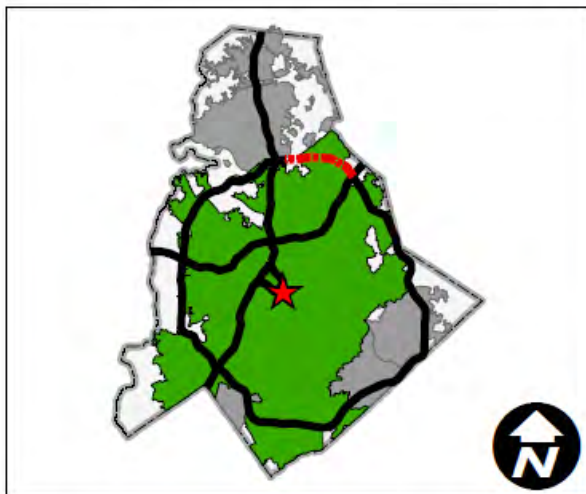
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this case at its September 3, 2014 meeting. No joint use comments were offered, although some questioned the need for additional on-site parking with several structured parking decks in the vicinity of the site. CPCC staff reported concern with employees and visitors making mid-block crossings between the office building and the parking structure across Charlottetown Avenue.

**PLANNING STAFF RECOMMENDATION:**




Planning Staff recommends against the acquisition of the subject parcel by Central Piedmont Community College because the proposed demolition of the existing structure and re-use of the site as a parking lot is inconsistent with the goals and policies of the *Elizabeth Area Plan*.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 14-38

Initiated & Submitted by: CPCC

-  Mandatory Referral
-  Colleges
-  Proposed Streetcar Route

Produced by the Charlotte-Mecklenburg Planning Department



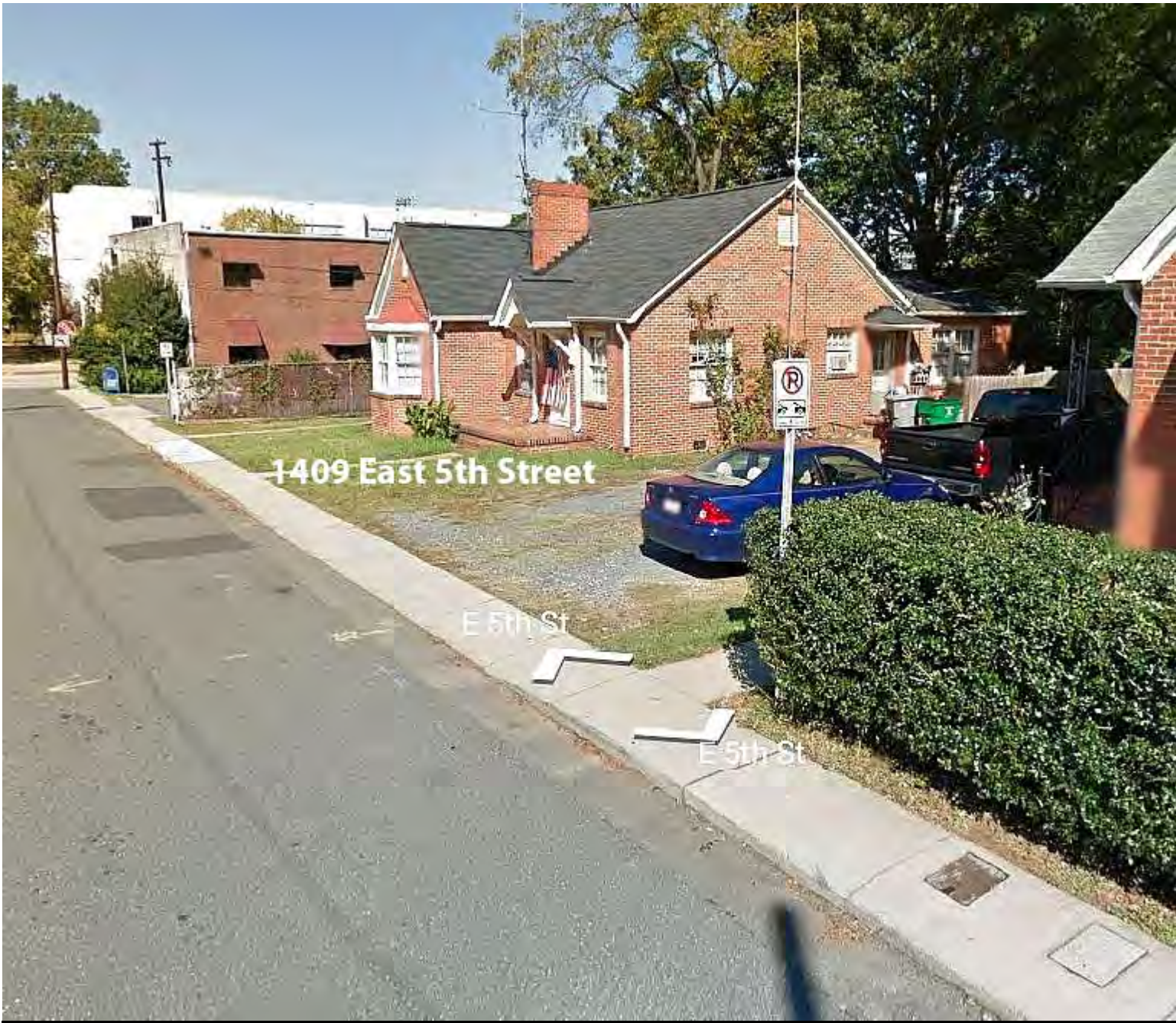




1230 Charlottetowne  
Avenue

1409 East 5th  
Street









Submitted by: Kenneth A. Reid, CPCC Facilities ServicesInitiated by: Kenneth A. Reid, CPCC Facilities Services

**MANDATORY REFERRAL REPORT NO. 14-39**  
**Proposed Development of Phase 4 of CPCC Harper Campus**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) proposes construction of a new, 120,000 square foot four story classroom building and related site improvements at the existing CPCC Harper Campus utilizing 2013 Mecklenburg County Bonds funding. The 75.59-acre campus is located at 315 West Hebron Street in southwest Charlotte (parcels 20318529 and 20318902).

The campus currently consists of the Harper Classroom Building and associated parking, and is zoned INST (Institutional) according to the Charlotte Zoning Ordinance. The campus is bordered by single family residences on the south and west and by institutional uses on the north and east. The campus is bisected by W. Hebron Street.

