

# Planning Committee

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## Agenda Packet

May19, 2015 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**May 19, 2015 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

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**1. Call to Order and Introductions**

**2. Approve April 21, 2015 Minutes. *Attachment 1***

**3. M.R. #15-19: Proposal by Mecklenburg County to Acquire Land Located along Little Sugar Creek (in south Charlotte, near Archdale Drive)**

*Background:* Mecklenburg County proposes to acquire approximately 18 acres of land located along the westerly side of Little Sugar Creek south of Archdale Drive (Tax Parcel 173-061-02). The property will be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway Trail from Tyvola Road to Huntingtowne Farms Park. ***Attachment 2***

*Staff Resources:* Kent Main, Planning  
Jennifer Morrell, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-19.

**4. Receive Public Comment on the Refined Draft *Prosperity Hucks Area Plan***

*Background:* The Planning Committee recommended approval of the draft *Prosperity Hucks Area Plan* on February 18, 2014. However, City Council directed staff to continue working with the community to address their concerns and significant changes were made to the earlier draft plan. At this meeting, staff will review changes to the draft plan and the Committee will receive public comments on the draft plan. [Click here](#) or visit [charlotteplanning.org](http://charlotteplanning.org) to view the draft plan and Implementation Guide.

*Staff Resources:* Kent Main, Planning

*Action Requested:* Receive Comments on the Refined Draft *Prosperity Hucks Area Plan*

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

Area Plans	Assigned Commissioner(s)	Scheduled Meeting(s)
<b><i>Prosperity Hucks Area Plan</i></b>	Nancy Wiggins	Planning Committee Recommendation June 16, 2015 – 5 p.m.

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

*Action Requested:* For Committee discussion.

**6. Adjourn**



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Minutes**  
**April 21, 2015 – 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, Commissioners Cozzie Watkins, Nancy Wiggins and Tom Low

**Commissioners Absent:** Commissioner Emma Allen

**Planning Staff Present:** Pontip Aphayarath, Alberto Gonzalez, John Howard, Garet Johnson, Sonda Kennedy, Melony McCullough and Jonathan Wells

**Other Staff Present:** Lee Jones and Chris Matthews, Mecklenburg County Park and Recreation Department and David Love, Mecklenburg County Storm Water Services

**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 January 20, 2015 Minutes and March 2, 2015 Minutes**

*A motion was made by Vice-Chairperson Fink and seconded by Commissioner Watkins to approve the March 17, 2015 minutes. The vote was 4 to 1 to approve the minutes.*

*Yeas: Chairperson Lathrop, Vice-chairperson Fink and Commissioners Low and Watkins*

*Nays: Commissioner Wiggins*

**M.R. #15-12: Proposal by Mecklenburg County to Acquire Flood Prone Structures Located Along Edwards Branch of Briar Creek**

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's Storm Water Services Program proposal to acquire ten flood prone properties located in several areas along Edwards Branch, a tributary to Briar Creek. These properties are located entirely within the 100-year floodplain and are subject to periodic and severe flooding. He explained that the parcels are located within the *Independence Boulevard Area Plan* (2011) boundaries and are mostly recommended for residential up to four dwelling units per acre or Transit-Oriented Development (TOD).

This proposal is a result of the County Flood Mitigation Program. This is a voluntary program and the subject property owners would like for their property to be purchased.

Vice-Chairperson Fink shared concern about helping those who are displaced find housing. David Love, (Mecklenburg County Storm Water Services) stated that tenants are given a 90 day notice and that moving expenses are offered as a part of the program.

Commissioner Watkins asked what happens if someone cannot move within the 90 day period. Mr. Love said the County does not purchase the property until it is vacant.

Commissioner Wiggins stated that this she is familiar with this area and that it can be really bad if flooded. She thinks it's bad if tenants have to move and loose everything and she also thinks it's bad if they stay and loose everything to flooding. Commissioner Low voiced his concern that the greenway and open space designation may place limits on the property for future development. He said greenway should depend on future development and how it would fit in the community. Mr. Gonzalez stated that the *Independence Boulevard Area Plan* recognizes opportunities for flood mitigation.

*A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-12. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-12.*

**M.R. #15-13: Proposal by Mecklenburg County to Acquire Land Located on Old Reid Road along Little Sugar Creek (in south Charlotte, near Archdale Drive)**

Jonathan Wells (Planning) gave an overview of Mecklenburg County's proposal to acquire a .36 acre site located at 6400 Old Reid Road. The property will be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway Trail from Tyvola Road to Huntingtowne Farms Park. The proposal is consistent with recommendations in publicly adopted plans for the area. Vice-Chairperson Fink asked if the church will remain. Mr. Wells answered yes.

*A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-13. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-13.*

**M.R. #15-14: Proposal by Mecklenburg County to Acquire Land for Crossridge Neighborhood Park in Northwest Charlotte**

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire .43 acres of land located west of Little Rock Road and bounded by Tracey Avenue, Marietta Street and Ashford Street to add to the Crossridge Neighborhood Park property. Commissioner Wiggins asked if there is anything on the parcel. Mr. Lee Jones (Mecklenburg County Park and Recreation) said the land is vacant.

