

Planning Committee

Agenda Packet

February 17, 2015 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
February 17, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve January 20, 2015 Minutes. *Attachment 1*

3. Mecklenburg County's Comprehensive Government Facilities Master Plan Update

Background: Mecklenburg County recently announced plans to decentralize County service facilities in order to serve customers where they live. This plan has significant potential to align with other agencies' capital and facility plans and to open up new opportunities for collaboration between the County and other entities.

Staff Resources: Jonathan Wells, Planning
Dennis LaCaria, Mecklenburg County Manager's Office

Action Requested: None, for information only.

4. 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 Real Estate

Action Requested: Defer action on M.R. #15-01 to allow additional time for staff to resolve outstanding issues.

5. M.R. #15-03: Proposal by Charlotte-Mecklenburg Schools to Build a School on the Corner of West Boulevard and Billy Graham Parkway (The Renaissance)

Background: Charlotte-Mecklenburg Schools (CMS) proposes to develop a new 49-classroom school (Pre-Kindergarten through Grade 8) on approximately 8.6 acres of land located on the northeast corner of West Boulevard and Billy Graham Parkway (Tax Parcel 115-042-01) in The Renaissance development (former Boulevard Homes site). Charlotte Housing Authority will convey this land to CMS. ***Attachment 3***

Staff Resources: Catherine Stutts, Planning
Susan Cannella, CMS Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-03.

6. M.R. #15-04: Proposal by the City of Charlotte to Sale or Transfer Property Located at 2839 Mayfair Avenue

Background: The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to sell or transfer approximately 0.13 acres located at 2839 Mayfair Avenue (Tax Parcel 115-028-25) for reoccupation by a low income family. **Attachment 4**

Staff Resources: Catherine Stutts, Planning
Amanda Byrum, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #15-04.

7. M.R. #15-05: Proposal by Mecklenburg County to Acquire Land to Serve as Future Teddington Neighborhood Park

Background: Mecklenburg County proposes to acquire approximately 1.6 acres located at 5829 Freedom Drive (Tax Parcel 059-161-03) for the development of Teddington Neighborhood Park. The property will be assembled with adjoining park property. **Attachment 5**

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

Action Requested: Approve Planning staff's recommendation for M.R. #15-05.

8. M.R. #15-06: Proposal by Mecklenburg County to Acquire Land Located on Wilkinson Boulevard to Serve as Future Medic Site

Background: Mecklenburg County proposes to purchase three warehouse facilities on approximately 14 acres located at 4301 and 4403 Wilkinson Boulevard (Tax Parcels 115-091-01, 02 and 04) for the relocation of Medic, Mecklenburg County Emergency Medical Services Agency. Medic is currently housed in leased space located at 4525 Statesville Road.

Attachment 6

Staff Resources: Amanda Vari, Planning
Dennis LaCaria, Mecklenburg County Manager's Office

Action Requested: Approve Planning staff's recommendation for M.R. #15-06.

9. M.R. #15-07: Proposal by Mecklenburg County to Acquire Land Located on Suttle Avenue (Former Charlotte School of Law Building) for Several County Administrative Functions

Background: Mecklenburg County proposes to purchase approximately 10 acres located at 2145 Suttle Avenue (Tax Parcel 067-014-08), Charlotte School of Law, for the relocation of functions located in the Hal Marshall Services Center on North Tryon Street. **Attachment 7**

Staff Resources: Amanda Vari, Planning
Dennis LaCaria, Mecklenburg County Manager's Office

Action Requested: Approve Planning staff's recommendation for M.R. #15-07.

10. M.R. #15-08: Proposal by Mecklenburg County to Acquire Land Located on Amay James Avenue for Expansion of Reid Neighborhood Park

Background: Mecklenburg County would like to acquire two parcels totaling approximately 0.28 acres located on Amay James Avenue (Tax Parcels 145-172-11 and 145-172-09) in the Reid Park neighborhood. Most of the surrounding land will be used for the future Reid Neighborhood Park and Irwin Creek Greenway. **Attachment 8**

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

Action Requested: Approve Planning staff's recommendation for M.R. #15-08.

11. Draft University City Area Plan Update

Background: The update to the University City Area Plan (originally adopted in 2007) 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.

The Planning Committee received public comments on the draft plan at their January meeting.

Staff will give a brief overview of the draft Implementation Guide, which was made available February 5 to the public online at <http://ucap.charlotteplanning.org>. Staff will also respond to any questions from the Committee and respond to comments received during the public comment session.

Staff Resources: Amanda Vari, Planning
Kathy Cornett, Planning

Action Requested: Consider recommending adoption of the draft *University City Area Plan* update.

12. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner(s)	Scheduled Meeting(s)
<i>University City Area Plan Update</i>	Deborah Ryan Nancy Wiggins	Transportation & Planning Committee February 26, 2015 1:00 p.m.
<i>Prosperity Hucks Area Plan</i>		To be determined

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

Action Requested: For Committee discussion.

13. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
January 20, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

DRAFT

Attendance:

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

Commissioners Absent: Commissioner Emma Allen

Planning Staff Present: Pontip Aphayarath, Kathy Cornett, Sonda Kennedy, Melony McCullough, Catherine Stutts, Jonathan Wells and Amanda Vari

Other Staff Present: Robert Drayton (City Real Estate)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:07 p.m., welcomed those present and asked everyone to introduce themselves.

Approve December 16, 2014 Minutes

A motion was made by Vice-chairperson Fink and seconded by Commissioner Wiggins to approve the December 16, 2014 minutes. The vote was unanimous to approve the minutes.

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

Amanda Vari (Planning) gave an overview of the City of Charlotte's proposal to sale or transfer thirteen vacant parcels of surplus land not needed for future projects. The parcels are located along Freedom Drive, Edgewood Road and Bradford Drive (see mandatory referral for parcel numbers) They were purchased for the Freedom Drive road widening project which is complete. Selling the land will generate revenue as well as reduce maintenance costs and liability for the City.

Ms. Vari explained that the northernmost parcels are located within the boundaries of the *Northwest District Plan* (1990). The adopted future land use in this plan recommends single family land uses at a density of up to six dwelling units per acre for those parcels. The parcels are zoned R-4 which is consistent with the recommended land use.

The remaining parcels are located with the *Thomasboro-Hoskins Neighborhood Plan* (2002). Some of the parcels are zoned R-4; however, there are four parcels zoned R-22MF that are located on the northerly side of Freedom Drive. This zoning classification is inconsistent with the adopted future land use. Therefore, Planning staff recommends deferral because the existing zoning would allow development that is inconsistent with the adopted future land use. Staff would like additional time to consider this portion of the proposal.

Commissioner Low asked if the parcels that are zoned R-4 are compatible with the existing land use. Ms. Vari answered yes and explained that R-4 is a lower density than R-6. Commissioner Low pointed out that this is an older neighborhood with a lot of single family homes. He stated that the R-4 zoning classification does not have design guidelines that would prevent snout houses. He shared his concerns about future development being inconsistent with the character of existing houses in the area. Commissioner Low also stated that if action on the parcels zoned R-4 is deferred, it could allow time to consider other things like form making elements that are conducive to the walkable character of the neighborhood. This could allow time to rezone the parcels or to reconsider this after the zoning ordinance update that would include form making elements. Ms. Vari responded that the schedule for the zoning ordinance update is not set and she is not sure what the update will include. Commissioner Low said the R-4 does not assure that the character of future development will be consistent with the character of existing homes. Ms. Vari replied that is correct.

Commissioner Watkins asked if there is a timeline for bringing this mandatory referral back to the Committee. Ms. Vari replied that it could come back in February.

A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-01 to sale the following nine parcels zoned R-4: 4209, 3921, 3901, 3821, 3807, 3801 and 3745 Freedom Drive and 1223 and 1227 Edgewood Road.

The vote was unanimous to approve staff's recommendation for the sale of nine parcels in Mandatory Referral #15-01.

A second motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-001 to defer the sale of the following four parcels: 3932, 3924 and 3740 Freedom Drive and 815 Bradford Drive. The vote was unanimous to approve staff's recommendation to defer the sale of four parcels in Mandatory Referral #15-01.