The land upon which the classroom building is proposed is currently occupied by parking and site circulation. In order to offset the loss of this parking and to provide additional parking sufficient to serve the new building, a new parking lot is proposed on the vacant college-owned property across W. Hebron Street from the main part of the campus. Mid-block crossings would be developed across Hebron in order to ensure pedestrian safety.

**PROJECT JUSTIFICATION:**

CPCC currently has approximately 60 square feet of building area per student total for all of its campuses. The NC Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcels in question are subject to the *Southwest District Plan (1991)*, which recommends institutional uses for the area. The proposed use is consistent with adopted land use policy.

**PROJECT IMPACT:**

The Harper Campus will become a Comprehensive College Campus meaning that students will be able to enroll and complete all of their curriculum course work at this campus.

The project will provide needed additional specialty classroom/lab spaces as well as improvements to current programs including Architectural Technology, Construction Management, Air Conditioning Heating /Refrigeration, Plumbing, Electrical, Welding, Graphic Design as well as addressing a major need for additional general classrooms and computer classrooms throughout the college. The new building will also provide a new, larger library facility to serve the growing campus enrollment.

Additional surface parking will be developed to accommodate the increase in student enrollment at the campus, so a new parking lot will be developed on the north side of Hebron Street. This will increase the amount of pedestrians crossing Hebron Street. The College and the design team have a consultant working with the Charlotte Department of Transportation to develop the appropriate measures to ensure the safety of the students and to minimize the disruptions to the flow of traffic.

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

The project and its related site improvements should not result in any degradation of any of the adjacent properties.

**ESTIMATED PROJECT COMPLETION DATE:**

The new classroom building is scheduled for completion in time for its full use starting March 2018.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

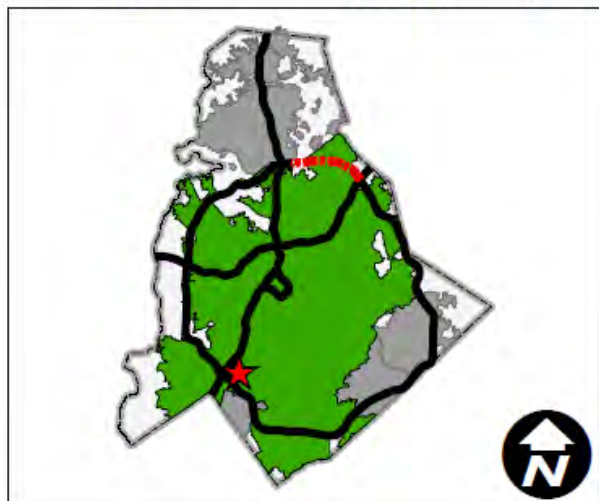
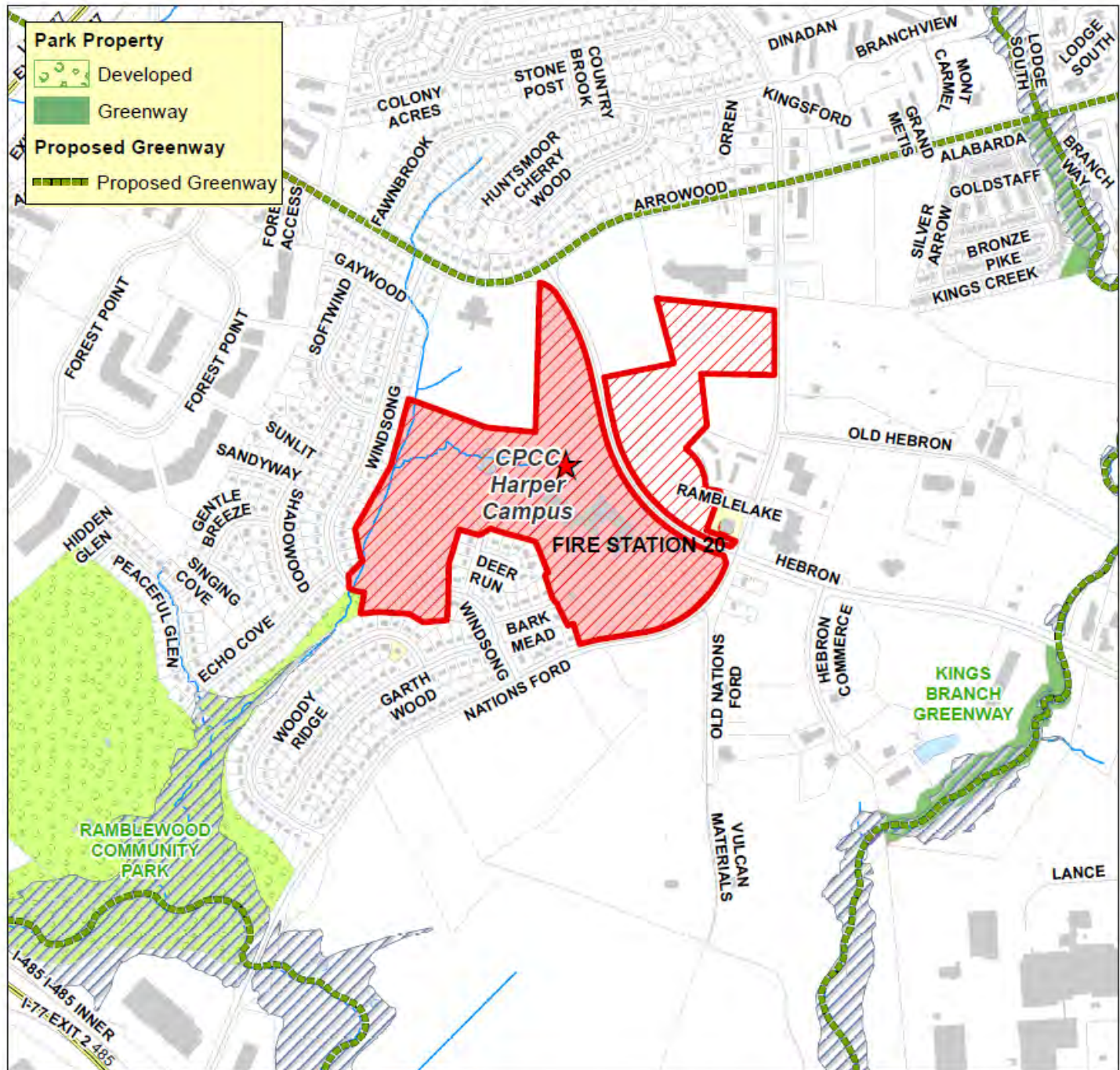
The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and no joint use comments were offered, although CPCC staff mentioned they were analyzing the area for the potential installation of a hawk signal to serve mid-block pedestrian crossings between the proposed parking lot and the main part of the campus.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed expansion at CPCC Harper campus, funded in part by 2013 Mecklenburg County Bonds funding.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 14-39

