

# Planning Committee

---

## Agenda Packet

January 20, 2015 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**January 20, 2015 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

---

**1. Call to Order and Introductions**

**2. Approve December 16, 2014 Minutes. *Attachment 1***

**3. M.R. #15-01: Proposal by the City of Charlotte to Sale or Transfer Thirteen Parcels of Land Located in the Freedom Drive/Thomasboro-Hoskins Area**

*Background:* The City of Charlotte proposes to sale or transfer thirteen parcels located along Freedom Drive, Edgewood Road and Bradford Drive (see mandatory referral for parcel numbers) that are no longer needed for City use. The parcels, which are vacant, were purchased for the Freedom Drive road widening project that is complete. ***Attachment 2***

*Staff Resources:* Amanda Vari, Planning  
Amanda Byrum, City Engineering

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-01.

**4. M.R. #15-02: Proposal by Mecklenburg County to Acquire Land Located on Purser Drive in the Eastwood Acres Neighborhood for Floodplain Mitigation along Briar Creek**

*Background:* Mecklenburg County proposes to accept the donation of 0.5 acres of land located at 2250 Purser Drive (Tax Parcel 099-062-01). Acceptance of the Purser Drive donation will complement floodplain mitigation efforts in the area and secure the property for water quality and greenway purposes. ***Attachment 3***

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

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-02.

## 5. Receive Public Comment on the draft University City Area Plan Update

*Background:* The [University City Area Plan \(2007\)](http://ucap.charlotteplanning.org) update establishes a vision and provides policy direction to guide future growth and development for three of the eleven Blue Line Extension (BLE) Light Rail Transit (LRT) stations – University City Boulevard, McCullough, and JW Clay Blvd./UNC Charlotte as well as surrounding areas. A public meeting to receive input on the draft plan was held in the community on December 9, 2014. The draft document is available by clicking the following link: <http://ucap.charlotteplanning.org> or contacting the staff resources below.

Staff Resources:           Amanda Vari, Planning  
                                  Kathy Cornett, Planning

*Action Requested:*       Receive Public Comment on the Draft *University City Area Plan* Update

## 6. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner(s)	Scheduled Meeting
<b><i>University City Area Plan Update</i></b>	Deborah Ryan Nancy Wiggins	To be determined
<b><i>Prosperity Hucks Area Plan</i></b>		To be determined

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

*Action Requested:*       For Committee discussion.

## 7. Adjourn

**Attendance:**

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

**Planning Staff Present:** Pontip Aphayarath, Kathy Cornett, Garet Johnson, Sonda Kennedy, Melony McCullough, Catherine Stutts and Jonathan Wells

**Other Staff Present:** Amanda Byrum (City Real Estate)

**Call to Order and Introductions**

Chairperson Lathrop called the meeting to order at 5:10 p.m., welcomed those present and asked everyone to introduce themselves.

**Approve November 18, 2014 Minutes**

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve the November 18, 2014 minutes. Commissioner Fink asked that the minutes be amended to change “City Estate Division” to “City Real Estate Division”. Commissioner Allen moved that the minutes be amended to reflect this change, the motion was seconded by Commissioner Fink to approve the November 18, 2014 minutes with this correction. The vote was unanimous to approve the minutes.

**M.R. #14-51: Proposal by the City of Charlotte to Exchange Interests in Real Property with Mecklenburg County**

Catherine Stutts (Planning) presented the City of Charlotte’s proposal to transfer a City-owned parcel of land located on Morris Field Drive to Mecklenburg County for greenway and park use in exchange for easements on three County-owned parcels needed for the Charlotte Mecklenburg Utilities Department (CMUD) Taggart Creek Outfall project. The proposed land use is consistent with the *Central District Plan* (1993) goal of expanding the greenway network.