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

Catherine Stutts (Planning) gave an overview of this proposal by Mecklenburg County to accept the donation of 0.5 acres of land located at 2250 Purser Drive. Acceptance of the Purser Drive donation will complement floodplain mitigation efforts in the area and secure the property for water quality and greenway purposes. The proposed land use is consistent with recommendations in the *East District Plan* (1990).

Commissioner Watkins asked if anyone lives there. Ms. Stutts replied no, it's vacant.

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #15-02. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-02.

Receive Public Comment on the draft *University City Area Plan Update*

Amanda Vari presented background information and reviewed the draft plan recommendations. The *University City Area Plan* (2007) 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 J. W. Clay Blvd./UNC Charlotte as well as surrounding areas.

Ms. Vari shared information on the *Centers, Corridors and Wedges Growth Framework* and gave an overview of the LYNX Blue Line and the LYNX Blue Line Extension. The overview included the process, new techniques, policy recommendations and implementation process. She explained that this area is in the Northeast Corridor, a Growth Corridor.

Ms. Vari reviewed the 11 character areas that reflect the desired development pattern. Next, she explained the 23 policy areas that provide more detail and specific policy guidance. The plan includes geographically specific policies for land use, open space, mobility and design. Ms. Vari summarized some of the key plan recommendations and reviewed the recommended future land use and future transportation maps. Next, she highlighted some of the public comments received to date. Vice-chairperson Fink asked why the comments reviewed rose to the top. Ms. Vari said they were heard most frequently. Commissioner Wiggins commented on the need for public art.

Ms. Vari shared that the plan recommends more intense development, new streets and better connectivity in the University City Boulevard Transit Station area and more employment in the McCullough Transit Station area. The vision is for the J.W. Clay Station area to become more of the University Area Town Center. She stated that UNC Charlotte has its own master plan and that this plan should complement their plan. She concluded her presentation by reviewing the next steps in the review and adoption process.

Commissioner Wiggins stated that she noticed the refrain of “gas stations not being allowed in this area” and that she thinks there are areas where gas stations and electrical stations should be allowed.

Next, the Committee received public comments on the draft plan recommendations. Chairperson Lathrop thanked the public for attending the meeting and provided the guidelines for speakers. There were nine speakers.

Walter Fields, represented Withrow Capital, owner of Mallard Pointe Shopping Center

Mr. Fields stated some things in the plan are not clear. He would like a better understanding of the existing retail and thinks what’s in the plan needs to be clearer.

He stated that the plan notes that there are 4-1/2 million transit riders in this area. There are issues with policy area 7A (on the map), this area is recommended for a mix of office and residential uses and doesn’t recognize the existing retail uses. It will likely redevelop with retail uses. He said that having to read through the plan policies to find the full use of permitted uses and community design criteria is cumbersome. Commissioner Low suggested that Mr. Fields be proactive and share his ideas about design.

Terry Williams, representing Withrow Capital

Mr. Williams shared that he has worked with staff throughout the process. He has 100% retail on 15 acres. Commissioner Low asked Mr. Williams if he has a vision for the parcel that he can share with the Committee. Although he doesn't have a plan at this time, he would like for the 15 acre center to be shown as recommended for office, retail and residential land uses on the map.

John Couchell, 228 Eastway Drive

Mr. Couchell owns a small shopping center located at 228 Eastway Drive. He said that the closing of the Eastway Bridge, which has eliminated traffic in the area, is a hardship to his business. He's not sure that the business can survive more than a month with the continued closure. He has met with City staff about this. He said no work has been done on the bridge for eight months. He is excited about the Blue Line Extension but concerned about his loss of business.

Carol Burke, NorthEnd Partners

Ms. Burke stated that she supports the plan. She is excited that this is coming to fruition. She thanked the Planning Commission. She stressed the importance of open space from Sugar Creek Road to the community garden at Hidden Valley. She asked if there are plans to redo the intersection at Eastway Drive and North Tryon Street.

Chairperson Lathrop said staff will follow up on this question.

Christy Kluesner, area resident

Ms. Kluesner complemented staff and asked about public space for senior citizens in the area, similar to the Marion Diehl Center.

Martin Zimmerman, Bonnie Lane

Mr. Zimmerman, also an area resident, distributed copies of his comments to the Committee and staff (see attachment to these minutes). He talked about a discrepancy between Transit Oriented Development (TOD) zoning being applicable within the ½ mile walk distance, but the station area plans refer to the ¼ mile walk distance. He asked when the Implementation Plan will be made available. He would like to review it. He also said that provisions for affordable housing at stations, green architecture/LEED policies in station areas and language that addresses suburban sprawl are needed.

Darlene Heater, University City Partners (UCP).

Ms. Heater stated that the University City area is the second largest employment area in Charlotte; with a workforce of over 73,000 and 8,000 more jobs have been announced. She supports the plan and has participated as a stakeholder with UNC Charlotte. She is working with Land Design on a park master plan.

Jane Watson, Lakeshore Village resident

Ms. Watson stated that the language should require the redevelopment of shopping centers with an urban form. She is concerned about the loss of retail in the area.

Will Russell, Sustain Charlotte, University City resident and former City Council District 4 candidate

Mr. Russell supports the plan. He would like to see added language about pedestrian connectivity, pedestrian oriented uses and redevelopment without large parking lots. He would like to see pedestrian connections strengthened, reduced parking and increased density. He would like to see the *Implementation Plan*. He also said that the *Implementation Plan* needs to include development timelines and the plan should be revised every 5 to 10 years.

Vice-Chairperson Fink asked Mr. Russell how he proposes pedestrian cross Harris Boulevard – bridges or tunnels. Mr. Russell suggested pedestrian bridges.

Commissioner Wiggins stated that CATS needs a better system of capturing riders to make sure they are paying the fare.

Commissioner Low said the maps show the biggest challenges in the area. There is no real connectivity or block structure.

Commissioner Watkins agrees with the need for an implementation timeline. She stated that some quick wins are needed. The public should be kept engaged and updated of progress along the way.

Chairperson Lathrop thanked the public for coming and for their comments.

Area Plan Status and Meeting Report

Commissioner Wiggins did not give a report for the *University City Area Plan Update* since the Committee received public comments on the draft plan at this meeting.

Ms. McCullough stated that she will keep the Committee informed about the status of the *Prosperity Hucks Area Plan*. No meetings have been scheduled.

Adjourned: 6:30 p.m.

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 ⁽¹⁾	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>

⁽¹⁾ 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:

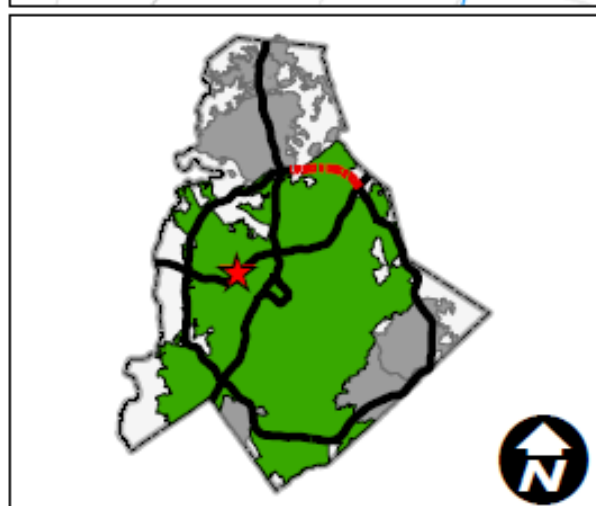
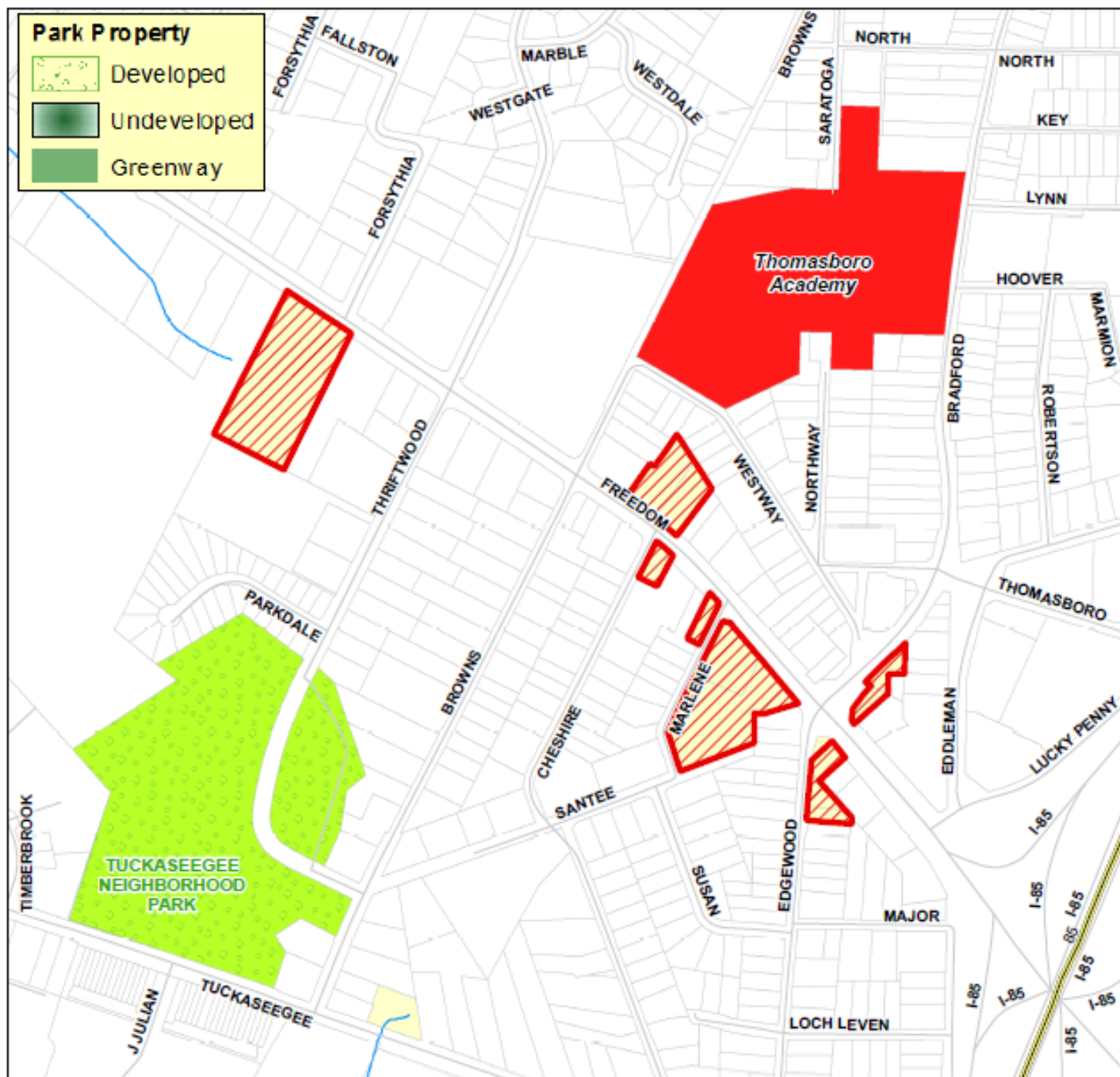
The Joint Use Task Force discussed this matter at their January 7, 2015, meeting and there were no joint use comments.

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: Susan Cannella, Real Estate Coordinator, CMS

Initiated by: Susan Cannella, Real Estate Coordinator, CMS

MANDATORY REFERRAL-REPORT NO. 15-03

Proposed Development of a Pre-K – 8 School at The Renaissance/Former Boulevard Homes Site

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to develop a new 49-classroom school (grades Pre-Kindergarten through 8) on approximately 8.615 acres located at the northeast corner of West Blvd. and Billy Graham Pkwy (parcel #115-042-01) in West Charlotte. The site is zoned MUDD-O (Mixed Use Development District – Optional) according to the Charlotte Zoning Ordinance. The Zoning Ordinance allows for elementary and secondary schools within MUDD-O zoning, so a re-zoning would not be required. The integration of schools in neighborhoods is encouraged. Properties north and east of the site are undergoing development as a mixed-income residential community. Property to the south across West Blvd. is largely vacant and low-density residential, and west across Billy Graham is a multi-family residential development.

The Charlotte Housing Authority (CHA) has implemented a revitalization plan for The Renaissance, formerly the CHA Boulevard Homes community. The redevelopment site will include mixed-income housing, radically improved cradle-to-college educational opportunities, youth and adult development programs, job training, health and wellness programs, transportation access and recreational opportunities. The proposed school located at The Renaissance will serve as a community hub and have an integrated focus on academics, health and family services, youth programs and community engagement. CHA will convey approximately 8.615 acres of land within this development to CMS for the purposes of the construction and operation of a Pre-K-8 school.

This project will provide crowding relief for Berryhill School and Reid Park Academy, which both house grades Pre-Kindergarten through 8. Berryhill is supported by a wastewater treatment plant which is currently near its capacity. Reid Park is significantly over capacity and requires immediate relief.

PROJECT JUSTIFICATION:

Funding for this project will come from the 2013 School Bond Package in which \$30.376 million was allocated for a relief Pre-K-8 school for Berryhill School/Reid Park Academy.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Construction of a relief school is consistent with the Charlotte-Mecklenburg Schools Capital Needs Assessment, upon which the 2013 bond referendum was based.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) adopted land use for this site, as amended by rezoning petition 2009-043 calls for mixed-use development (multi-family, institutional and office). The proposed land use (Institutional) is consistent with the adopted land use.

PROJECT IMPACT:

Traffic impacts are expected to be limited, especially given that a large percentage of the children attending the school are expected to be from The Renaissance and adjoining neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Construction is underway on multiple phases of The Renaissance. Phase one, The Retreat at Renaissance, an 110-unit seniors building was completed September 2013. Building features include covered resident/visitor entry with patio seating, covered resident drop off entry, garden plots, courtyard area with gazebo and patio, multipurpose room, exercise room, library and game room. The second phase of the development, The Residences at Renaissance, 74 mixed-income family units, was completed May 2014. The third phase is currently under construction and includes 150 family units.

ESTIMATED PROJECT COMPLETION DATE:

Construction of the pre K-8 school is slated for completion August 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their February 4, 2015 meeting and had no comments.