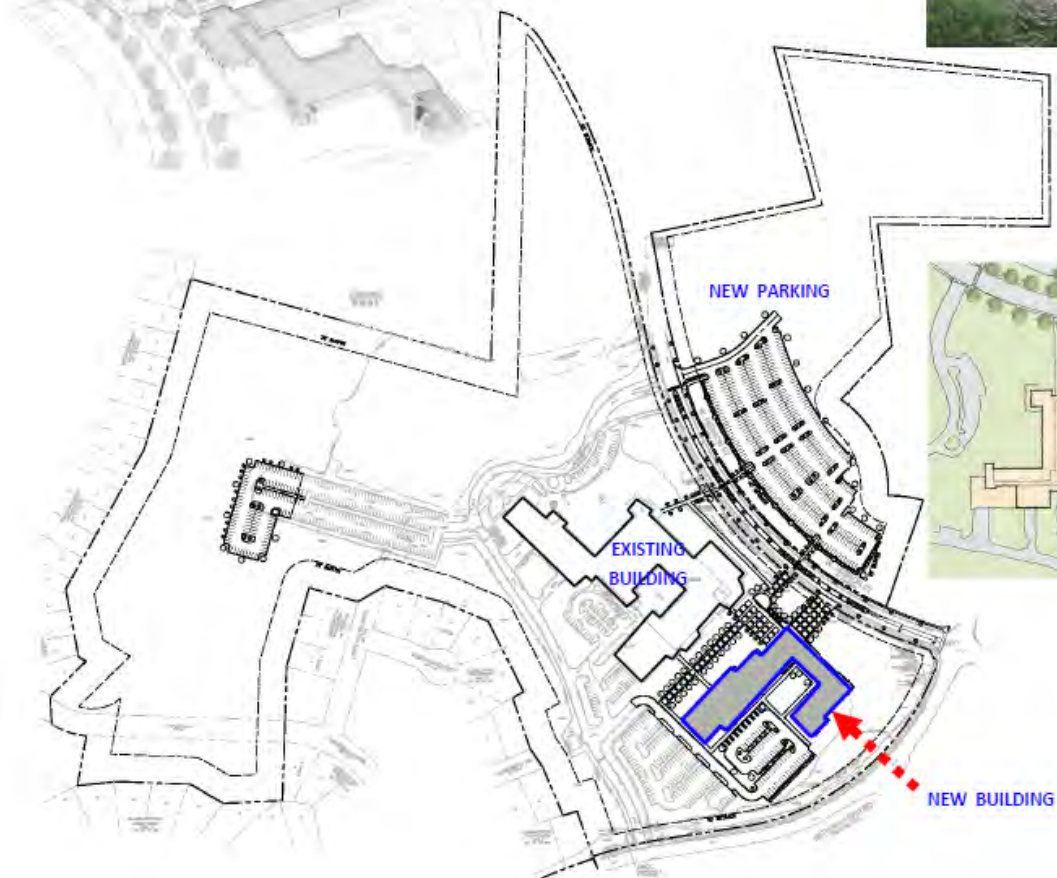
Initiated & Submitted by: CPCC

- Mandatory Referral
- Colleges
- FEMA 100 Year Floodplain











Submitted by: Gregory S. Long, CPCC Facilities ServicesInitiated by: Gregory S. Long CPCC Facilities Services

**MANDATORY REFERRAL-REPORT NO. 14-40**  
**Proposed Development of Phase III of CPCC Cato Campus**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) proposes construction of a new 85,000 square foot, four story classroom building, a 2,000 square foot horticulture building and related site improvements (including approximately 300 parking spaces) at the existing Cato Campus utilizing 2013 Mecklenburg County Bonds funding. The 33.135-acre campus is located at the southeast corner of East W.T. Harris Blvd. and Grier Road (parcels 10509128, 10509120 and 10509106) in East Charlotte.

Currently, the Cato Campus consists of the Cato I and Cato II classroom buildings, Horticulture classroom building, greenhouses, horticulture equipment, garages and surface parking for approximately 600 cars. The proposed building would be considered Cato III. Zoning of the campus is R-3 (single family residential) according to the Charlotte Zoning Ordinance. Adjacent improvements include Charlotte-Mecklenburg School's Grier Academy Elementary School to the northeast, a television transmission tower to the east and Northridge Middle School to the south. Multi-family residential development is across East W.T. Harris Blvd. to the west.

Preliminary site studies identified three potential sites for new building on the campus. One was adjacent to Cato I but allowed too small a footprint for the required building size. A second site was across the creek from the existing buildings and was deemed too remote to the other development on the campus. The third, and chosen, site was on the site of current parking with additional parking being built to the east across the protected creek, to offset the loss of parking and to provide parking for the new building.

**PROJECT JUSTIFICATION:**

CPCC currently has approximately 60 square feet of building area per student total for all of its campuses. The NC Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Cato III reflects a response to the County Commission's directive to increase campus space from the current 60sf/student to 90sf/student. The project also addresses specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Northeast District Plan* (1996) recommends institutional land uses for these parcels. Schools are considered an institutional land use, therefore the intended use is consistent with the Plan.

**PROJECT IMPACT:**

The project will provide needed additional classrooms spaces as well as improvements to current programs including Horticulture, Paralegal, American Sign Language as well as addressing a major need for additional general classrooms and computer classrooms throughout the college. The new building will also provide a new, larger library facility to serve the growing campus enrollment.

Cato III will also provide a small auditorium and multi-purpose room available for use by the community as well as the college. A student lounge is provided so that the students have somewhere to rest and work between classes. Site improvements will include the construction of an amphitheater adjacent to the new building. This will provide an outdoor space of classes, concerts and relaxation for the students and faculty.

As the campus grows with this added building there will be increased traffic to and from the site. The existing entrances off East W. T. Harris and Grier Road will remain as the only points of access in order to best control traffic. The existing creek on the site runs south to north and crosses under Grier Road. A protective 50 foot buffer is provided on both sides of the creek. A pedestrian bridge crosses the creek from the new parking to the east to Cato III to the west. The bridge was designed and installed with minimal impact on the creek, its buffers and the surrounding trees.

Cato III will be serviced using existing on site utilities for water and sewer. Power will be feed from the existing service main along Grier Road.