*A motion was made by Commissioner Allen and seconded by Vice-chairperson Fink to approve Planning staff’s recommendation for Mandatory Referral #14-51. The vote was unanimous to approve staff’s recommendation for Mandatory Referral #14-51.*

**M.R. #14-52: Proposal by Mecklenburg County to Acquire Land Located in the Reid Park Neighborhood for Irwin Creek Greenway**

Catherine Stutts (Planning) presented Mecklenburg County’s proposal to accept the donation of 0.10 acres of land located in the 3400 block of Reid Avenue (Reid Park neighborhood) to assemble with other property and become an extension of Irwin Creek Greenway trail.

*A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff’s recommendation for Mandatory Referral #14-52. The vote was unanimous to approve staff’s recommendation for Mandatory Referral #14-52.*

### **University City Area Plan Update**

Kathy Cornett (Planning) gave a brief overview of the *University City Area Plan Update* planning process. She explained the plan development process and reminded the Committee that staff gave a detailed presentation to the Planning Commission at the December work session. Ms. Cornett shared highlights from the final community meeting on December 9<sup>th</sup>. Commissioner Low asked if there were specific comments on the draft document that stood out. She said that most of the comments received were positive and supportive of the plan.

Chairperson Lathrop asked if the Committee will be asked to vote after receiving public comments on the plan at their January meeting. Ms. Cornett said the vote will likely come the following month. City Council will hear public comments in February and hopefully the plan will be adopted in March or April.

Commissioner Wiggins gave a detailed report from the December 9<sup>th</sup> meeting and handed out copies of her report (please see her complete report which is attached to these minutes). She suggested having police and fire staff at future meetings. Chairperson Lathrop thanked Commissioner Wiggins for her very informative report.

Commissioner Fink asked if consideration has been given to making the area in front of the hospital more pedestrian friendly. Ms. Cornett told him that she will follow-up with an answer. Commissioner Fink then asked about the utility easement along North Tryon Street. Ms. Cornett said that Amanda Vari and Ed McKinney (Planning) are working with North Carolina Department of Transportation and Charlotte Department of Transportation to develop language that will be added to the plan to address this issue.

Commissioner Fink asked if the plan supports large employment hubs or a large number of employees. Kathy explained that one of the TOD districts is employment and the plan definitely supports 65 employees per acre.

Commissioner Low reiterated Commissioner Wiggins' recommendation in her report to have a gathering place as a part of the area's identity. He mentioned New York, Seattle and Portland as cities that have good examples of gathering places.

Commissioner Low also encouraged everyone to read an article that he e-mailed to the Commission about Boston's Innovative Corridor and what they are doing well and not so well. The article was written by a former UNC-Charlotte professor who is a writer at the Boston Globe and familiar with the Charlotte area. Commissioner Low will send the article out again.

### **Prosperity Hucks Area Plan**

Ms. Melony McCullough said that there are no meetings scheduled at this time. This plan will come before the Planning Committee again during the plan adoption process.

**Adjourned:** 5:34 p.m.

This attachment, submitted by Commissioner Nancy Wiggins, accompanies the December 16, 2014 Planning Committee Meeting minutes.

**Planning Committee Report on the University City Area Plan Community  
Meeting 12/9/14 6pm**

Blue Line Update

Commissioner Nancy Bowen Wiggins

---

## **SITE DESIGN**

The Planning Commission Staff had the Oasis Temple Space set up to accommodate stations of Public Sector Groups to interact with the public who came to the update. The interior of the U featured seating and the screen for the presentation. Citizens were treated to a public concerns “fair” where the service providers were available to interact & provide information with attendees, They used maps and interactive media to demonstrate answers to individual questions and concerns on a variety of service related issues now and in the future to attendees.

Booth presenters included our own staff as well as **Transportation Representatives**: NCDOT, CATS/BLE/Bus, Cross Charlotte Trail and Transportation Network.

**Esthetics/Environment Groups**: SBE/Art Transit, Land Use Dept. **Public Facilities/Services**: Park & Rec, Engineering, CMUD,CMS, Library& NS/BS. I would have liked a whole table for the Public Safety-.CMPD and CMFD.