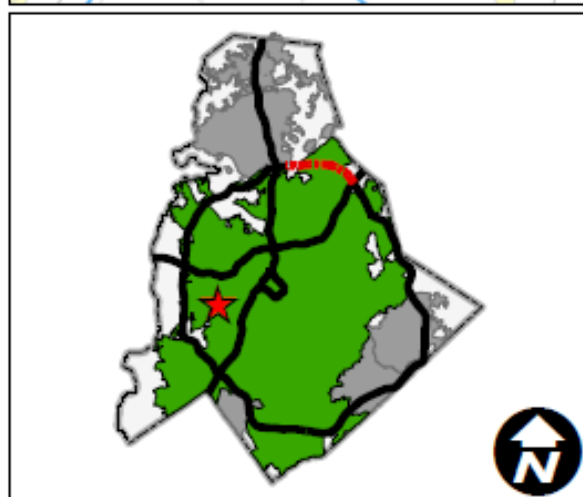
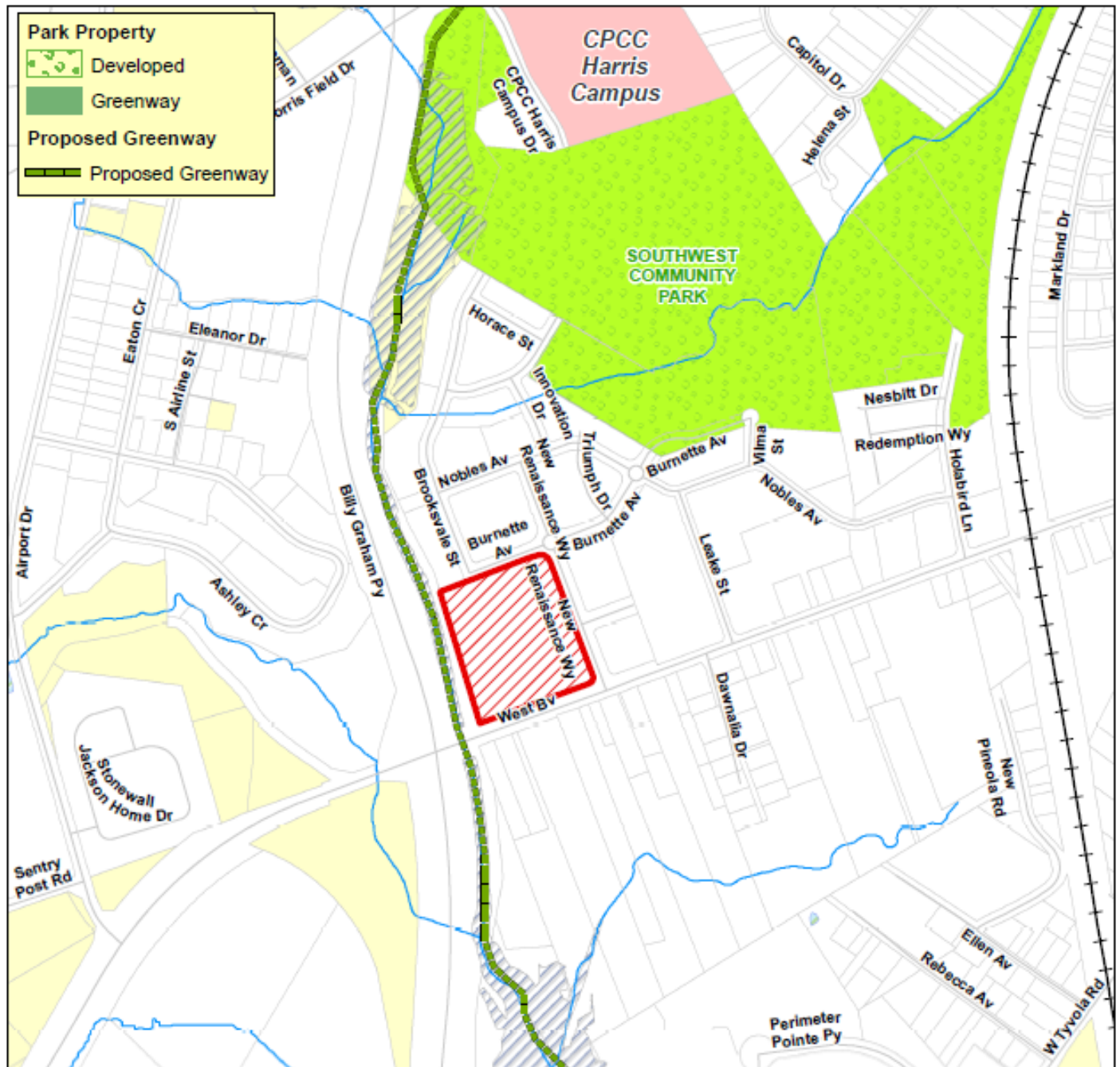
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the conveyance of land from CHA to CMS for the development of a school.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 17, 2015 meeting, the Planning Committee recommended

Staff resource: Alberto Gonzalez



Mandatory Referral 15-03

Initiated and Submitted by: CMS

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



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Amanda Byrum, E&PM, Real Estate

Initiated by: Warren Wooten, N&BS

MANDATORY REFERRAL-REPORT NO. 15-04
Proposed Sale or Transfer of City-Owned Property on Mayfair Avenue

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to sell or transfer a City-owned property out of the City's inventory for reoccupation by a low income family. This property was acquired by the City as the result of foreclosures of a loan generated by N&BS. The property is located at 2839 Mayfair Avenue (115-028-25) and consists of approximately .137 acres. The property includes a vacant single family residence and is zoned R-5 (single family residential) according to the Charlotte Zoning Ordinance.

N&BS works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) to partner in making more affordable housing available in neighborhoods throughout the City. N&BS uses surplus properties received through foreclosure in strategic ways to meet community housing needs.

PROJECT JUSTIFICATION:

This property was acquired as the result of foreclosure and is not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. N&BS works with non-profit and neighborhood organizations in order to transfer properties for rehabilitation and re-occupancy by the organizations' qualified clients.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of this parcel supports City Council's recommendation to develop affordable housing.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *Central District Plan* (1993) identifies low-density residential uses as appropriate land uses for the area in question.

PROJECT IMPACT:

The project provides support for home ownership opportunities and neighborhood revitalization.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the property for use by non-profit organizations and the availability of funds for these organizations to undertake rehabilitation or rebuilding will dictate the completion of the transfers.

JOINT USE TASK FORCE REVIEW COMMENTS:

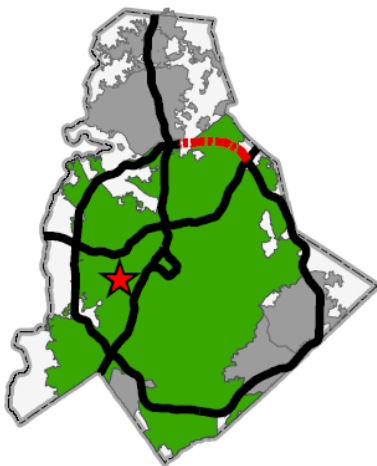
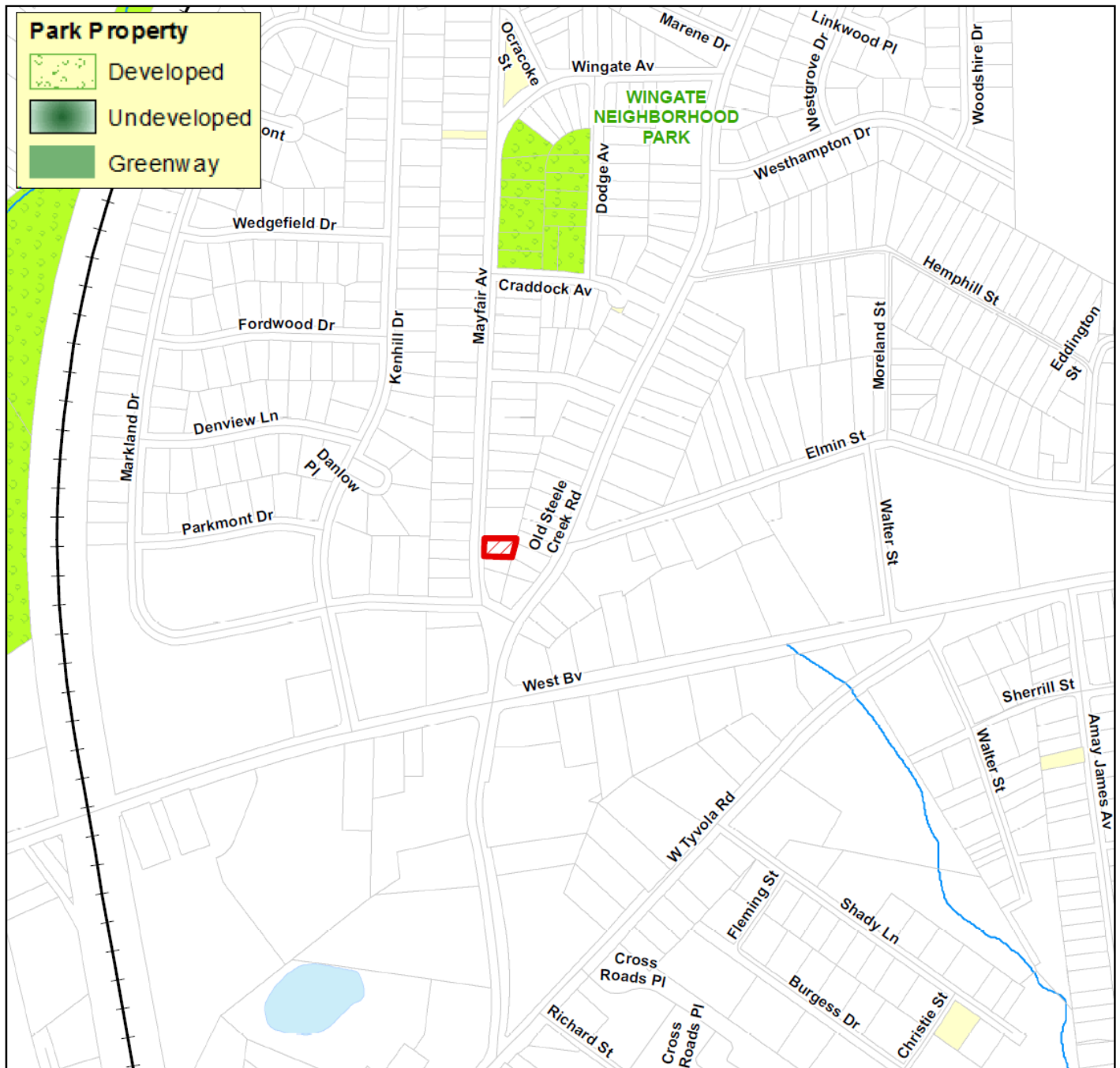
The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION: Planning staff recommends approval of the proposed transaction. The proposed land use is consistent with the *Central District Plan* (1993).