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

Cato III and its related site improvements should not result in any degradation of any of the adjacent properties (Grier Academy, Northridge Middle School and transmission tower). It will provide the greater Charlotte Mecklenburg community with enhanced educational and training opportunities for its citizens leading to a better quality of life for the community.

The Charlotte Area Transit System (CATS) has relocated a bus stop from a spot on campus to a location on the north side of Grier Road across from the existing south side bus stop. Should CATS decide that it would like to return to an on-campus route and stop, CPCC would work with them on that possibility.

The Cato Campus hosts approximately 170 high school students with the CMS Middle College program. This program has proven to be popular and successful and is being expanded to CPCC Levine Campus and CPCC Harper Campus. CPCC values its relationship with CMS in educating the citizens of Charlotte Mecklenburg.

**ESTIMATED PROJECT COMPLETION DATE:**

Cato III is being built utilizing 2013 Mecklenburg County Bond funds. The new Cato III classroom building is scheduled for completion in time for its full use starting January 2016.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

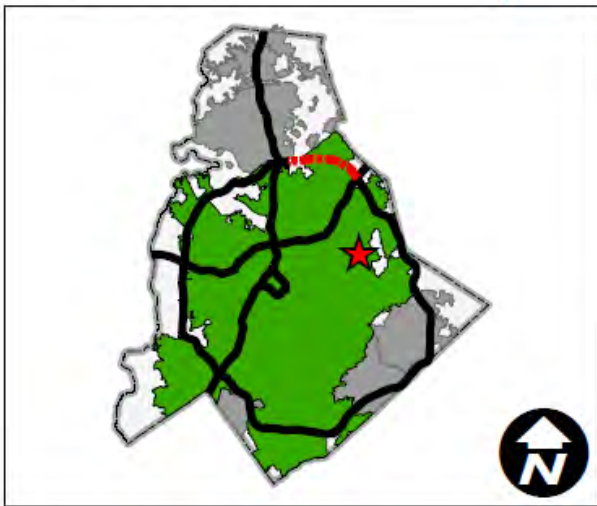
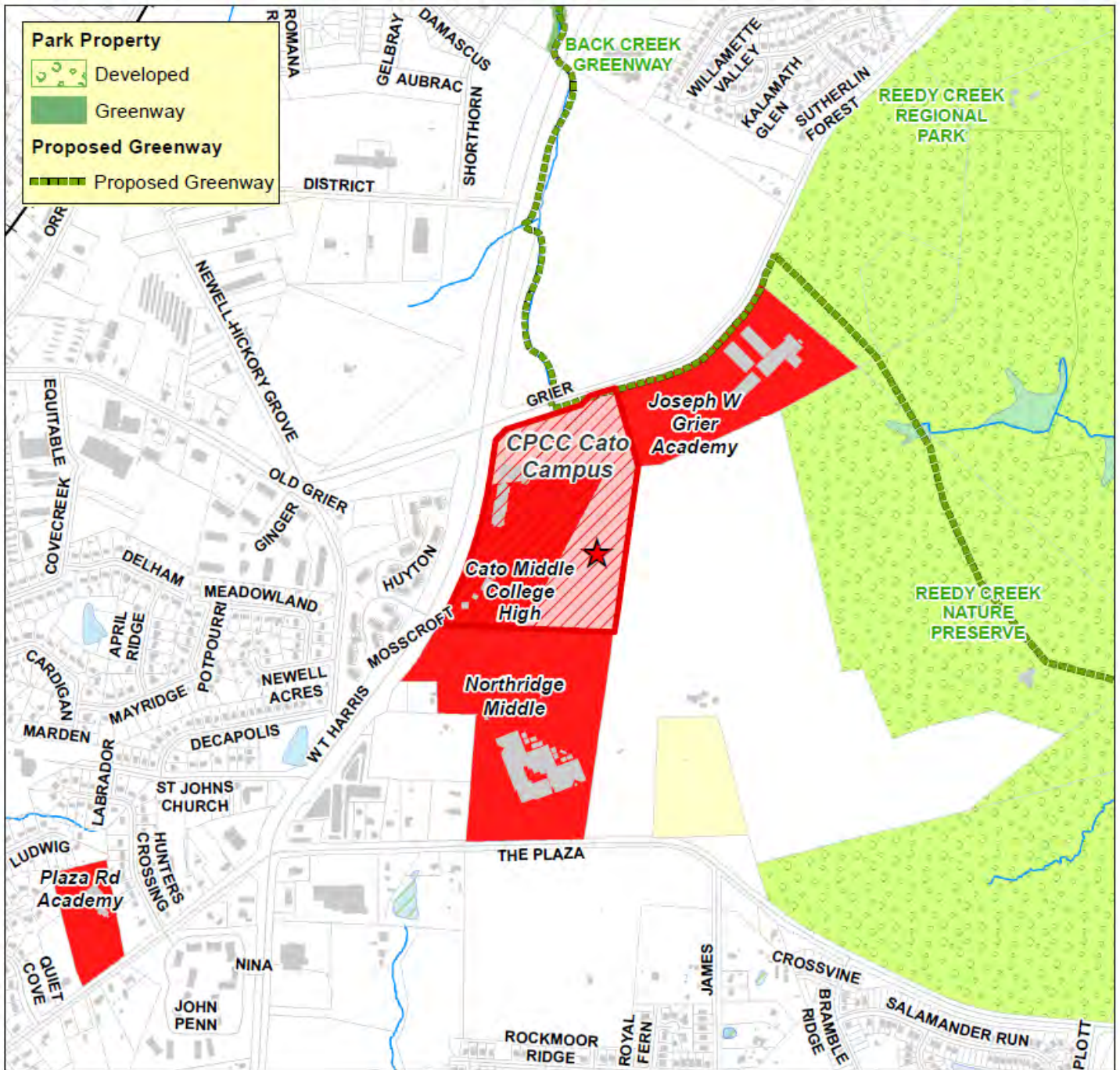
The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of this proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 14-40

Initiated & Submitted by: CPCC

- Mandatory Referral
- Schools
- City Property

Produced by the Charlotte-Mecklenburg Planning Department













Submitted by: Robert Drayton, Real Estate Division

Initiated by: Katrina Graue, C-M Police

**MANDATORY REFERRAL-REPORT NO. 14-41**

**Proposed City Acquisition of 3210 Beam Road for Expansion of Police and Fire Training Academy**

**PROJECT PROPOSAL AND LOCATION:**

This project involves the acquisition of a parcel of property containing 7.26 acres, PID 143-221-01, located at 3210 Beam Road in the City of Charlotte.

