

Planning Committee

Agenda Packet

June 16, 2015 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

June 16, 2015 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve May 19, 2015 Minutes. *Attachment 1*

3. Recommendation on the Refined Draft *Prosperity Hucks Area Plan*

Background: The Planning Committee received public comments on the Refined Draft *Prosperity Hucks Area Plan* at their May 19, 2015 meeting. Staff reviewed changes to the draft plan and several residents spoke in support of the refined draft plan. [Click here](#) or visit charlotteplanning.org to view the refined draft plan and Implementation Guide.

Staff Resource: Kent Main, Planning

Action Requested: Recommend approval of the Refined Draft *Prosperity Hucks Area Plan*

4. M.R. #14-48: Proposal by Mecklenburg County to Convey a Portion of Wingate Neighborhood Park to the City of Charlotte

Background: Mecklenburg County proposes to convey a 0.28-acre parcel located at 2701 Mayfair Avenue (Tax Parcel 115-015-11) to the City of Charlotte. Several years ago, the City constructed a neighborhood community center on this parcel to serve the Wingate community. However, the City no longer operates community centers and no longer provides services from this location. This proposal will allow the City to offer the building for purchase as a single family home. *Attachment 2*

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

Action Requested: Approve Planning staff's recommendation for M.R. #14-48.

5. M.R. #15-20: Proposal by Mecklenburg County to Acquire Land Located Land off Old Bell Road for the Expansion of McAlpine Creek Greenway in south Charlotte

Background: Mecklenburg County proposes to acquire the rear portion of a site (Tax Parcel 213-091-25 (0.27 acres)) located at 216 Old Bell Road along McAlpine Creek (the single family home on the front portion of this parcel will remain (0.57 acres)). The property will be assembled with other properties along the creek for construction of the McAlpine Creek Greenway trail from Sardis Road to Providence Road. *Attachment 3*

Staff Resources: Kent Main, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-20.

6. **M.R. #15-22: Proposal by Mecklenburg County to Acquire Land Located on West Kingston Avenue for Wilmore Centennial Park in SouthEnd**

Background: Mecklenburg County proposes to acquire a 0.17 acre site located at 205 West Kingston Avenue (Tax Parcel 123-062-11). The property will be assembled with other properties in this area for development of Wilmore Centennial Park. **Attachment 4**

Staff Resources: Kent Main, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-22.

7. **M.R. #15-23: Proposal by Mecklenburg County to Acquire Land for Addition to Eagles Landing Neighborhood Park in West Charlotte**

Background: Mecklenburg County proposes to acquire approximately 0.44 acres located at 1204 Eagles Landing Drive (Tax Parcel 057-172-57). The property will be assembled with adjacent Eagles Landing Neighborhood Park property for construction of a portion of the park. **Attachment 5**

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

Action Requested: Approve Planning staff's recommendation for M.R. #15-23.

8. **M.R. #15-24: Proposal by Mecklenburg County to Acquire Land Located in the Northlake Area for the Expansion of Long Creek Greenway**

Background: Mecklenburg County proposes to acquire 0.21 acres of land located adjacent to Long Creek Greenway (Tax Parcel 025-312-99) for future construction of the greenway trail. **Attachment 6**

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

Action Requested: Approve Planning staff's recommendation for M.R. #15-24.

9. **M.R. #15-25: Proposal by Mecklenburg County to Acquire Land Located in Pineville for the Expansion of Little Sugar Creek Greenway**

Background: Mecklenburg County proposes to acquire 3.0 acres (Tax Parcels 221-032-20 & 221-091-02 p/o) in the Town of Pineville along Little Sugar Creek. The property will eventually be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway trail from I-485 to the South Carolina state line. **Attachment 7**

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-25.

10. M.R. #15-26: Proposal by Mecklenburg County to Acquire Land for the Expansion of Oehler Nature Preserve and North Prong Clark Creek Greenway in Huntersville

Background: Mecklenburg County proposes to acquire .44 acres located between Ramah Church and Huntersville-Concord roads (Tax Parcel 019-431-17) in the Town of Huntersville's ETJ for expansion of the Oehler Nature Preserve and North Prong Clark Creek Greenway.

Attachment 8

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #15-26.

11. Area Plan Status and Meeting Report

Area Plans	Assigned Commissioner	Scheduled Meeting
Refined Draft <i>Prosperity Hucks Area Plan</i>	Nancy Wiggins	City Council - Public Comment Monday, June 22, 2015 7:00 pm

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

Action Requested: For Committee discussion.

12. Adjourn

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
May 19, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

DRAFT

Attendance:

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

Commissioners Absent: Commissioner Nancy Wiggins

Planning Staff Present: Pontip Aphayarath, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main and Jonathan Wells

Other Staff Present: Jennifer Morrell, County Asset and Facility Management and Scott Correll, Charlotte Department of Transportation

Call to Order and Introductions

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

Approve April 21, 2015 Minutes

A motion was made by Commissioner Emma Allen and seconded by Vice-Chairperson Randy Fink to approve the April 21, 2015 minutes. The vote was unanimous.

Chairperson Tony Lathrop recognized Council member Phipps, who briefly stopped by the meeting. He thanked him for his service on the Planning Commission and interest in the Prosperity Hucks planning process. Council member Phipps greeted everyone and stated that he highly recommends support of the refined draft *Prosperity Hucks Area Plan*.

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

Kent Main (Planning) gave an overview and background information on Mecklenburg County's proposal to acquire approximately 18 acres of land located along the westerly side of Little Sugar Creek south of Archdale Drive. The property will be assembled with other properties along the creek for construction of the Little Sugar Creek trail from Tyvola Road to Huntingtowne Farms Park. This trail will be a part of the Cross Charlotte Trail, which will extend from Pineville to the Cabarrus County line. This acquisition is consistent with the *County's 2008 Parks Master Plan* that recommends more greenway trails and is also on the *County's Park and Recreation Master Plan*. The proposal is consistent with the *South District Plan*.