## **PRESENTATION**

### **CHARLOTTE MOVING FORWARD**

- Almost 10 miles of tracks with 11 train stations to come- with 4 parking decks to park over 3000 cars.
- Trains to accommodate 25000 passengers daily.
- Line Improves North Tryon Corridor [US Highway 29] Connects UNC-Charlotte with other higher education campuses down town including UNC-C, Wake Forest, Charlotte School of Law, Northeastern Univ., CPCC, Johnson & Wales, JC Smith U, & the New Medical School.
- **Ride from 7<sup>th</sup> to UNC-C Campus in the NE will take 22 minutes with rides available every 7.5 minutes during peak travel times.** Having personally talked with current Blue Line Riders this is a Key factor – they can actually count on precision of arrival & ride time destination [work or school].
- Connecting services- for transit to destinations.

### **CURRENT INCONVENIENCES-**

- For me it was the closure of Eastway Drive. 16<sup>th</sup> St & 36<sup>th</sup> St are also closed- Bridges being built.

This attachment, submitted by Commissioner Nancy Wiggins, accompanies the December 16, 2014 Planning Committee Meeting minutes.

**Planning Committee Report on the University City Area Plan Community  
Meeting 12/9/14 6pm**

Blue Line Update

Commissioner Nancy Bowen Wiggins

---

- University Area – JW Clay, JM Keyes & WT Harris infrastructure & parking decks to be built.
- Uptown 7<sup>th</sup> St & 9<sup>th</sup> St for Infrastructure.

## **RESULTS**

- University City Blvd Deck will feature 1500 public parking spaces.
- JW Clay Deck will have 800.

OUR PLANNING STAFF talked in detail about the 11 character areas, 23 policy areas, 4 building blocks, future land use & transportation network Map, Environmental Features & Station HUBS.

## **CITIZEN CONCERNS-[NOTED & WEIGHTED BY STRENGTH OF PARTICIPANT INTEREST AS FOLLOWS]**

1. Major Landmark needed in the University City Greenway for a “Town Center”.
2. Parks & Open Space.
3. Transit Stations that Support
  - Improved pedestrian environment with clear windows, prominent locations easy “openable” doors & outdoor seating;
  - Corridor Station Foci on different transportation & integration patterns- auto, bus, bike & multi-patterns including pedestrian patterns;
  - Integrate needs of small and large businesses and their employees and customers in specific station designs;
  - UNC-C campus should be integrated into the BLE stations.

**\*\*\*TIME TRAVEL ASSURANCES ARE A KEY FACTOR TO KEEP SUPPORT FROM MILLENIALS , COMMUTERS, STUDENTS AND BABYBOOMERS\*\*\*\***

**Wound up at 7:15 pm**



This attachment, submitted by Commissioner Nancy Wiggins, accompanies the December 16, 2014 Planning Committee Meeting minutes.

**Planning Committee Report on the University City Area Plan Community  
Meeting 12/9/14 6pm**

Blue Line Update

Commissioner Nancy Bowen Wiggins

---

**BLELINE APPROVAL PROCESS TIMELINE PRESENTED**

- **DRAFT DOCUMENT ON LINE FOR COMMENT BY 12/25/14**
- **PLANNING COMMITTEE WILL BE COMMENTING AT JANUARY '15 MEETING**
- **CITY COUNCIL COMMENTING FEBRUARY'15 MEETING**
- **CITY COUNCIL APPROVAL MARCH/APRIL '15**

***Al want to make a special thank you to Lt. Dave Johnson, CMPD, for his participation, Greg Phipps, City Councilman for his participation, Melony McCullough, Catherine Stutts, Mandi Vari and our staff for their hard work on this successful event.***

Thanks especially to Mandi for her help with this report.