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 17, 2015 meeting the Planning Committee


Staff resource: Catherine Stutts





Mandatory Referral 15-04


Initiated by: Neighborhood & Business

Submitted by: E&PM, Real Estate

 Mandatory Referral

 County Property

 City Property

 Ponds



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: Jim Garges, Park and Recreation Dept.

MANDATORY REFERRAL-REPORT NO. 15-05
Proposed Acquisition of Land to Serve as Future Teddington Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 059-161-03 (±1.613 acres) located at 5829 Freedom Drive in northwest Charlotte for the future development of Teddington Neighborhood Park. The property will be assembled with adjoining existing park property.

The property is currently vacant and is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance. The property is surrounded by park property and single-family residences.

PROJECT JUSTIFICATION:

Park and Recreation is currently in design for Teddington Neighborhood Park. During that process, this property was identified for potential enlargement of the proposed park. The park is anticipated to contain walking trails, seating areas, a shelter and possibly a playground. Construction of this park would fill in a critical gap in neighborhood parks in this area of the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The *Mecklenburg County Park and Recreation 10 Year Master Plan* (2008) supports creating and expanding neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *Northwest District Plan* (adopted 1990), which recommends the location of single-family land uses as well as parks and open space. Much of the site lies within the FEMA 100-year floodplain, which is the area recommended for parks and open space by the adopted land use plan.

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

PROJECT IMPACT:

The addition of this property will allow for more complete development of the neighborhood park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is no known relationship to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

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

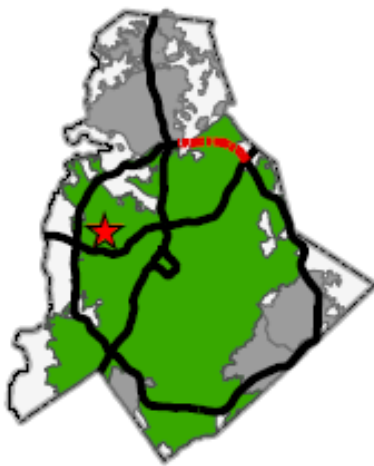
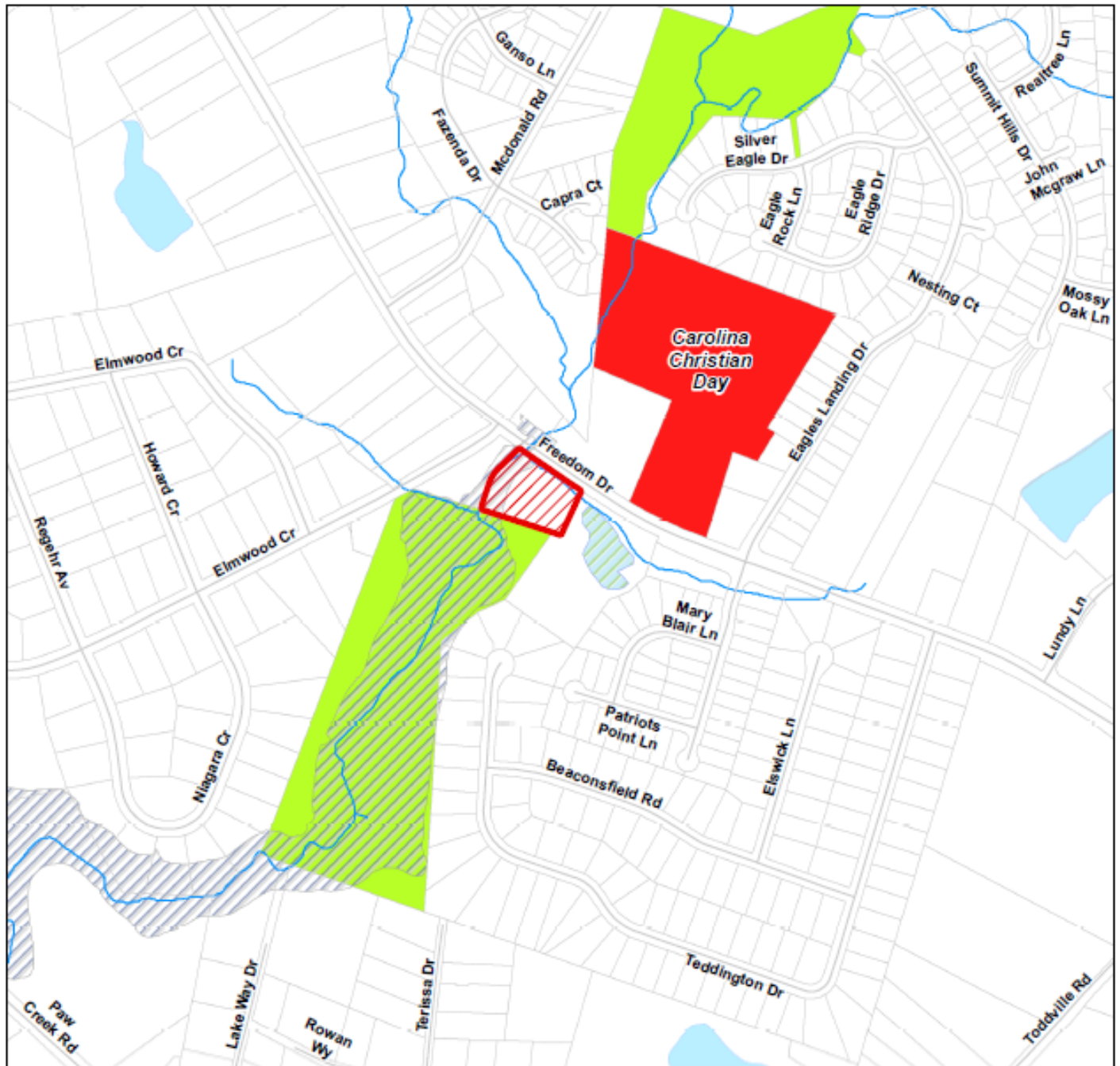
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property for expansion of existing park and open space property 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 to be used for a park and open space.







CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-05

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department

Initiated and Submitted by: Dennis LaCaria, Mecklenburg County Manager's Office

MANDATORY REFERRAL REPORT NO. 15-06
Proposed Acquisition by Mecklenburg County of Property on Wilkinson Blvd.
to Serve as Future Site of Medic Facility

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase three former warehouse facilities and their associated parcels for the relocation of Medic, the Mecklenburg County Emergency Medical Services Agency, currently housed in leased space located at 4525 Statesville Road. The parcels proposed for acquisition are located on Wilkinson Blvd. in west Charlotte. Tax Parcel 11509101 consists of 9.635 acres located at 4301 Wilkinson Boulevard and the corner of Morris Field Drive in west Charlotte and contains improvements consisting of 119,476 square feet of net usable space, with 107,163 of that currently warehouse (balance is office). Tax Parcel 11509102 consists of 3.4 AC at 4403 Wilkinson Boulevard, adjacent to the above parcel and opposite Alleghany Street. It contains a 47,850 square foot facility; 41,044 square feet is currently warehouse. Tax Parcel 11509104 consists of .9 AC and is directly behind parcel -102 and adjacent to parcel -101 and has a driveway easement across parcel -102. This parcel is improved with a 16,254 square foot warehouse facility.

The zoning for all three parcels is I-2 (Industrial) according to the City of Charlotte Zoning Ordinance. The property should not require a re-zoning in order to serve the intended purpose. Directly adjacent to parcels -102 and -104 is a cold storage warehouse; other nearby uses are industrial in nature and have industrial zoning. Across Morris Field from parcel -101 is the Capri Motel.

PROJECT JUSTIFICATION:

Mecklenburg County's approved Capital Investment Plan included the relocation of Medic from leased space on Statesville Road. The intent of this relocation is to create operating efficiencies and eliminate a lease expenditure while providing a facility that would support Medic's service to the community for the next 50 years. With the development of the County's new Comprehensive Facilities Master Plan and pending expiration of the current lease on the Statesville Road, it was determined that the relocation of Medic could be accelerated. The original plan for relocation of Medic identified vacant property as the site for a newly constructed facility, but given the widespread availability of existing "large box" structures, the focus shifted to acquiring and renovating instead. As Medic has strategic size and location needs, assets were considered through those lenses. Other existing alternatives included warehouse facilities on Rotary Drive and the former Hercules missile plant on Statesville Avenue, each of which presented challenges related to upfit; other new construction options included the parcels adjacent to the former Charlotte School of Law.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Proposed transaction is consistent with the Mecklenburg County Capital Investment Plan and the Mecklenburg County Comprehensive Government Facility Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) recommends the subject property for Office/Industrial use so the intended use is considered consistent with the Plan.

PROJECT IMPACT:

Two of these warehouses have been unoccupied; the third contains a business scheduled to relocate in April 2015. This area of Wilkinson has not yet benefitted from activity around Charlotte/Douglas Airport nor redevelopment in FreeMoreWest. Absorption of unutilized assets and the creation of an employment center may have positive impacts on surrounding real estate uses. Ambulances are forward-deployed (i.e., they circulate and station remotely like police cars and are not stationed at the site like fire trucks), thereby minimizing impacts on surrounding businesses due to call response. Shift changes will see traffic as ambulances arrive and depart, with personally owned vehicles conveying EMTs and office staff to and from the site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The renovation of these buildings and the modification of the grounds will significantly improve the streetscape along this portion of Wilkinson Boulevard. It is anticipated that bringing this facility on-line could allow Medic to close Post 64, which is currently on the grounds of the CMPD Freedom Division diagonally across Wilkinson Boulevard in the West Service Center. This will be a secure facility; however, joint use opportunities may arise through scheduled use of facility amenities.

ESTIMATED PROJECT COMPLETION DATE:

The project is funded from the currently adopted Mecklenburg County CIP; work will begin after closing and is anticipated to last six months.

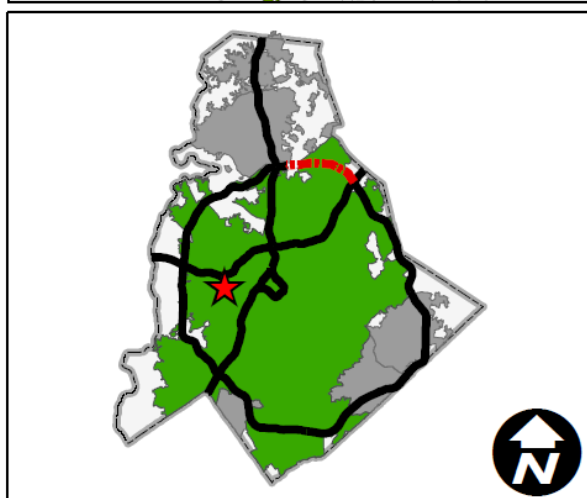
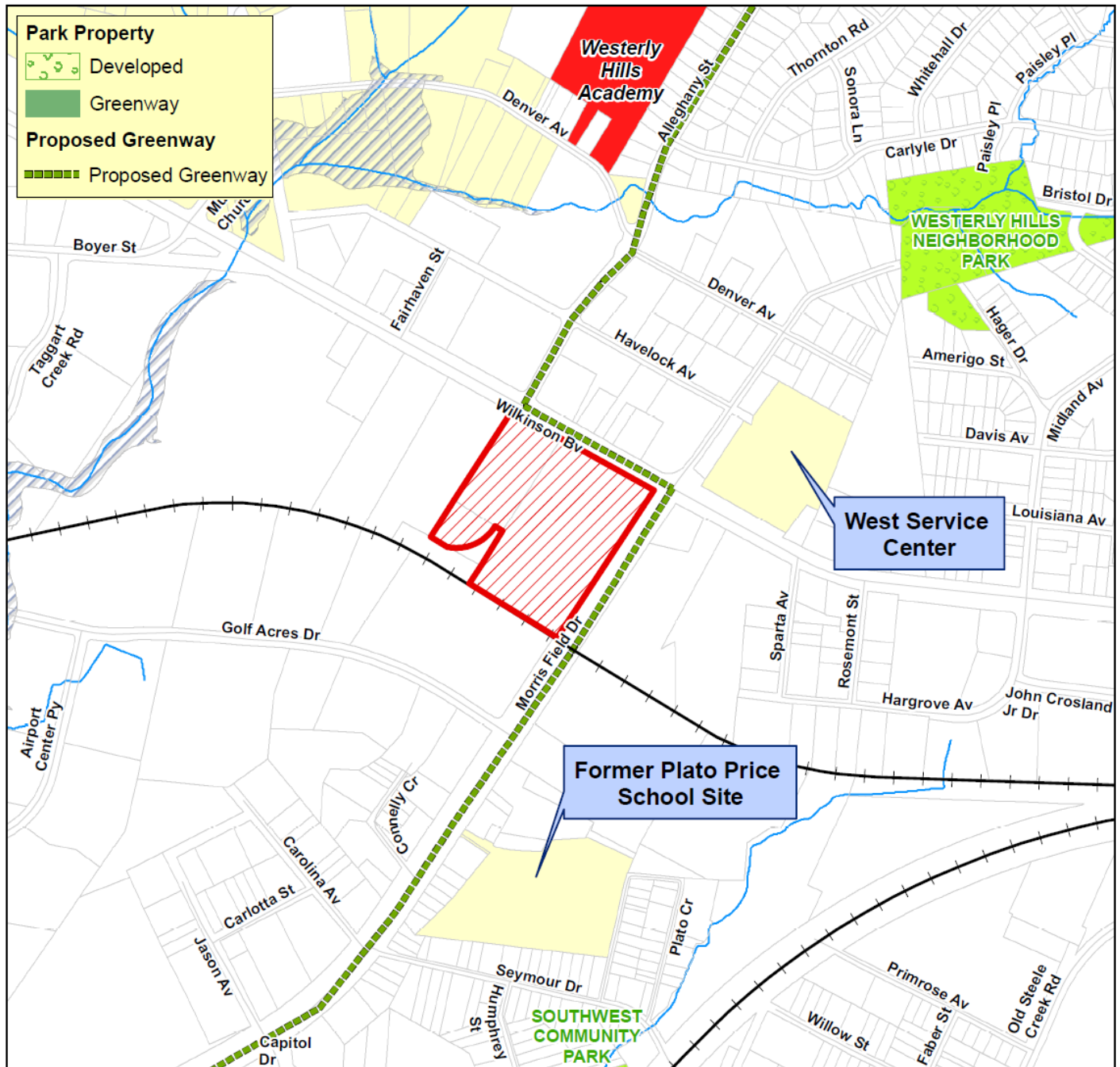
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force met on February 4, 2015. It was noted that the proposed overland connector to the greenway system runs along Morris Field and Wilkinson frontages; site development should take this into account by installing between 6 and 10 foot wide sidewalks (width determined by whether these roadways have bike lanes, with narrower sidewalks permitted if bike lanes are present). Also it was noted that locating MEDIC at this facility would allow the MEDIC post at the West Service Center diagonally across the street to be relocated to the new site.