*A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-14. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-14.*

**M.R. #15-15: Proposal by Mecklenburg County to Acquire Land Located on Bryant Farms Road for Addition to Flat Branch Nature Preserve**

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire 1 acre of land located on Bryant Farms Road west of Ardrey Kell Road. This vacant parcel is located at the edge of Flat Branch Nature Preserve and will be used to enhance access to the nature preserve. The parcel is being purchased from the homeowners association. Commissioner Wiggins asked if the homeowners association pays taxes. Mr. Matthews said that he does not have that information.

*A motion was made by Vice-chairperson Fink and seconded by Commissioner Low to approve Planning staff's recommendation for Mandatory Referral #15-15. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-15.*

#### **M.R. #15-16: Proposal by Mecklenburg County to Acquire the Old Second Ward High School Gym in Uptown Charlotte**

John Howard (Planning) gave an overview of Mecklenburg County's proposal to acquire Old Second Ward High School Gym from Charlotte-Mecklenburg Schools for a recreation center. The gym is located on Martin Luther King Jr. Boulevard between the Mecklenburg County Aquatic Center and the Metro School. Mr. Howard explained that the second Ward Museum will move some items to this location. Commissioner Wiggins added that this is a great building for meetings.

*A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-16. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-16.*

#### **Area Plan Status and Meeting Report**

##### ***Prosperity Hucks Area Plan***

Chairperson Lathrop asked Commissioner Wiggins who was assigned to this plan, to share any comments on the plan. Commissioner Wiggins gave a very detailed report which is attached to the minutes (please see attachment). Chairperson Lathrop thanked Commissioner Wiggins for a very informative report and for her time spent on the plan.

Chairperson Lathrop asked staff what they are hearing from the community about the plan. Ms. Garett Johnson *Vice-chair* stated that there is lots of interest in the community. Staff is still hearing concern about multi-family recommendations. Also, greenways and open space could be an issue. The Committee will be asked to receive public comment on the draft plan at the May 19 meeting.

Ms. Johnson mentioned the *University City Area Plan* (UCAP) update. There were 15 speakers at the City Council meeting. They were mostly supportive of the plan. Staff is continuing to make changes to the draft plan to address building height and other public comments. After the plan is adopted, Amanda Vari (Planning) will provide the Committee with an update. Chairperson Lathrop thanked staff and the Committee for their hard work on the UCAP update and for attending this meeting.

**Adjourned at 5:45 p.m.**





4/21/2015

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# Prosperity Hucks Area Plan

*The Preliminary Commissioner's Update Report*

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Kennedy, Sonda

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# Prosperity Hucks Area Plan

## *The Preliminary Commissioner's Update Report*

### Introduction

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The Prosperity –Hucks Area Plan first came into being about twenty years ago as the northern equivalent “Edge City” for the I-485 Outer Belt that is to circle the City of Charlotte. The design was to give it an urban core area much like that of the proposed Ballantyne Area to the south. Now that the I-485 Outer Belt is finally going to be completed just East of the Prosperity Hucks Activity Center, the City of Charlotte is desiring to finalize its plan for the development of this Edge City or “Activity Center”. This Plan has been modified over the last two decades as the City of Charlotte has matured as an Urban Center, we anticipate that this area will also change to reflect the new cultural norms.

The modifications presented to the Planning Commission and to the City Council are a result of the Planning Commission Staffs interaction with hundreds of Prosperity Hucks area residents in two meetings. The first meetings took place over several days and evenings in a church with in the Activity Center Area.[I attended.] Citizens could drop in to meet with Staff individually and in small groups to review and discuss issues with maps, diagrams and demographics. Several hundred area residents participated. Their major position was that they did not want such a substantial density of apartments located in the Northern Core of the Activity Center and they desired more open space. They also wanted more walking and bicycle designated spaces. They want a library branch if possible. Southern Core businesses felt that they were getting a bad deal with the potential closing of two roads.

The second took place April 15<sup>th</sup> in the evening where the Staff presented their Revised Prosperity Hucks Area Plan Document. Over one hundred people came to the presentation and suggested that they liked the revision. The results of these meetings and the Hearings with the Planning Committee and the Adoption with the City Council will culminate in the Final Area Plan.

### Plan Features

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- The plan features additional roads to provide more connectivity between the two cores and between the areas within the cores.

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- With the exception of the road adjacent to the Outer Beltway that is designed to cater to highway development, most of roads within the core areas are pedestrian friendly. This "highway oriented" development would include fast food, gas/electric stations, hotels and, hopefully, transit stations. They would be connected to the other areas of the Activity Center by short pedestrian friendly corridors like one finds in European cities.
  - Most of the Activity Center is designed to attract a more dense mixed use development so that an integrated urban lifestyle can develop naturally.
  - There are areas on the outer areas for more traditional – larger shopping and office structures to be developed.
  - Much of the rest of the area plan is developed in a more traditional suburban fashion with housing developments, schools, golf courses and open spaces, as well as churches, etc.