Respectfully submitted to the Planning Committee for Inclusion into the minutes of our meeting,

Nancy Bowen Wiggins,

Commissioner



**Submitted by:** Amanda L. Byrum, E&PM, City Real Estate

**Initiated by:** Timothy J. O'Brien, E&PM, City Real Estate

**MANDATORY REFERRAL-REPORT NO. 15-01**  
**Proposed Sale or Transfer of 13 City-Owned Property on Freedom Drive in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The thirteen surplus vacant parcels listed below are located along Freedom Drive, near the intersections with Edgewood Road and Bradford Drive. They were purchased for the road widening project that was completed several years ago. The City of Charlotte is proposing to market the parcels for sale or, where the parcels' size or shape is not conducive to sale, transfer to the adjoining owners.

#	Parcel ID	Property Address	Zoning <sup>(1)</sup>	Site Size	Current Use	Area Plan and Land Use Recommendation
1	059-041-05	4209 Freedom Dr	R-4	3.718 acres	Vacant	<i>Northwest District Plan, Single Family up to 6 DUA</i>
2	063-052-04	3932 Freedom Dr	R-22MF	.7 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
3	063-052-05	3924 Freedom Dr	R-22MF	.5 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
4	059-011-05	3921 Freedom Dr	R-4	.2 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
5	059-011-01	3901 Freedom Dr	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
6	059-012-18	3821 Freedom Dr	R-4	.782 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
7	059-012-17	3807 Freedom Dr	R-4	1.93 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
8	059-012-16	3801 Freedom Dr	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
9	063-041-01	3740 Freedom Dr	R-22MF	.166 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
10	063-041-15	815 Bradford Dr	R-22MF	.218 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
11	059-013-20	3745 Freedom Dr	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
12	059-013-01	1223 Edgewood Rd	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>
13	059-013-02	1227 Edgewood Rd	R-4	.2 acres	Vacant	<i>Thomasboro/Hoskins Area Plan, Single Family up to 5 DUA</i>

<sup>(1)</sup> According to Charlotte Zoning ordinance

In terms of future land use that would result from the proposed sales, the parcels would be marketed as presently zoned. Buyers would be determined through an upset bid process where sales would be to the highest bidder; conditions of future land use would then be determined by zoning (which can be changed by City Council at the buyer's request). The City doesn't generally place deed restrictions or other conditions dictating future use on property sales that aren't for a specific use/program, such as for affordable housing through a non-profit organization.

Therefore, specific land uses can't be ascertained at this time as prospective buyers haven't been identified. Development in accordance with existing zoning would be preferred.

**PROJECT JUSTIFICATION:**

The parcels were acquired for the Freedom Drive road widening project and are no longer 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. Therefore, Real Estate proposes to market for sale or transfer to adjoining owners these parcels. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Charlotte 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 northernmost property is within the *Northwest District Plan* (1990) and is recommended for Single Family Residential land uses with a density of up to six dwelling units per acre. The remaining twelve properties are within the *Thomasboro/Hoskins Area Plan* (2002) and are recommended for Single Family Residential land uses with a density of up to five dwelling units per acre. It has been noted that the properties will be sold as currently zoned with no specific intended use at this time.

**PROJECT IMPACT:**

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax rolls.

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

There are no known relationships to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Market conditions will dictate the schedule of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

