

# Planning Committee

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## Agenda Packet

March 2, 2015 |  
Room 280  
11:40 a.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

March 2, 2015 – 11:40 a.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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### 1. Call to Order and Introductions

### 2. 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. **Attachment 1**

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

*Action Requested:* None, for information only.

### 3. 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 2**

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

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

### 4. 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 2**

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

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

### 5. Adjourn



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.

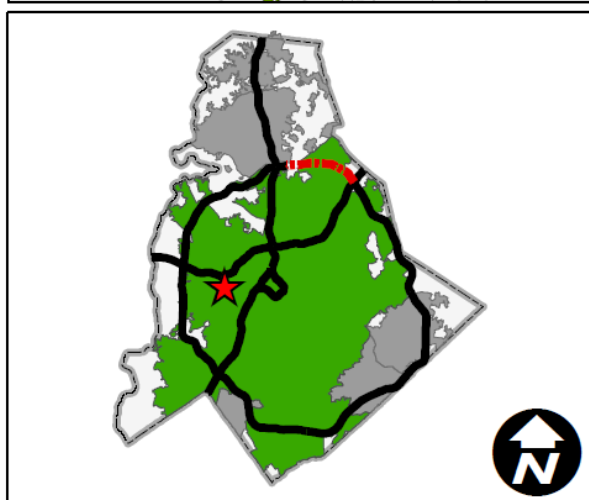
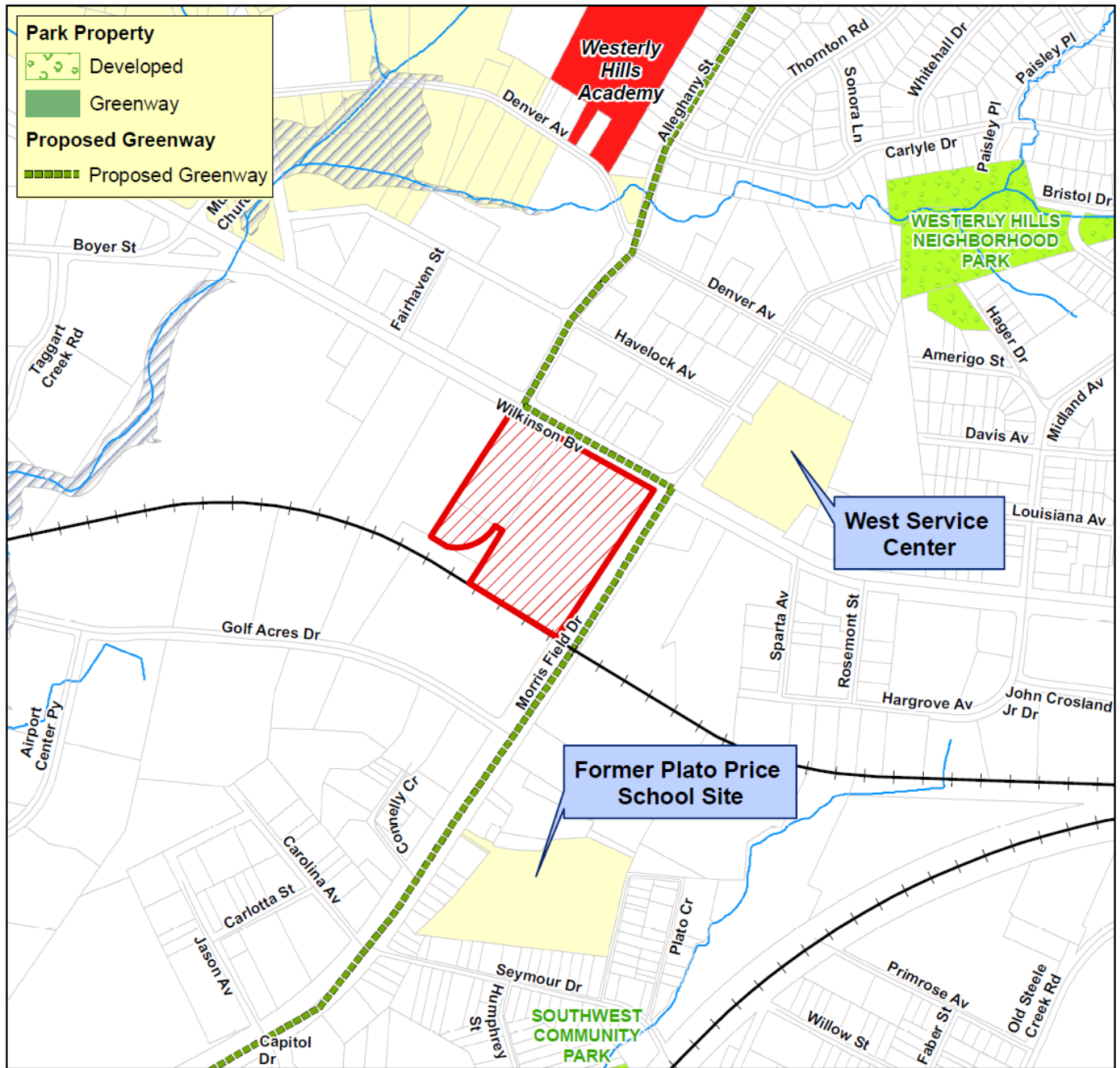
**JOINT USE TASK FORCE REVIEW COMMENTS:**