Mr. Main noted that there are sewer easements and a sewer treatment plant near the property. Vice-Chairperson Fink asked if the Committee should base their recommendation on the sewer easements. Jennifer Morrell (County Asset and Facility Management) stated that they are working with Charlotte Water to determine which sewer easements are needed. Commissioner Low asked if the Celanese site is developed with multi-family land uses. Mr. Main explained that the property is developed with apartments and townhomes.

A motion was made by Commissioner Allen and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #15-19. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-19.

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

Mr. Main explained the planning process to date, shared background information and gave an overview of the refined draft *Prosperity Hucks Area Plan* recommendations. He reminded the Committee that they made a recommendation to adopt the draft plan in January 2014. However, a number of issues emerged prior to City Council action on the previous draft and staff was directed to work with residents to address their concerns. Public concerns primarily centered on multi-family development, the location and types of retail uses, details of design guidance and open space.

Staff has worked with residents over the past several months to address their concerns and to develop the refined draft *Prosperity Hucks Area Plan*. Mr. Main gave an overview of the refined draft plan.

Commissioner Allen asked staff how many people attended the April 15th public meeting. Mr. Main answered approximately 100. Commissioner Allen said that although attendance was good, she would like to caution staff about scheduling meetings on April 15. It may be difficult for some people to attend a meeting on this date.

Chairperson Lathrop thanked those in attendance for taking the time to attend this meeting and share their comments. He reviewed the guidelines for public comments and emphasized that each person has three minutes to speak. There were six speakers.

Denny Abbey, Highland Creek, stated that he was a part of the core group that worked with Planning staff on the plan. He thanked staff for working with the community and thinks that better decisions can be made from recommendations in the refined draft plan.

Theresa Rosa, Highland Creek, was also a part of the core group. She echoed Mr. Abbey's comments. She stated that this is a much better plan and that she was proud to work with staff and the community.

Gequeta Ferrell, Davis Lake/Eastfield, stated that she and her husband are new to the area but are excited about the plan. She was concerned about traffic congestion but is glad to know that this will ultimately be a walkable community. She further stated that participating in the planning process was a great experience and thanked everyone for their efforts.

Bryant Shorter, Davis Lake/Eastfield, expressed his appreciation, especially to Mr. Main. He stated that he attended the meetings and found them to be transparent and intimate. He commented that the refined draft plan takes into account the community's concerns.

Chris Martin, Highland Creek, moved to the area in 2012. He shared his appreciation of Mr. Main for taking more time to work with the community on a revised plan. He is very satisfied with the final results. He thinks it is very important that people are heard and their concerns are addressed.

Robert Williams, Davis Lake/Eastfield moved to the area in 2012. He expressed his concern about traffic issues during peak hours on Allen A. Browne Road, which is off of Browne Road. He is concerned about safety and thinks a traffic signal would be helpful. He added that he attended the Prosperity Hucks meetings and appreciated the opportunity to have input.

Chairperson Lathrop again thanked the speakers for their attendance and support of this planning effort. He also thanked staff for going the extra mile to make this a great process.

Commissioner Allen also thanked the residents for their presence. She emphasized the Commission's desire for more community engagement. She reiterated her appreciation for residents being engaged, hanging in there and coming to express their support of the plan. She also thanked staff for working with the community. She suggested that Charlotte Department of Transportation look into the traffic concern on Browne Road.

Commissioner Watkins said that whatever staff did during this process needs to be duplicated.

Chairperson Lathrop said that it is exciting to see plans for what looks like a neat and walkable town center that can be an example for other areas of the City. He stated that the purpose of today's meeting is to receive comments only and that action on this plan will be at a later date.

Area Plan Status and Meeting Report

The previous agenda item addressed this item.

Adjourned at 5:45 p.m.

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

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

MANDATORY REFERRAL REPORT NO. 14-48
Proposed Conveyance of a Portion of Wingate Neighborhood Park to the City of Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to convey the 0.28-acre Tax Parcel 115-015-11 located at 2701 Mayfair Avenue to the City of Charlotte. Between 1996 and 2001, the City's Neighborhood Development Department acquired 17 parcels in the Wingate neighborhood of west Charlotte as part of a neighborhood revitalization program. Thirteen of those parcels were donated to the County in 2001 and became Wingate Neighborhood Park. The remaining four parcels were developed with single-family homes under the US Housing and Urban Development HOME housing affordability program. Subsequent to the transfer of the 13 parcels to Mecklenburg County, the City constructed a neighborhood community center on parcel 115-015-11 (a parcel that was one of the 13 parcels incorporated into the park property) to serve the residents of the community. The City is no longer operating community centers and, as a result, is no longer providing services from this location. The former community center building is constructed in the style of a single family home and has been well maintained. Transfer of the parcel to the City will allow the City to offer the building for purchase as a single family home.

The parcel is zoned R-5 (single family residential) under the City of Charlotte's Zoning Ordinance. The property is located within a single family residential area, with the Wingate Park located south and east of the property.

PROJECT JUSTIFICATION:

Since the City is no longer operating community centers and the former community center facility is built in the style of a home, the County has agreed to transfer the property back to the City which will offer the property for purchase and re-use as a single family home. Park and Recreation has determined that conveyance of the parcel to the City and placement back into the housing stock for the area will not negatively impact the park or park operations. The 0.28-acre parcel represents only a small segment of the 2.74-acre neighborhood park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Conveyance of this property is consistent with the City's and the County's goals of increasing the supply of workforce housing within the City and stabilizing neighborhoods. While the conveyance of the parcel will result in a slight decrease in parkland, the County has determined that this small decrease will not result in a detrimental impact on Wingate Park or on the County's ability to fulfill its park and recreation mission. Additionally, the goal of providing housing in this manner is complementary to Park and Recreation's goal of shaping the surrounding community by providing amenities that contribute to the value of neighborhoods and the City as a whole.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Single Family up to 5 DUA as the adopted land use for this parcel, and the surrounding area. The property is zoned R-5 (Single Family), however due to the building's location on the parcel it won't meet the minimum rear yard required under the R-5 zoning district. The driveway and parking lot would also need to be removed, because it doesn't meet the development standards under the R-5 zoning district.