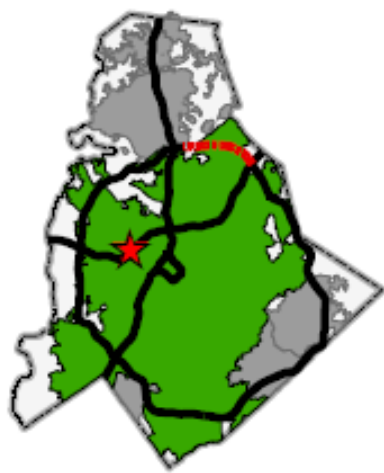
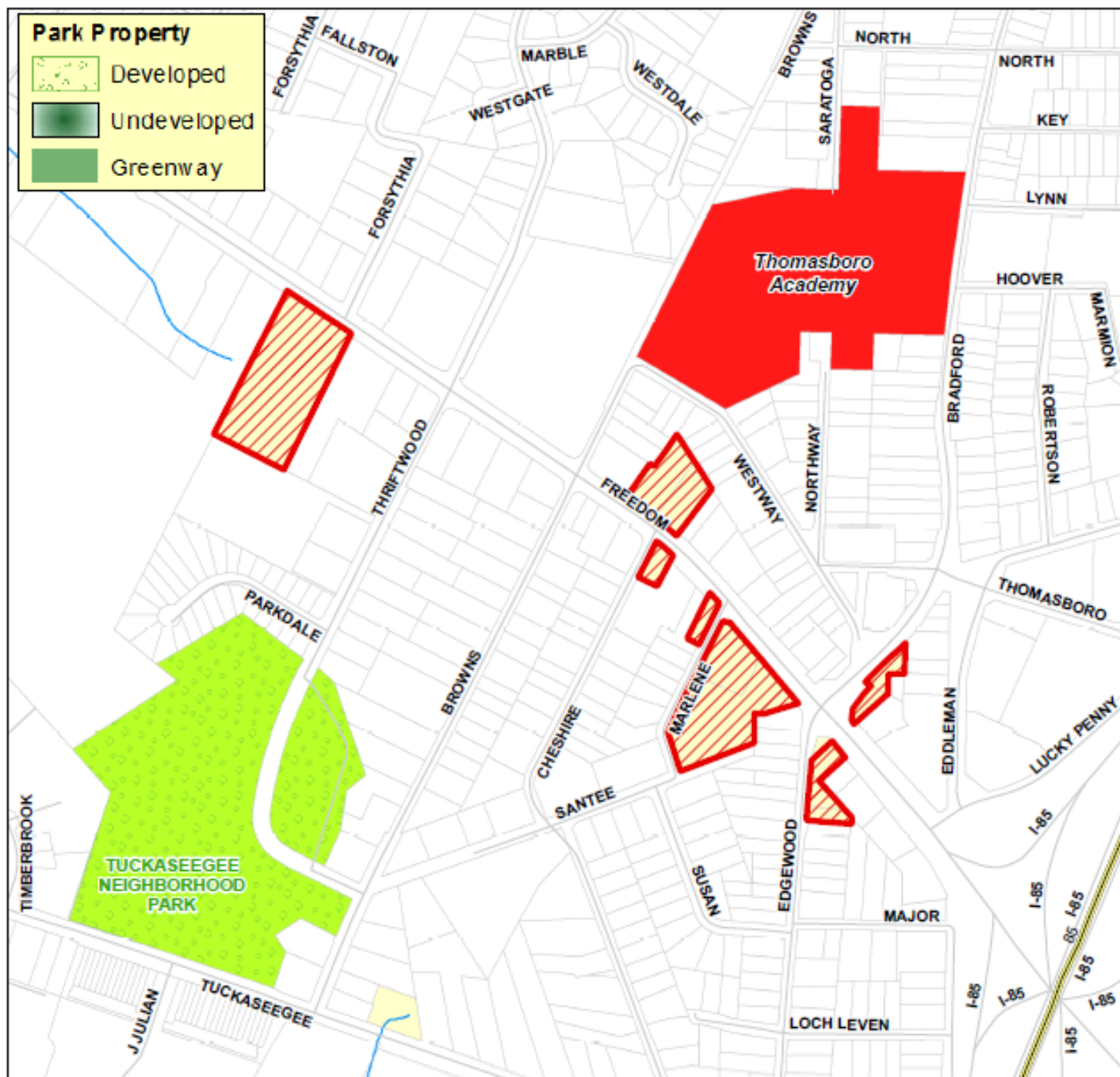
The Joint Use Task Force discussed this matter at their January 7, 2015, meeting and there were no joint use comments.