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





**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:**

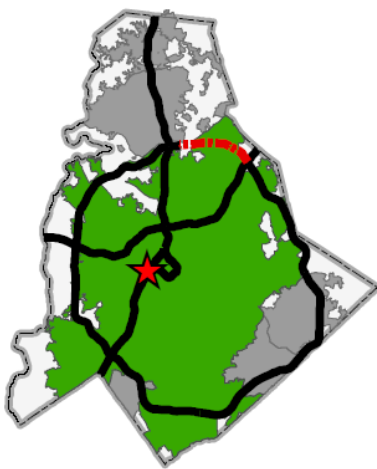
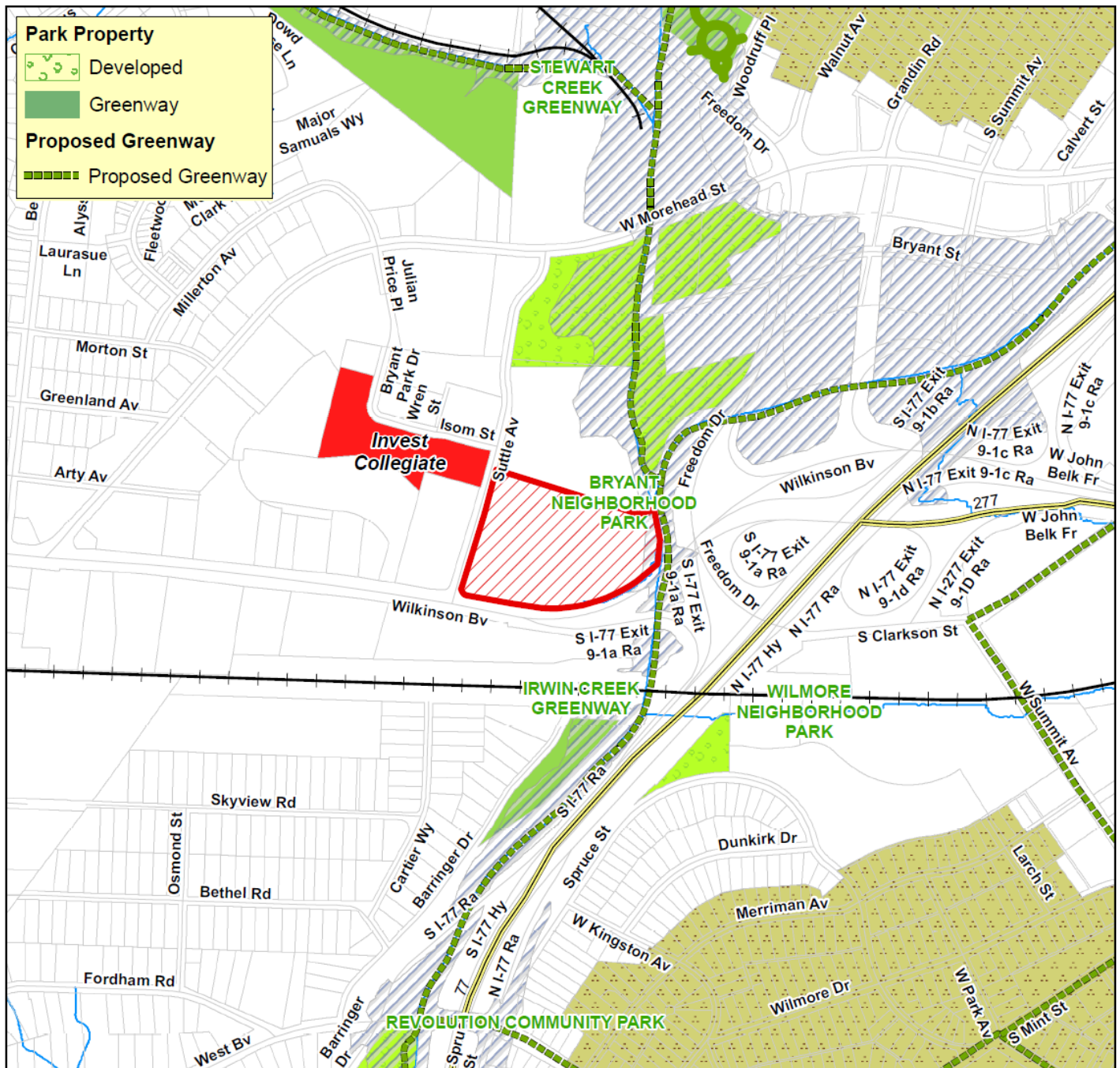
The Joint Use Task Force met on February 4, 2015. No comments were offered on this proposal.

**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