PROJECT IMPACT:

Conveyance of this parcel to the City will result in an increase in the supply of reasonably-priced homes in the Wingate neighborhood. Park and Recreation has determined that it will not negatively impact Wingate Park or park operations.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by the conveyance of this parcel to the City as well as the ultimate goal of placing the improvements on the parcel into the housing stock in the neighborhood.

ESTIMATED PROJECT COMPLETION DATE:

The conveyance of this parcel to the City is expected to be completed by the end of December 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

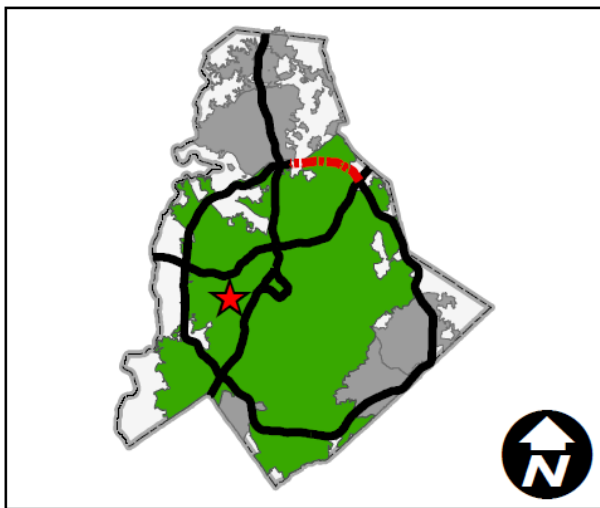
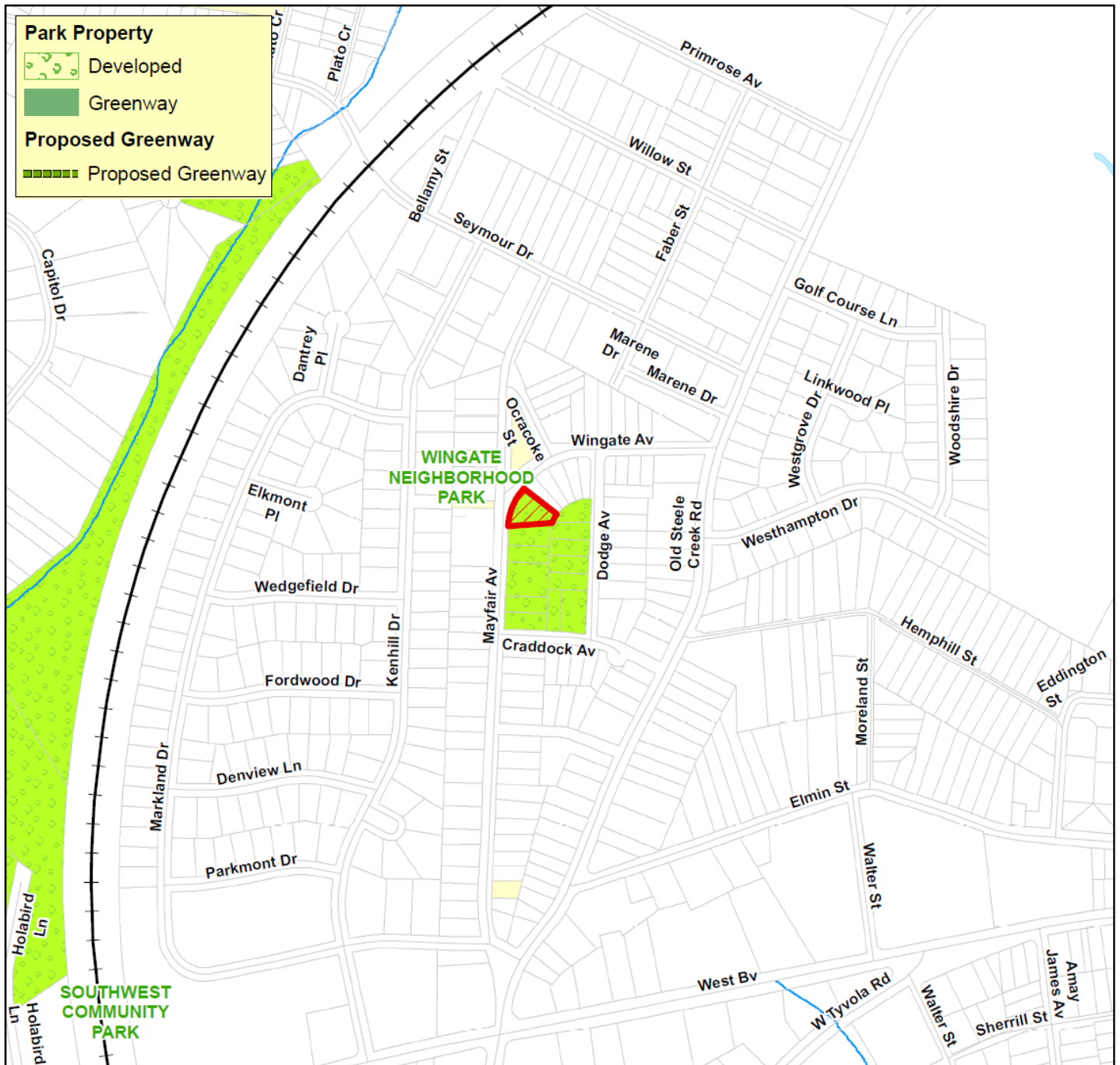
This matter was discussed at the May 6, 2015 Joint Use Task Force meeting and comments were made regarding the driveway and parking lot needing to be removed, and the need to conduct Departmental polling.

PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of the conveyance of this property for future residential use, once outstanding issues (discussed above under *Consistency With Adopted Land Use Plans*) regarding the non-conforming structure are resolved.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Alberto Gonzalez



Mandatory Referral 14-48

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral (Red Hatched Box)
- City Property (Yellow Box)
- County Property (Green Box)





Mecklenburg County, North Carolina

Wingate Park

Date Printed: 11/14/2013 1:14:44 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



Submitted by: Katie Daughtry, Asset and Facility Management

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

MANDATORY REFERRAL-REPORT NO. 15-20
Proposed Acquisition of Land off Old Bell Road in Charlotte for McAlpine Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire the rear portion of tax parcel 213-091-25 (\pm 0.275 acres) in south Charlotte at 216 Old Bell Road along McAlpine Creek. The property will eventually be assembled with other properties along the creek for the construction of McAlpine Creek Greenway trail from Sardis Road to Providence Road. The single family home on the front portion of this parcel (to contain 0.57 acres following subdivision of the area desired by the County) will continue to remain following County acquisition.

The property is a single-family residence and is zoned R-3 (Single Family Residential), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses and vacant land previously assembled by the County to serve as future greenway. The property lies entirely within the 100-year floodplain.

PROJECT JUSTIFICATION:

McAlpine Creek Greenway is a northeast to southwest running greenway corridor in the southern portion of the County. At build out, this greenway trail will connect McAlpine Creek Regional Park off Monroe Road in Charlotte to South Carolina, linking to Four Mile Creek Greenway, McMullen Creek Greenway, Little Sugar Creek Greenway and various residential and commercial developments along the way. Linking to Little Sugar Creek Greenway is a priority for the City's Cross Charlotte Trail project. McAlpine Creek Greenway is also part of the planned Carolina Thread Trail system.

Park and Recreation would like to acquire this property for the future construction of McAlpine Creek Greenway trail. This section of trail is an FY17 Capital Improvement Project. McAlpine Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) recommends the subject for Greenway and Open Space use based on its floodplain designation. The portion of the parcel not to be acquired, where the single family home is located, is just outside of the floodplain and floodway lines, and is shown as single family residential.

PROJECT IMPACT:

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Linking greenways to the Little Sugar Creek Greenway is a priority for the City's Cross Charlotte Trail project. The McAlpine Creek Greenway is also part of the planned Carolina Thread Trail system. Charlotte Water (formerly CMUD) has recently completed a major sewer outfall construction project on the adjoining property that will serve as the location of the future greenway.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by Summer 2015. Construction of this segment of the greenway is planned as a FY2017 Capital Improvement Project.

JOINT USE TASK FORCE REVIEW COMMENTS:

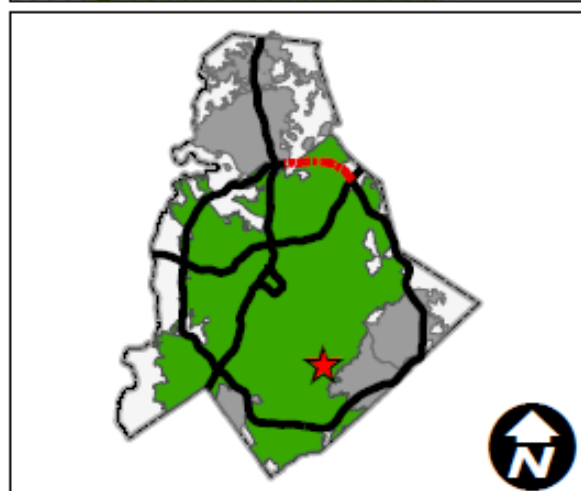
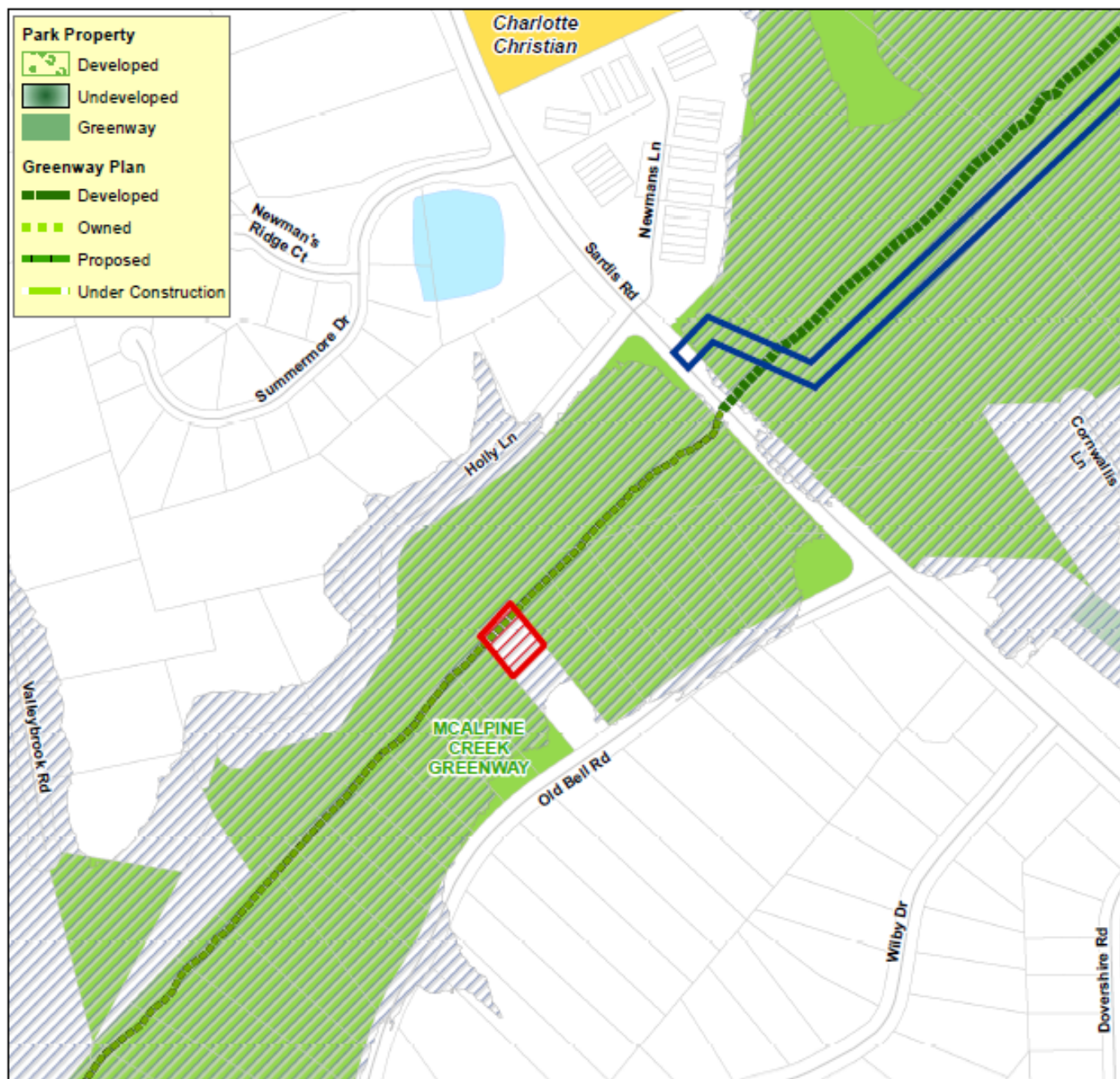
The Joint Use Task Force met on June 3, 2015. No comments were offered on this proposal.