**PLANNING STAFF RECOMMENDATION:**

At this time, staff recommends deferral on the decision regarding the four parcels zoned R-22MF (parcels 2, 3, 9 and 10 on the table above) and whether they should be sold as currently zoned for the use prescribed by current zoning (PIDs 063-052-04, 063-052-05, 063-041-01, and 063-041-15). The current zoning of R-22MF (Multi-family residential up to 22 dwelling units per acre) is inconsistent with the adopted land use plan recommendation of single family up to 5 dwelling units per acre in the *Thomasboro/Hoskins Area Plan* (2002) and staff is requesting additional time to review the case.

Staff recommends approval of the sale of the remaining nine parcels (parcels 1, 4 through 8, and 11 through 13 on the table above), since the current zoning (therefore the marketing plan and likely future land use) is consistent with the adopted land use plans.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 15-01

Initiated by: E & PM, City Real Estate

Submitted by: E & PM, City Real Estate

- Mandatory Referral
- City Property
- County Property
- Schools



Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: David Love, Charlotte – Mecklenburg Storm Water Services

**MANDATORY REFERRAL - REPORT NO. 15-02**  
**Proposed Land Donation of 2250 Purser Drive in Charlotte for Floodplain Mitigation**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept the donation of tax parcel 099-062-01 (±0.5 acres) at 2250 Purser Drive in the Eastwood Acres neighborhood in east Charlotte along Briar Creek. Acceptance of the Purser Drive donation will complement prior floodplain mitigation efforts in the area and secure the creekside property for water quality and greenway purposes.

The property is currently vacant and is zoned R-4 (single family residential) according to the Charlotte Zoning Ordinance. The property is surrounded by single-family residences to the north, south, east and west.

**PROJECT JUSTIFICATION:**

Charlotte-Mecklenburg Storm Water Services would like to acquire this property to further their mitigation efforts along Briar Creek. Acquisition of this property will not only secure the property for water quality purposes, but it will also add to the County's land holdings in the area for the future construction of Briar Creek Greenway trail. Briar Creek is also an identified future greenway corridor in the *2008 Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this floodplain parcel is consistent with the *Mecklenburg County Floodplain Management Guidance Document* which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. This acquisition is also 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 *East District Plan* (1990) identifies low-density residential uses as appropriate land uses for the area in question. The plan also encourages the expansion of the county's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

**PROJECT IMPACT:**

Acquisition of this parcel will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

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

Other than the future Briar Creek Greenway project, this acquisition has no relationship to any other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

The property will be accepted by the County in December 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