The City owns 115.49 acres of land south and adjacent to the subject property that contains the City of Charlotte's Police and Fire Training Academy. The City plans to acquire the subject property for future expansion of police training facilities.

The property is zoned R-3 (Single Family Residential) under the City of Charlotte's Zoning Ordinance, with roadway frontage along Beam Road. There is an existing single family residential structure on the property that will be removed by the seller prior to closing.

The Training Academy borders the property on the south and east, with a residential property and office park to the north. Across Beam Road to the west lie vacant and commercial properties.

**PROJECT JUSTIFICATION:**

The property would provide additional space for police SWAT and K-9 Training as well as training for bike officers and other future training facilities as needed should the police lose space it currently has access to at the airport in the event it is needed for airport expansion.

A considerable portion of the subject property lies adjacent to the training facility's firing range and a portion of the property is already being utilized for training activities. The subject property is currently available for sale and would provide an expanded area for training but could also be used as a back-up location for the K-9 kennel. Currently the K-9 unit is located at the Training Academy and at the Airport, but its airport facility may be imperiled by airport expansion, creating the need for a contingency plan. A plan to re-locate the portion of the K-9 unit from the airport to the Training Academy serves two purposes: (1) it creates a plan in the likelihood that it will lose its airport home, and (2) it consolidates the K-9 unit in one location (the Academy) instead of at two locations (Academy and Airport).

In addition, purchase of the property by the City would eliminate residential development near the Training Academy, which is not advisable given that a large portion of the property lies adjacent to the firing range.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The Charlotte-Mecklenburg Police Department 2009 *Strategic Plan* emphasizes the ownership of properties utilized by the department.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcel in question is subject to the *Southwest District Plan* (1991), which recommends office uses for this property and the surrounding area to the north. The plan also recognizes the existing Police Training Academy as an institutional use. In general, land use plans do not identify locations for future institutional uses and the proposed use would be compatible with existing conditions.

**PROJECT IMPACT:**

Acquisition of this property will enable CMPD to expand its existing facilities.

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

There are no other known projects within the vicinity of the subject site.

**ESTIMATED PROJECT COMPLETION DATE:**

Design for future training facilities is in the early stages, therefore there is no specific timeline for completion of improvements.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed the matter at their September 3, 2014 meeting and no comments were offered.

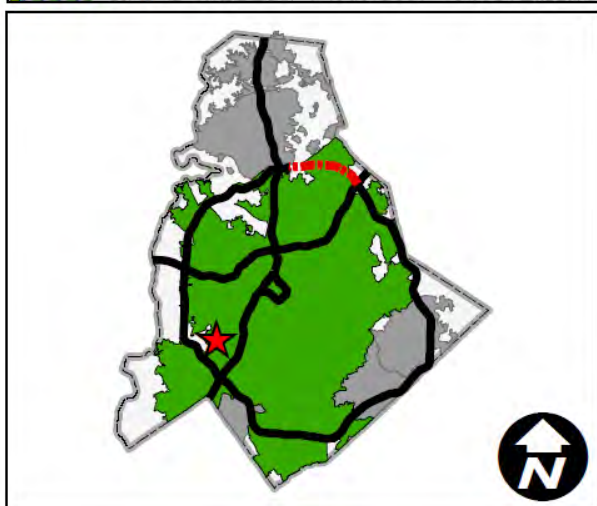
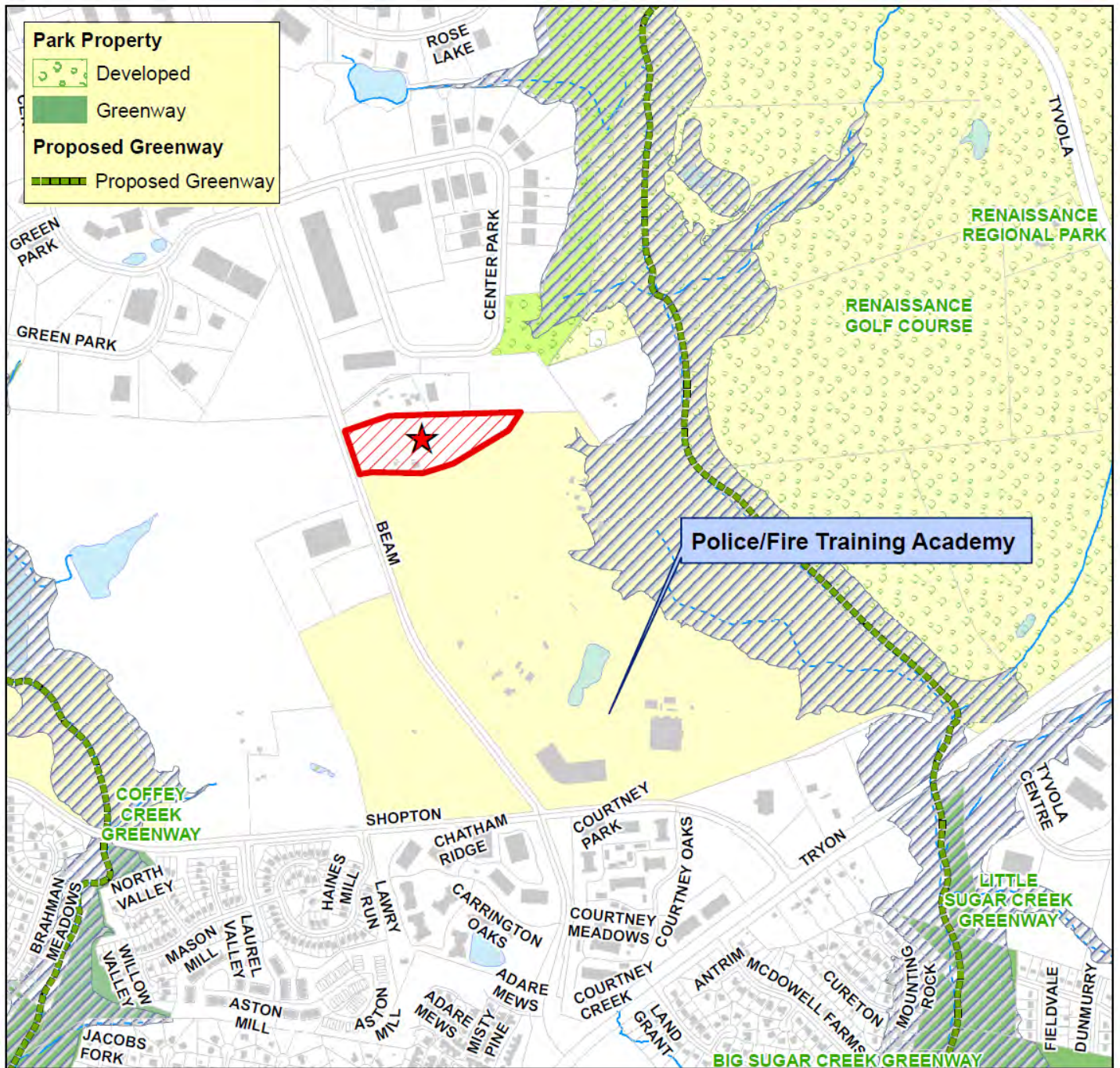
**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed transaction because the proposed land use is compatible with surrounding conditions and consistent with the *Southwest District Plan* (1991).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Catherine Stutts