PLANNING STAFF RECOMMENDATION:

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

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Kent Main



Mandatory Referral 15-20

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- Overhead Electrical Transmission Lines
- FEMA 100 Year Floodplain
- County Property
- Schools

Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Katie Daughtry, Asset and Facility Management **Initiated by:** Jim Garges, Director of Mecklenburg County Park and Recreation

MANDATORY REFERRAL-REPORT NO. 15-22
Proposed Acquisition as Addition to Wilmore Centennial Park in SouthEnd of Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 123-062-11 (± 0.172 acres) in Charlotte at 205 West Kingston Avenue in the Wilmore neighborhood of Charlotte. The property will eventually be assembled with other properties in this area for the development of a neighborhood park to be called Wilmore Centennial Park. The County's vision is for the park to eventually occupy this entire block.

The property is a single-family residence and is zoned B-1 (Neighborhood Business), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses to the east, a business to the south, County-owned property previously acquired for Wilmore Centennial Park to the west and a vacant tract to the north. There are also multi-family projects in various stages of development in the immediate vicinity.

PROJECT JUSTIFICATION:

The *2008 Park and Recreation Master Plan* states, "Neighborhood Parks ideally shall be a minimum of 2-20 acres in size and shall serve the immediately adjacent, local neighborhood." The current park site, acquired in 2012, is approximately ± 0.88 acres. Acquisition of this property would increase the County's holdings in this location to ± 1.052 acres, getting this park closer to the recommended minimum for a park of this kind. Once developed the park may include amenities such as a picnic shelter, benches, multi-purpose fields, $\frac{1}{2}$ basketball and volleyball courts and walking trails.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for increasing the number of neighborhood parks in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel in question is subject to *South End Transit Station Area Plan (2005)* which recommends mixed transit supportive development. The proposed use is compatible with transit supportive development. Furthermore, the Plan encourages development of public spaces which can be used for recreation and community events. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

With the increase of people living in this area, the need for open space also increases. The development of Wilmore Centennial Park will provide that open space with a neighborhood park for the growing nearby community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects being impacted by this park project.

ESTIMATED PROJECT COMPLETION DATE:

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

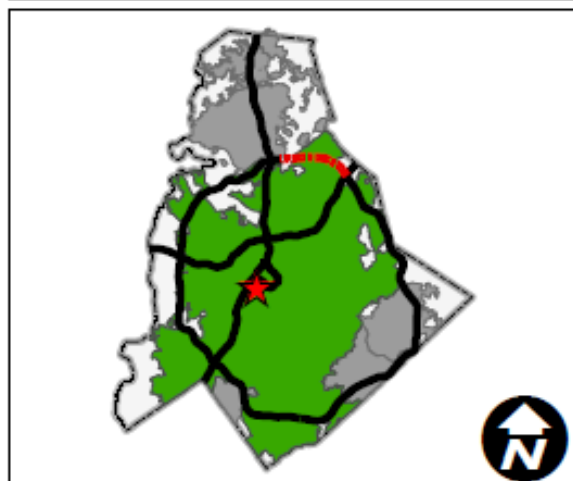
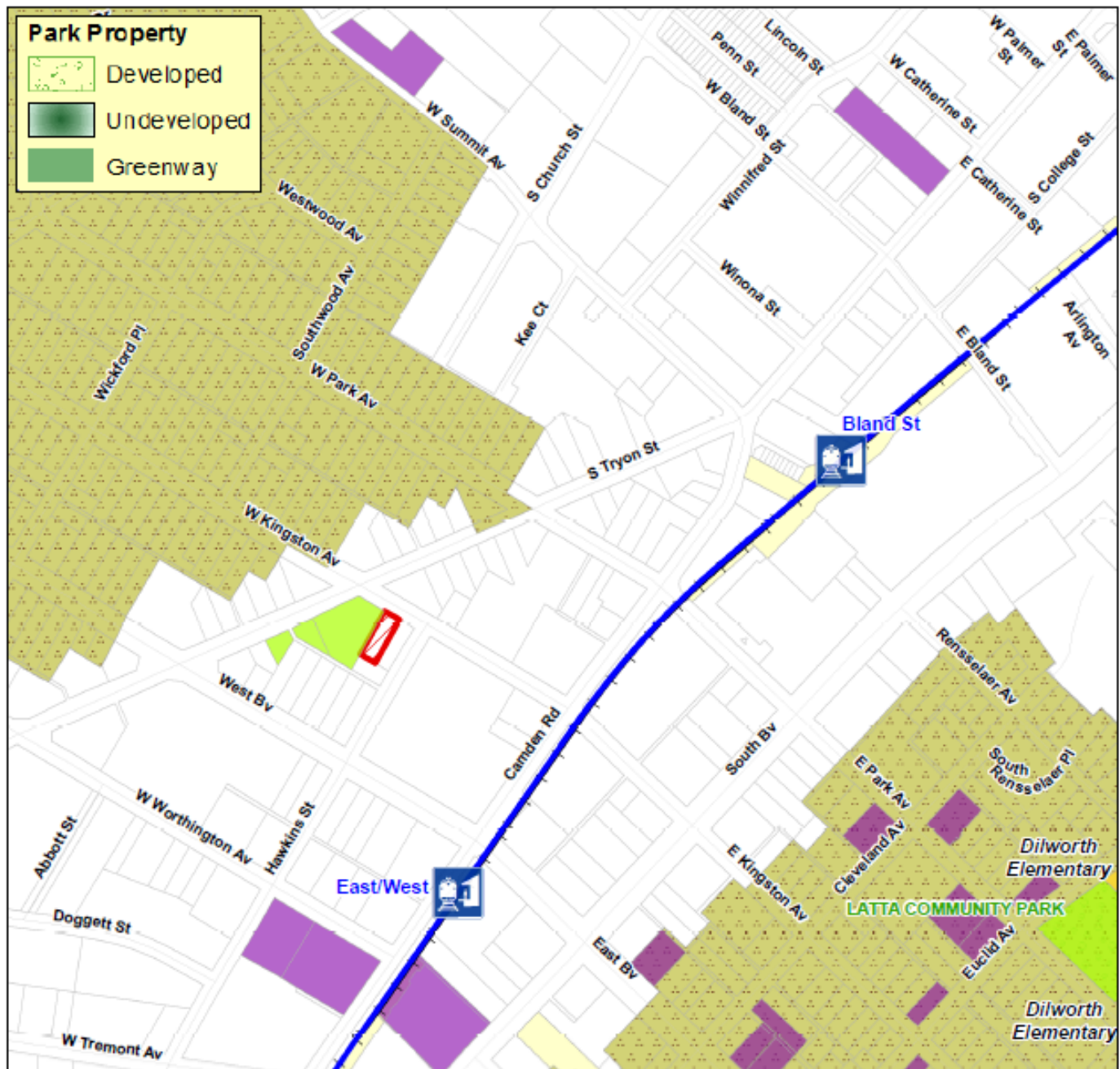
JOINT USE TASK FORCE REVIEW COMMENTS:

This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-22

Initiated by: Park & Recreation

Submitted by: County-Asset & Facility Management

- Mandatory Referral
- City Property
- County Property
- Local Historic Landmark
- Historic Districts
- LYNX Blue Line

Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Katie Daughtry, Asset and Facility Management

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

MANDATORY REFERRAL-REPORT NO. 15-23
Proposed Acquisition for Addition to Eagles Landing Neighborhood Park in West Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 057-172-57 (\pm 0.44 acres) in west Charlotte at 1204 Eagles Landing Drive. The property will be assembled with adjacent Eagles Landing Neighborhood Park property for the construction of a portion of the park.

The property is vacant and is zoned R-4 (Single Family Residential), according to the City of Charlotte Zoning Ordinance. The property is surrounded by residential uses to the east, south and west and the future neighborhood park to the north.

PROJECT JUSTIFICATION:

This construction of Eagles Landing Neighborhood Park is an approved FY14 project, and Park and Recreation is currently in design for the park. Construction on the park is anticipated to being in the fall of 2015. The park is anticipated to contain walking trails, a shelter and a play area. Construction of this park would provide a much needed neighborhood park for this area of the County. The subject parcel will be used for pedestrian access between the park and the neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for adding to the inventory of neighborhood parks in the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (1990) recommends single family up to 4 dwelling units per acre (DUA), for this property and the surrounding single family neighborhood. Parks and greenways are considered compatible land uses adjacent to single family, and in this case would provide a buffer with the industrial uses just north of this neighborhood.