PLANNING STAFF RECOMMENDATION:

The proposal is consistent with the *Southwest District Plan*. It will serve a critical county facility need in a location suitable for the use. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-06

Initiated & Submitted by:
Mecklenburg County Manager's Office

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



Produced by the Charlotte-Mecklenburg Planning Department



MANDATORY REFERRAL REPORT NO. 15-07**Proposed Acquisition of 2145 Suttle Avenue (Former Charlotte School of Law Building)
to Serve as Location for Several County Administrative Functions****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase the building formerly used by The Charlotte School of Law and its associated parcel for the relocation of functions currently located in the Hal Marshall Services Center on North Tryon Street in center City Charlotte. Tax Parcel 06701408 consists of 9.9374 AC located at 2145 Suttle Avenue, on the corner of Wilkinson Boulevard abutting I-277 just west of Center City Charlotte. The tax parcel has improvements consisting of 100,000 square feet of net usable class "A" office space and 581 parking spaces. The zoning is MUDD (mixed use development district) under the Charlotte Zoning Ordinance. Directly adjacent to this parcel is a public charter school, Invest Collegiate; much of the adjoining adjacent acreage is unimproved and is zoned O-1 (light office).

PROJECT JUSTIFICATION:

Mecklenburg County's approved Capital Improvement Plan (CIP) included the relocation of services from the Hal Marshall Center to other locations. The intent of this relocation was to improve the customer service experience for County citizens as well as employee working conditions while at the same time preparing the Hal Marshall site for redevelopment. With the inception of the North Tryon Vision Plan and the development of the County's new Comprehensive Facilities Master Plan, it was determined that the timeline for redevelopment of Hal Marshall could be accelerated. The original plan for relocation of services identified Valerie C. Woodward Center on Freedom Drive as the target destination for these functions; as County objectives focused on the geographic dispersal of human services agency functions, a new location for the Hal Marshall non-human services agencies was required. As these functions need to be centrally located and have sufficient access (both from public transportation and via. roadways including available parking) for ease of customer access, very few alternatives presented that were as attractive or easily adapted as this property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Proposal is consistent with the Mecklenburg County CIP and Mecklenburg County Comprehensive Government Facility Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Bryant Park Land Use and Streetscape Plan* (2007) recommends the subject for a mixture of residential, office, and retail uses. The proposal is consistent with the *Bryant Park Land Use and Streetscape Plan*.

PROJECT IMPACT:

The former use of this facility included day and evening uses, while the County's prevailing uses will be daytime only. Having a significant employment center with regular customer traffic should benefit the emerging FreeMoreWest business and residential corridor. A Charlotte Area Transit System (CATS) stop is already located on the grounds.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The opportunity to connect to Bryant Park through a greenway expansion will be considered as part of the scope of the project. It is hoped that the full utilization of this property may expedite redevelopment of adjacent privately owned parcels and support the commercial and residential growth of the immediate area. County and City staff are currently working, along with a consultant retained for this purpose to create an enhanced customer service model and determine which

business functions are best suited to be co-located at this facility. Additional joint use opportunities may arise through scheduled use of the facility amenities.

ESTIMATED PROJECT COMPLETION DATE:

The project is funded from the currently adopted Mecklenburg County CIP; relocation and renovation work will begin after closing and is anticipated to last six months.

JOINT USE TASK FORCE REVIEW COMMENTS:

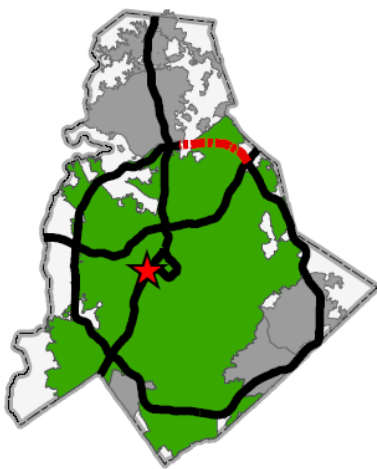
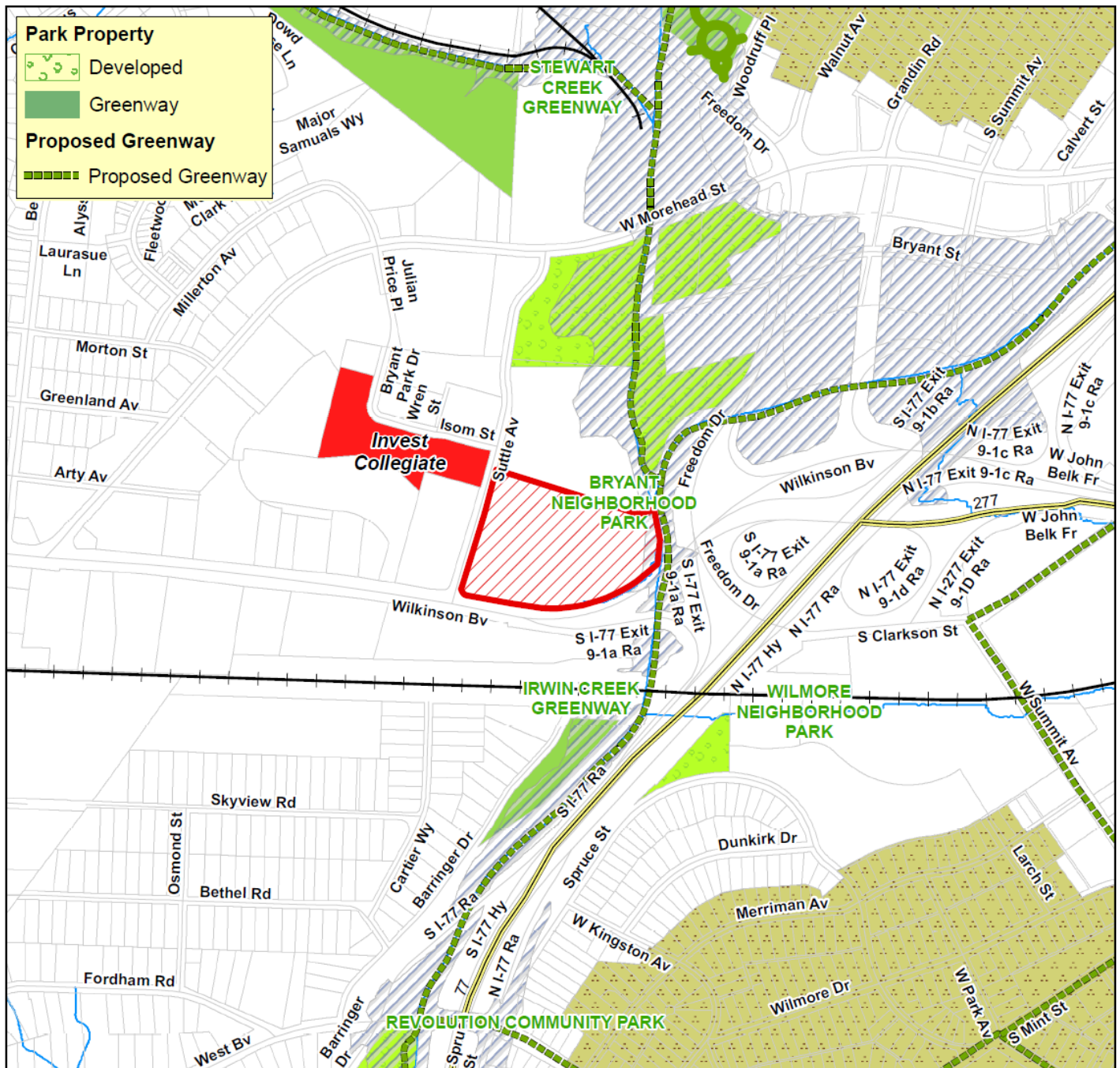
The Joint Use Task Force met on February 4, 2015. No comments were offered on this proposal.