## Mandatory Referral 14-41

Initiated by: CM Police  
Submitted by: Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- City Property

Produced by the Charlotte-Mecklenburg Planning Department



**Submitted by:** Katie Daughtry, BSSA-AFM

**Initiated by:** Jim Garges, Director of Mecklenburg County Park and Recreation

**MANDATORY REFERRAL-REPORT NO. 14-42**  
**Proposed Acquisition of Land in Pineville for Little Sugar Creek Greenway Expansion**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire tax parcels 207-093-49 ( $\pm$  16.361 acres) and 207-093-46 ( $\pm$  9.465 acres) in the Town of Pineville along Little Sugar Creek. The property will eventually be assembled with other properties along the creek for the construction of Little Sugar Creek Greenway trail to the South Carolina line.

The property is currently vacant and is zoned O-C (Office Commercial), according to the Town of Pineville Zoning Ordinance. The property is surrounded by commercial to the east and southeast (Pineville Centrum and Carolina Place Mall respectively), vacant property to the south, a small golf course to the west and some vacant land, mini-storage units and Cadillac Golf Driving Range to the north. These parcels in their entirety are located within the FEMA 100-year floodplain.

**PROJECT JUSTIFICATION:**

Little Sugar Creek Greenway is the major north/south greenway corridor in the County. At build out, this greenway trail will connect South Carolina, Pineville, Uptown Charlotte and eventually Toby Creek Greenway in the University City area. It will also provide a connection to various neighborhood, community and regional parks as well as residential communities. Little Sugar Creek Greenway is also on the Carolina Thread Trail and Cross Charlotte Trail routes. It will also serve to complement the Cross Charlotte Trail contained within the City of Charlotte's Community Investment Plan.

Park and Recreation would like to acquire this property for the future construction of Little Sugar Creek Greenway trail. Little Sugar Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system. The acquisition of this parcel also meets the goals of the County's Surface Water Improvement and Management policy (1996) by taking the parcel out of play for future development ensuring the protection of the creek and tributaries.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

According to the Town of Pineville *Overlay* and *Land Use Plans* (updated 2008) the subject properties' prescribed future land use is parkland inasmuch as it is located within the floodplain. Whatever insignificant portion of the property is outside of the floodplain is prescribed for commercial land use. The proposed use is therefore considered to be consistent with the Town of Pineville adopted land use plan.

**PROJECT IMPACT:**

The construction of Little Sugar Creek Greenway trail will allow pedestrians and cyclists to reach major destinations such as healthcare facilities, parks, other greenways, shopping destinations, restaurants and educational institutions. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for many County residents.

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

The Charlotte-Mecklenburg Utilities Department has plans to upgrade the sewer system along this portion of Little Sugar Creek, although a timeframe for that has not been determined. Cross Charlotte Trail is a proposed City-funded greenway project that follows the corridor of Little Sugar Creek Greenway. A bond referendum has been set for this project, but has yet to be voted on by the public. Although this section is not on their plans, it will connect to the Cross Charlotte Trail once those sections are constructed.

The property was acquired by the NC Department of Transportation in the early 1990's to serve as an environmental mitigation site for construction of the Interstate 485 project. The property was subsequently not needed for mitigation purposes.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by early 2015.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