PROJECT IMPACT:

The acquisition of this property will provide Americans with Disabilities Act (ADA) access to the park that is otherwise unachievable due to site constraints such as topography. Additionally, having this property will allow for a wider culvert stream crossing instead of a narrow bridge stream crossing inside the park, thereby allowing the County to get maintenance vehicles into the park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects being impacted by this park construction project.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

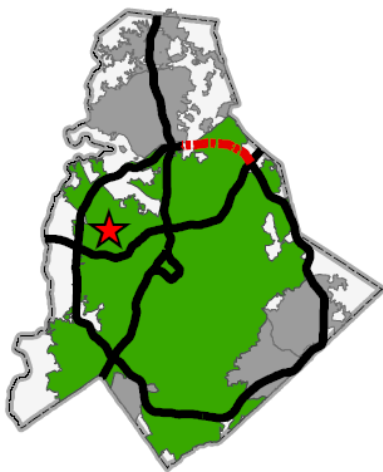
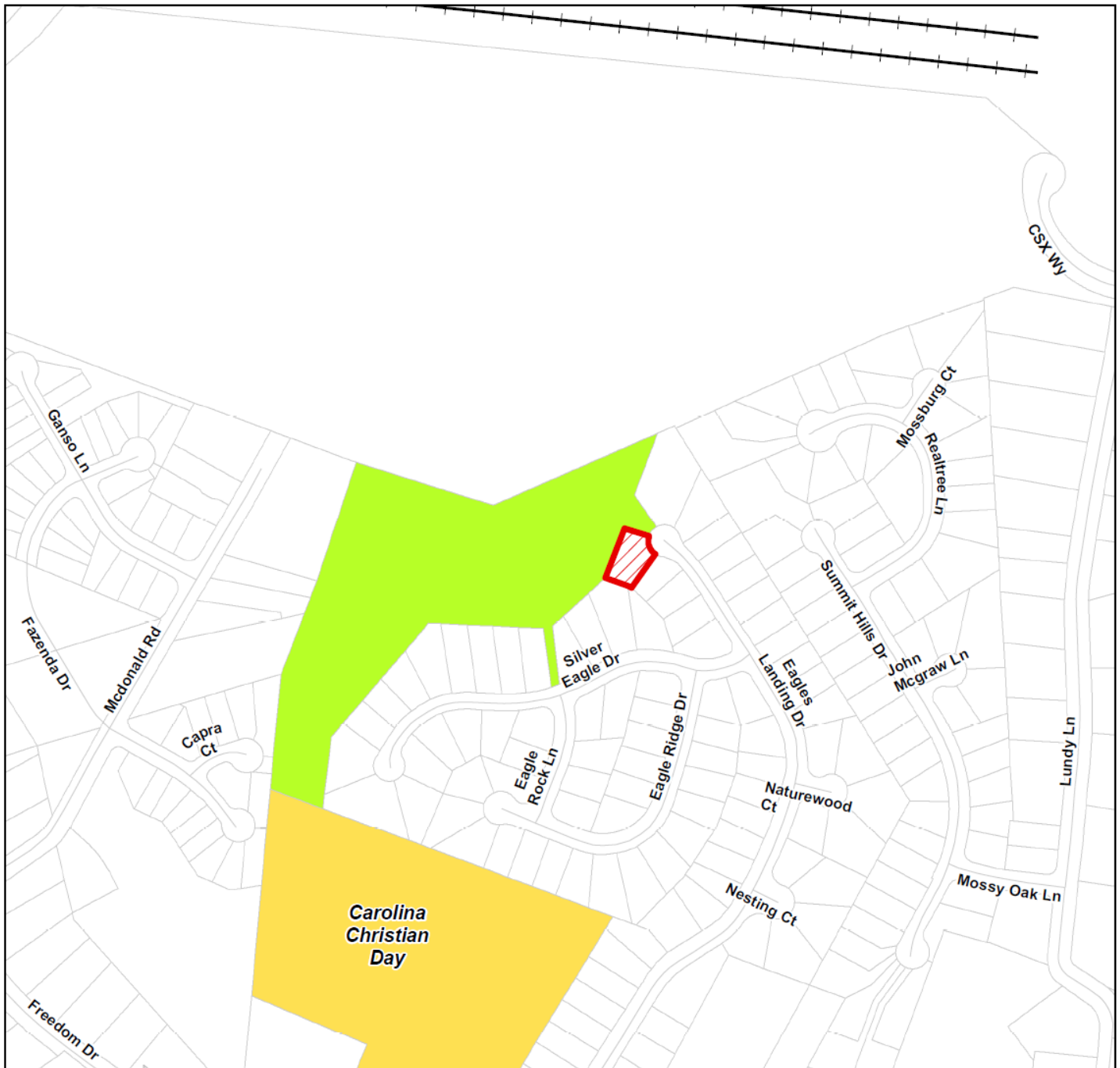
This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and no comments were provided.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition in order to accommodate the construction of a neighborhood park.

CMPC PLANNING COMMITTEE RECOMMENDATION:




Staff resource: Alberto Gonzalez



Mandatory Referral 15-23

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

-  Mandatory Referral
-  Schools
-  County Property



Submitted by: Katie Daughtry, Asset and Facility Management

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

MANDATORY REFERRAL-REPORT NO. 15-24
Proposed Acquisition of Land to Add to Long Creek Greenway in North Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 025-312-99 (\pm 0.219 acres) in north Charlotte along Long Creek Greenway. The property will be assembled with adjacent Long Creek Greenway property for the future construction of the greenway trail.

The property is vacant and is zoned MX-2 (INNOV) (Mixed Use), according to the City of Charlotte Zoning Ordinance. The property is surrounded by County-owned greenway property and single family residences.

PROJECT JUSTIFICATION:

Long Creek Greenway is the major east-west greenway corridor in the County. At build-out, Long Creek Greenway trail will extend approximately 15 miles connecting to Mallard Creek Greenway in the east and terminating at the US National Whitewater Center in the west. The design and construction of the section of Long Creek Greenway in which this parcel is located is an approved FY18 project that will run from Dixon Branch to Primm Road.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northlake Area Plan* (2008) recommended Greenway as the land use for this parcel, as it lies within the stream buffer area along Long Creek.

PROJECT IMPACT:

Acquiring this property will provide ownership consistency in the area for the future greenway trail construction project.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Long Creek Greenway is part of the Carolina Thread Trail system.