PLANNING STAFF RECOMMENDATION:

This proposal will fulfill a need for County offices readily accessible to the public in a location appropriate for such a use, making use of an existing building in a way that supports future development in the area. It is also consistent with the adopted Plan. As such, staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Kent Main



Mandatory Referral 15-07

Initiated & Submitted by:
Mecklenburg County Manager's Office

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



Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Jennifer Morell, County Real Estate

Initiated by: Jim Garges, Park & Recreation

MANDATORY REFERRAL REPORT NO. 15-08
Proposed Acquisition of Property for Expansion of Reid Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire two parcels in the Reid Park neighborhood in West Charlotte. The properties are zoned R-5 Single Family Residential according to the City of Charlotte Zoning Ordinance. The immediate surrounding land uses are currently residential; however, much of the land in the surrounding area will be converted for future Reid Neighborhood Park and Irwin Creek Greenway.

- 145-172-11 3337 Amay James Avenue +/- .147 acres
- 145-172-09 Amay James Avenue +/- .136 acres

3337 Amay James Avenue is improved with an owner-occupied dwelling. Mecklenburg County staff has had conversations with the resident on site. The resident is interested in possible acquisition so Mecklenburg County is moving ahead with the appraisal process. This would be a voluntary acquisition. The second parcel, 145-172-09, is vacant land.

PROJECT JUSTIFICATION:

The properties are located at the edge of future Reid Neighborhood Park. Mecklenburg County Park & Recreation has already met with the neighborhood and has held planning sessions for the future park. The County has acquired several properties over the last year to make this park a reality for residents. The new park will provide additional recreational amenities for residents of this neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

These acquisitions are consistent with the County's 2008 *Parks Master Plan* to provide more neighborhood parks.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *Central District Plan* (1993) identifies low-density residential uses as appropriate land uses for the area in question. The plan also encourages the expanding parks and the greenway network where feasible. The proposed use is therefore considered consistent with the *Central District Plan*.

PROJECT IMPACT:

Acquisition of these parcels will give additional access to Reid Neighborhood Park and as well as add additional acreage to the park. Construction of the park can be expected to start in fiscal year 2015 or 2016.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcels being acquired are located near the old Amay James Rec Center, which is currently being leased to Charlotte Mecklenburg Schools (CMS) and is being used by CMS for recreation and office space. The parcels are also located near the future Irwin Creek Greenway. Further north of the project lies the Lester Avenue entrance to CMS's Reid Park Academy (kindergarten through grade 8).

The lease with CMS on the Recreation Center runs through June 30, 2016. The County has not identified a long-term use for this building.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these properties is expected to be completed by the end of fiscal year 2015 or early in fiscal year 2016.

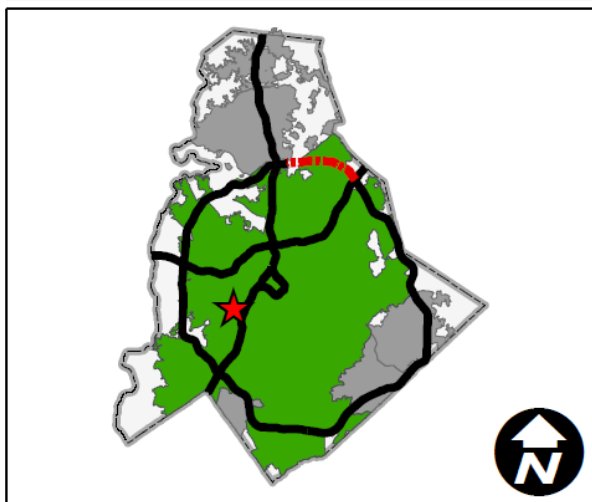
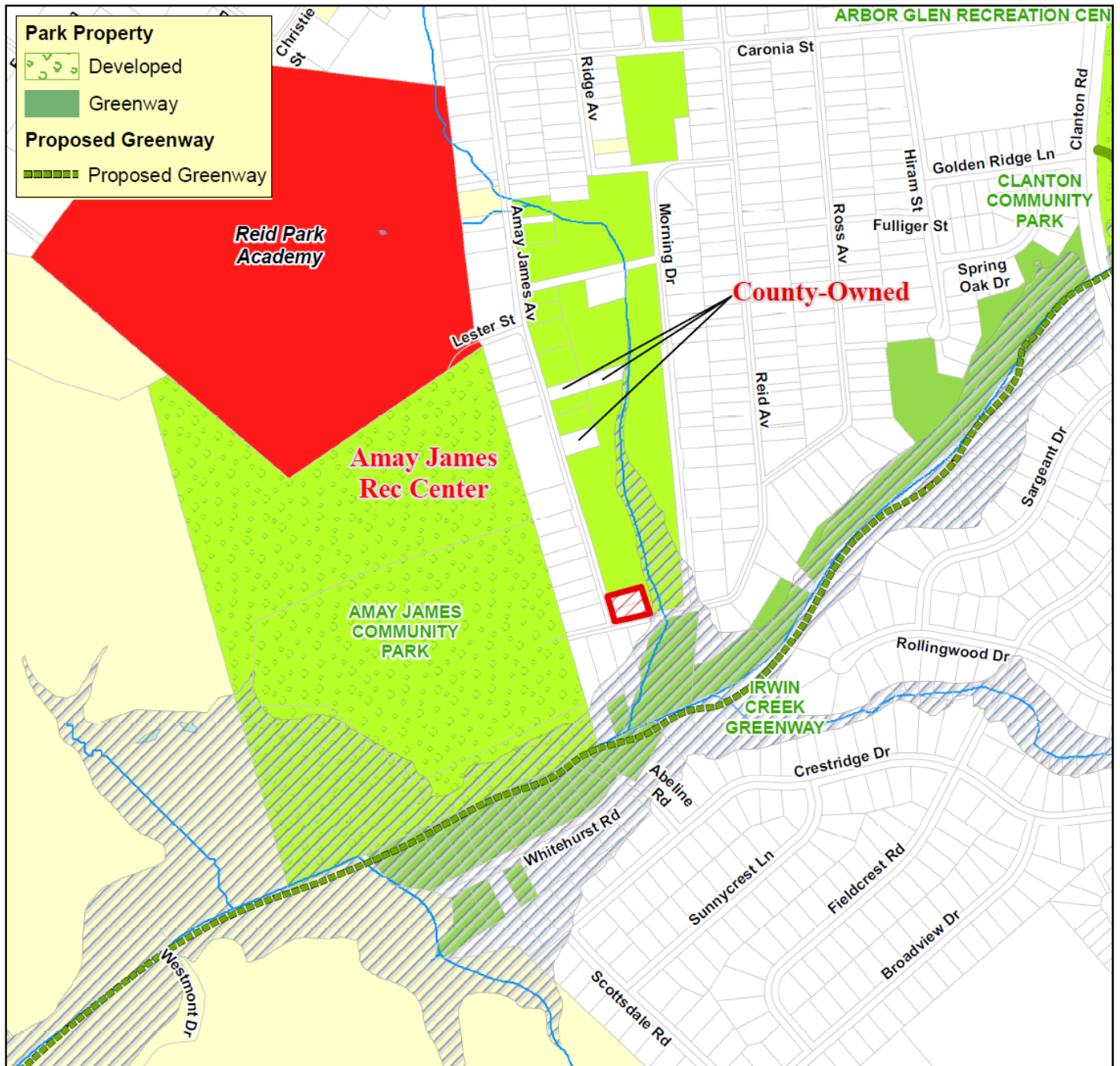
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 4, 2015 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-08

Initiated by: Park & Recreation

Submitted by: BSSA-Asset and Facility Management

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