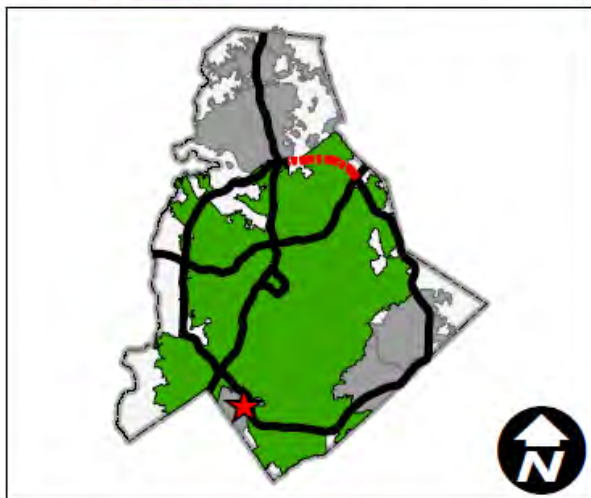
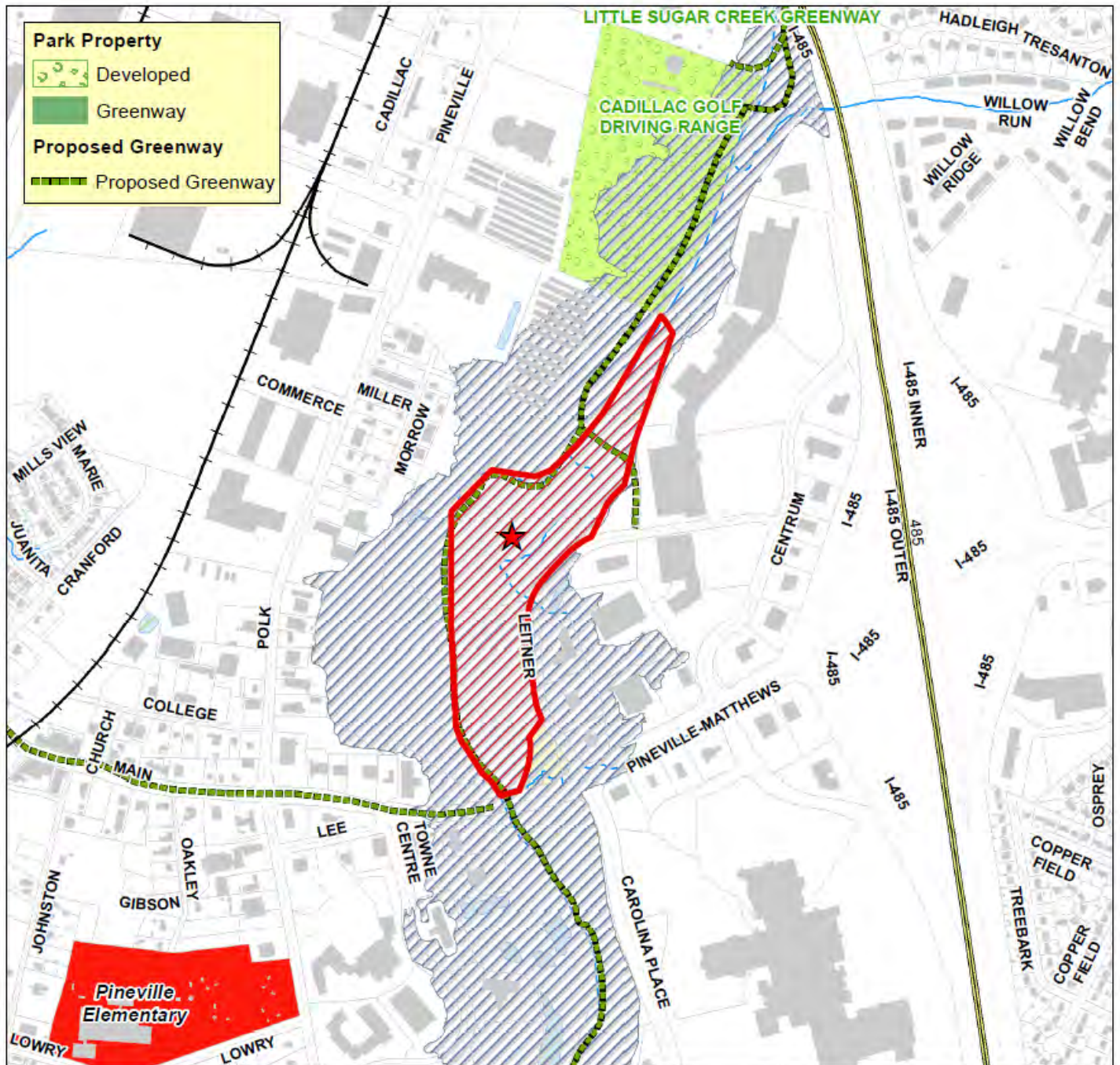
The Joint Use Task Force discussed this matter at their September 3 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The subject properties are located in the Town of Pineville's planning jurisdiction so staff worked with town staff in formulating a recommendation. Inasmuch as town staff reports that the town is in favor of the proposed transaction and land use, and since the proposed land use is consistent with adopted land use plans, staff recommends approval of the proposed transaction to serve the stated land use.




**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 14-42

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

-  Mandatory Referral
-  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. 14-43**  
**Proposed Land Acquisition in Mint Hill to Serve as Future Regional Parkland**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire tax parcel 197-221-03 (±140.27 acres) in the Town of Mint Hill's Extra-territorial jurisdiction. The property is currently vacant and zoned R (*Residential*) according to the Town of Mint Hill Zoning Ordinance. The property is surrounded by a mix of vacant land and single family residences on all sides. Park and Recreation would like to acquire the property as the site of a future regional park.

**PROJECT JUSTIFICATION:**

Park and Recreation would like to acquire this property for a future regional park to serve Mint Hill and the eastern portion of the County. The property is located between Brief and Fairview Roads in the Town. Park and Recreation envisions developing the property with active and passive uses in the future. Those uses could include such amenities as ball fields, tennis courts, basketball courts, playgrounds, walking trails, a recreation center and other specialty facilities.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the 2008 *Mecklenburg County Park and Recreation Master Plan* goals in which citizens within the County identified a desire for more large size park facilities of a regional nature that can provide an opportunity for an all-day experience. Acquisition of this parcel will provide Park and Recreation with the land to develop such desired park amenities for County residents. The property will require a rezoning to be used as intended by Park and Recreation, as park facilities require conditional approval. The County has had discussions with the Town about this need and will work with Town staff to undertake this process.

The subject property is bisected by a future Major Thoroughfare (Arlington Church Road) in the Charlotte Regional Transportation Planning Organization (CRTPO) *Thoroughfare Plan* and draft *Comprehensive Transportation Plan* (to be the successor of the *Thoroughfare Plan*). It is projected to run between Brief Road to the north and NC218 (Fairview Road) to the south. It is unfunded and does not have an assigned Horizon Year in the CRTPO 2014 *Metropolitan Transportation Plan* meaning that its prospects for development are long-term. Typically when future thoroughfares pass across properties contemplated for development, municipalities require as part of the development review process that the developer reserve right-of-way for the future thoroughfare.

Additionally, the 2011 *Mint Hill Pedestrian Plan* prescribes establishment of a series of pedestrian linkages throughout the town, including an east-west linkage across the subject property. The Mint Hill *Comprehensive Transportation Plan* also includes a connector between the future Arlington Church Road and the current end of Silver Maple Lane on the eastern edge of the site.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The subject property is located within the Town of Mint Hill's planning jurisdiction. According to the 2010 *Mint Hill Land Use Plan*, the prescribed future land use is single family medium density residential. Mint Hill staff reports that parks are considered compatible uses in residential areas, particularly in geographies such as this part of town that are underserved by parks.

**PROJECT IMPACT:**

As part of the 2008 Master Plan process, citizens within the County identified the desire for large park facilities that provide an all-day experience as one of its top five recreation desire. Acquisition of the property will take steps towards providing citizens with more of these types of park facilities and experiences.