## General Conclusions

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The Staff has placed a high priority on listening and trying to deliver a plan that is reflective of the desires of the area residents while also providing for the future needs of the Urban City as it grows. Some of the requests of the area residents for more open space is just not an option now given the pattern of land ownership within the area. Also, given the land constraints and the future demand for higher density housing as a choice and as a financial reality for area residents, it is not practical to reduce the number of multifamily units that are being developed anywhere within the city. Given these realities, the Staff has done a commendable job in delivering a plan that is suitable for the current area residents and provides flexibility for future growth. I would hope that there could be added some incentives for area commercial developers to provide for placement of permanent structures for CATS Express carriers to the Airport; to the Center City; for private and/or magnate school busses to "dock" and "shelter" passengers within their properties to satisfy urban millennials who would like to live in the area.

Respectfully submitted,

Nancy Bowen Wiggins



Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park & Recreation

**MANDATORY REFERRAL REPORT NO. 15-19**  
**Proposed County Acquisition of City-Owned Property for Little Sugar Creek Greenway**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County would like to acquire tax parcel 173-061-02 in Charlotte. The property is owned by the City of Charlotte, and is vacant save for a small electric transmission facility and transmission towers. The property is located south of Archdale Drive in a residential neighborhood with some mixed use zoning and multi-family zoning adjacent to the parcel. A small electrical transmission facility is located at the northernmost tip of the property across the Archdale bridge. The Sugar Creek Waste Water Treatment Plant is located north of this parcel across Archdale Drive. The property is approximately 17.97 acres (approximately half of which is in the 100-year flood plain) and is zoned R-4 single family according to the City of Charlotte Zoning Ordinance.

**PROJECT JUSTIFICATION:**

Little Sugar Creek Greenway - Tyvola Road to Huntingtowne Farms Park Section is in the final stages of land acquisition, design and review by the County, Charlotte Water, and the NC Department of Transportation. The County's plans for the Little Sugar Creek Greenway, along with the City of Charlotte's planned Cross Charlotte Trail, will result in a continuous north/south greenway and multi-use trail across the County.

The segment that includes this acquisition is included in the Tyvola Road to Huntingtowne Farm Park Section of Little Sugar Creek greenway, which is the County's responsibility to construct. The County's responsibility starts at Tyvola Road at the Charlotte Water Waste Water Treatment Plant through to Huntingtowne Farms Park.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's 2008 *Parks Master Plan* to provide more greenway trails, and is also on the County's *Park & Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *South District Plan* (1993) recommends the floodplain portion of the subject property for Greenway and Open Space use based on its floodplain designation. The upland element of the site is shown as multi-family residential, although this element is fragmentary, with limited access. Open space is considered to be suitable as an element of multi-family residential use.

**PROJECT IMPACT:**

Acquisition of this parcel will provide enhanced access to Little Sugar Creek for construction of the greenway as well as create contiguous County landholdings down the creek.

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

The parcel being acquired is contiguous with previously acquired County parcels that will eventually be used for greenway purposes. The southwest corner of this property abuts Park South Station which is a new subdivision in the area. There is also a Charlotte Housing Authority development west of this property, recently renovated and planned to stay in place for the foreseeable future.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be completed in FY16.

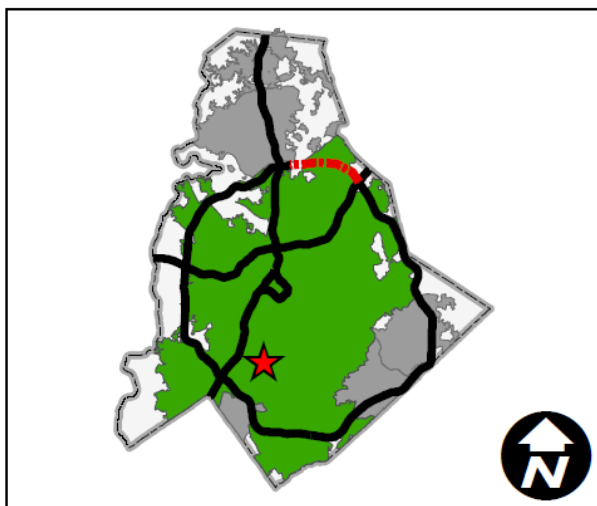
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their May 6, 2015 meeting and it was noted that Charlotte Water should determine whether they will need sewer easements on this property in the future, and if such easements are envisioned to be necessary, they should be created prior to transferring the property to the County.

**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the *South District Plan*. It will serve a critical need in providing the linkages to other County greenway property to allow for construction of the Little Sugar Creek Greenway. It is also consistent with approved City and County agreements to facilitate and share in completing the Cross Charlotte Trail. As such, staff recommends approval of the proposal, conditioned upon any necessary sewer easements being put in place.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 15-19

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

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