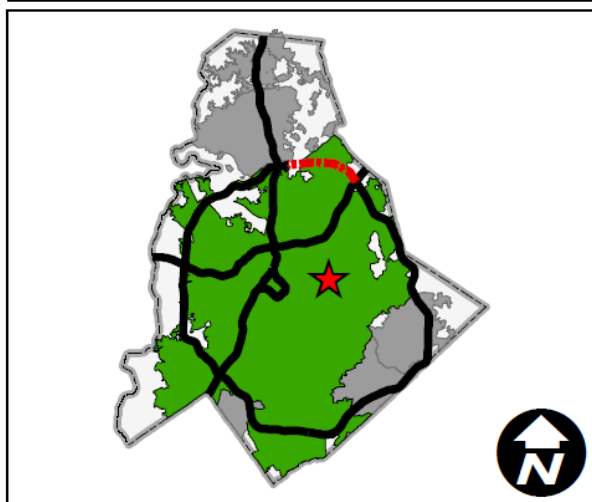
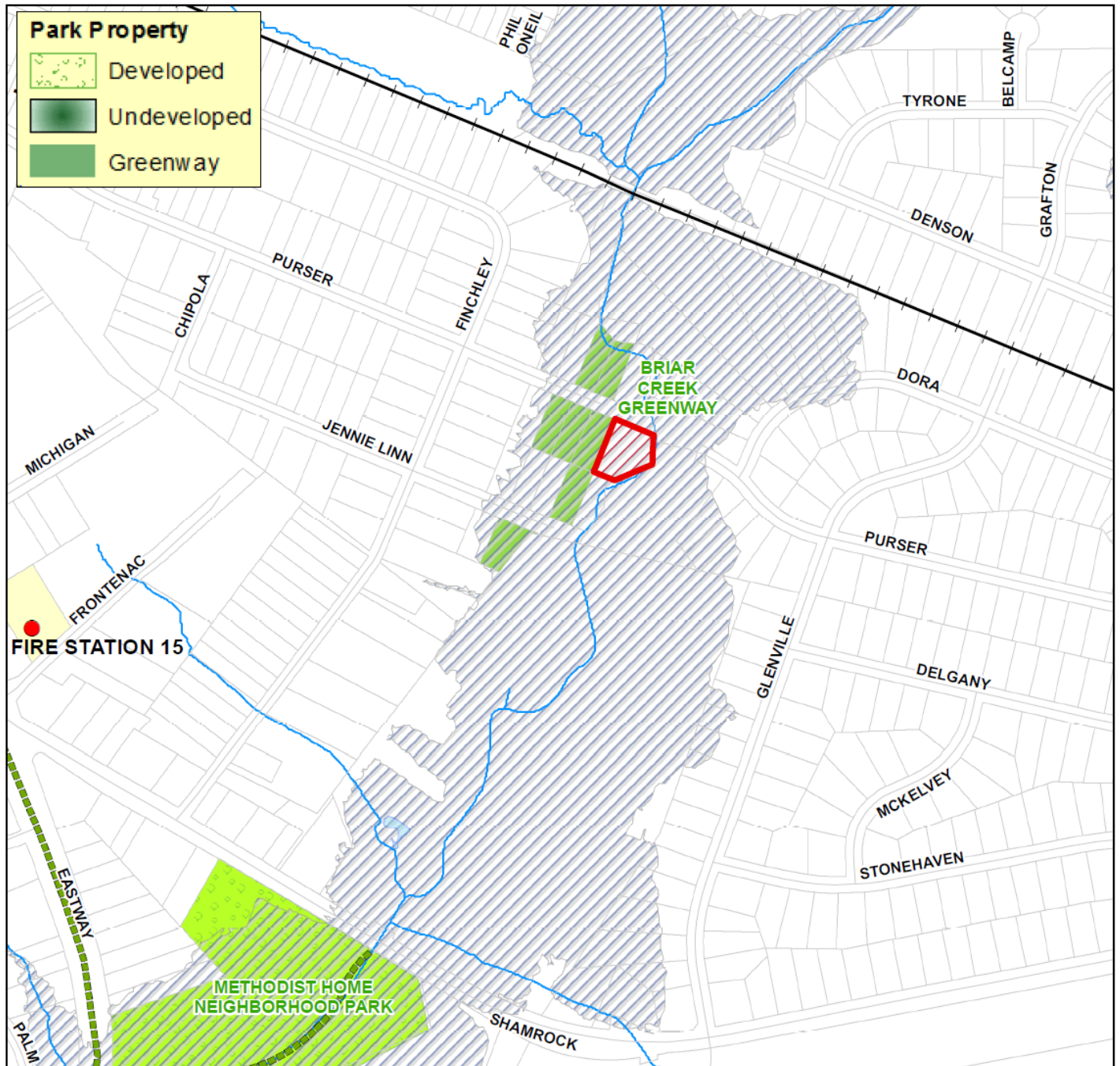
The Joint Use Task Force discussed this matter at their January 7, 2015 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed transaction. The proposed land use is consistent with the *East District Plan* (1990).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 15-02

Initiated by: Storm Water Services

Submitted by: Asset and Facility Management

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