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

Park and Recreation is aware of the potential for a future extension of the Arlington Church Road thoroughfare through the site and is in the process of evaluating its possible impact (if built) on the future park facility.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by late fall/early winter 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

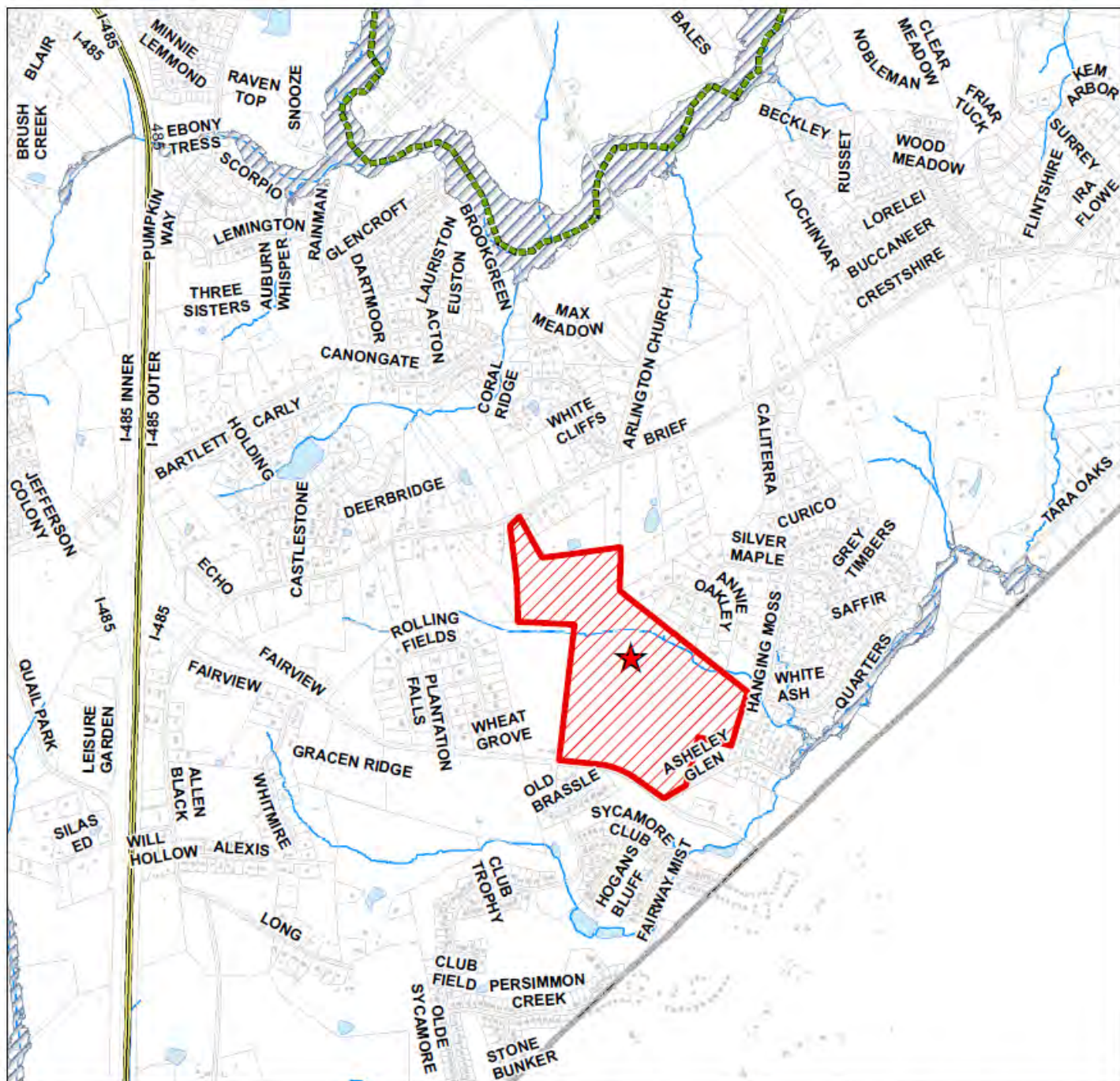
The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and no joint use comments were offered.



**PLANNING STAFF RECOMMENDATION:**




Given that this property is located in Mint Hill's planning jurisdiction and that town staff is supportive of the proposed transaction and the prescribed land use, Planning staff recommends approval. Staff further recommends that the County work with town staff and (if necessary) CRTPO to identify right-of-way alignment for the future thoroughfare and site planning for the park be reflective of the potential future development of the roadway as well as other connections consistent with adopted town transportation policies.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 14-43

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

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Proposed Greenway







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

Initiated by: Jim Garges, Mecklenburg County Park & Recreation

**MANDATORY REFERRAL REPORT NO. 14-44**  
**Proposed Land Acquisition in Back Creek Area of Charlotte for Greenway and Neighborhood Park**

**PROJECT PROPOSAL AND LOCATION:**

This project is a proposed acquisition of Tax Parcel 051-122-98 ( $\pm$  33.38 acres) in the City of Charlotte located in the Back Creek Area of Charlotte. The property is vacant and is zoned MX-2 (INNOV) according to the City of Charlotte's Zoning Ordinance. Highway 49 is north of this parcel and Interstate 485 is east of this parcel. This property is bordered to the northeast and west by subdivisions with single family homes. The property is within close proximity to County owned greenway property along Back Creek. Park and Recreation would like to acquire the property to use for greenway trails and a neighborhood park.

**PROJECT JUSTIFICATION:**

Park and Recreation is excited about adding this property to its portfolio as it will allow the department to use the site for the greenway system as well as a neighborhood park. Back Creek runs along the southeastern portion of the property and the department envisions using this area of the property for greenway and biking trails. The upper portion of the property will likely be used for a neighborhood park and other amenities associated with the greenway such as parking. Acquisition of this property would help fulfill Park and Recreation goals of increasing park amenities and greenways throughout the County.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion and construction of greenway trails and neighborhood parks. This project is also consistent with the County's goals 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. Additionally, citizens within the County ranked providing more greenway trails and connections as their top 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 8 dwelling units to the acre and greenway/park/open space for the subject parcels. Greenway/park/open space land uses are considered compatible with residential land uses. 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 parks, greenway and open space. The project will enhance park options for nearby residents and greenway access as well as provide on-site parking for Back Creek Greenway. Acquisition of this property will also allow the County to continue assembling parcels for future construction of this stretch of Back Creek Greenway.

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

The southern boundary of the property runs along the planned Eastern Circumferential which is proposed to be funded for planning, design, real estate acquisition, and construction in the November, 2014 City capital bond referendum. Project limits will extend from Hanberry Blvd. southeast to approximately Back Creek Church Road. The street is envisioned to be a 4-lane median divided roadway with bike lanes, 8-foot planting strips, and 6-foot sidewalks. Construction is contingent on a companion NCDOT project to do work on NC 49, and construct the segment of the Eastern Circumferential between NC 49 and Hanberry Blvd. While not finalized, the proposed street is expected to have minimal impact on the integrity of the future park.

**ESTIMATED PROJECT COMPLETION DATE:**

The acquisition is scheduled to be completed by the end of fiscal year of 2015.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 3 meeting and Charlotte DOT staff expressed concern that the Eastern Circumferential Road that appears in the City's Community Investment Plan as part of the 2014 bond referendum will significantly impact this parcel. County staff reported their awareness of the project and willingness to collaboratively work with engineering for the proposed roadway.

**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:**