ESTIMATED PROJECT COMPLETION DATE:

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

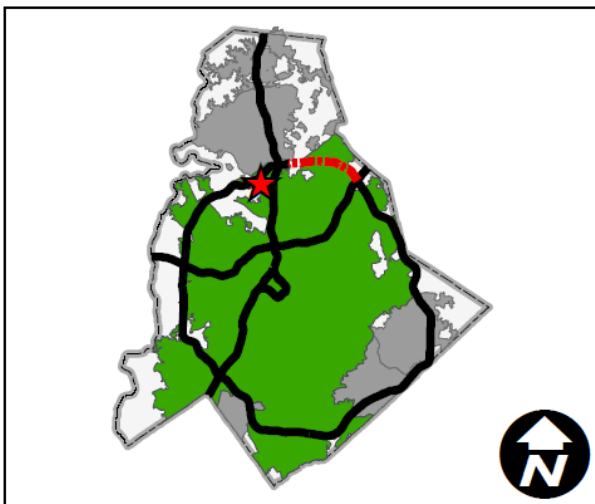
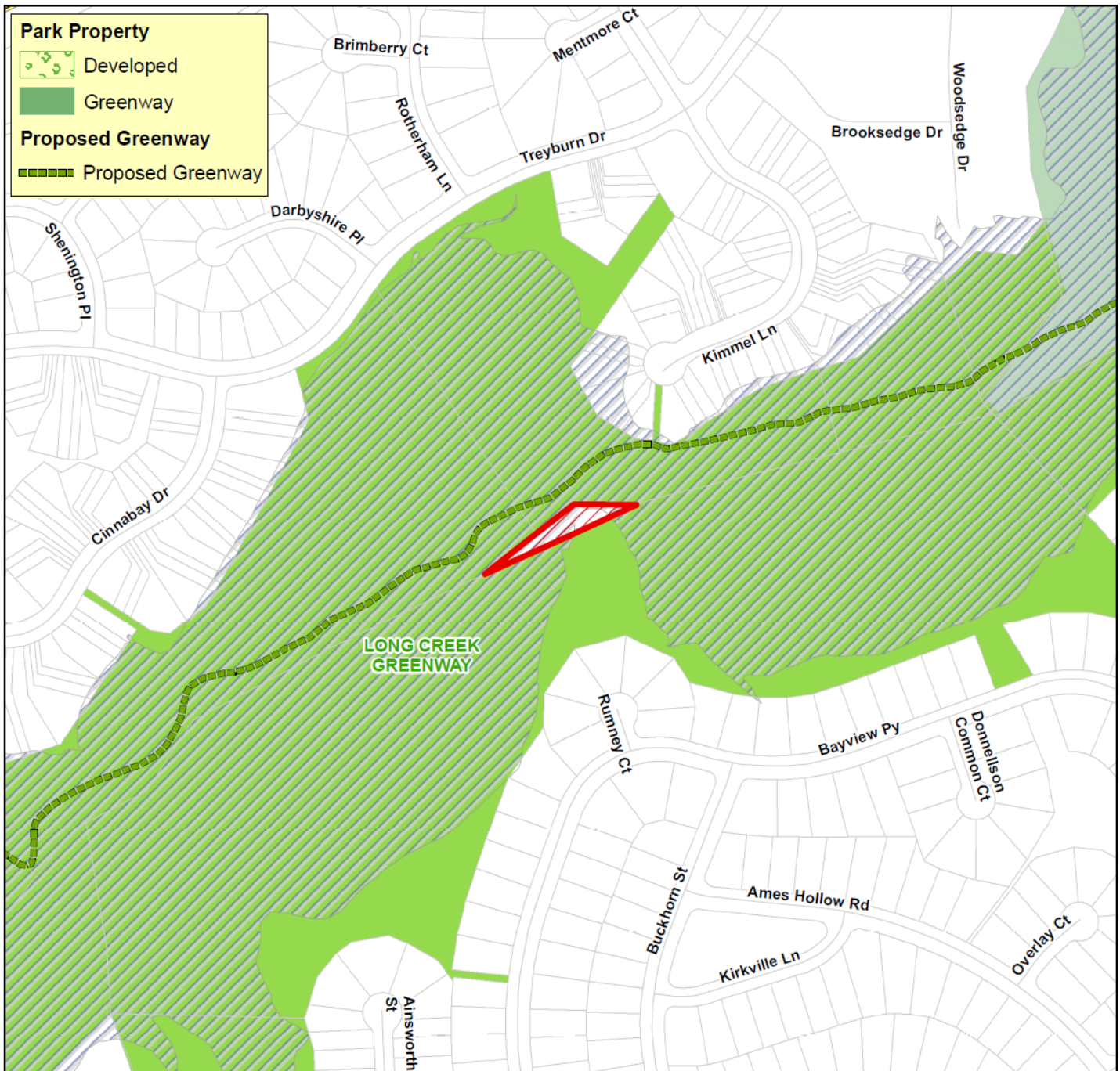
JOINT USE TASK FORCE REVIEW COMMENTS:

This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition, as it is consistent with the *Northlake Area Plan* (2008) recommendation for this parcel.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-24

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain

Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, Director of County Park & Recreation

MANDATORY REFERRAL-REPORT NO. 15-25
Proposed Acquisition in Pineville to add to Little Sugar Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire a portion of tax parcels 221-032-20 & 221-091-02 (± 3.0 acres with precise acreage to be determined by a survey) in the Town of Pineville along Little Sugar Creek. The property will eventually be assembled with other properties along the creek for the construction of Little Sugar Creek Greenway trail from I-485 to the South Carolina state line.

The property is currently vacant and is zoned R-15 (Single Family Residential), according to the Town of Pineville's Zoning Ordinance. The property is surrounded by residential uses to the northwest and northeast. West of the property is Lakeview Community Park which is owned by the County and leased to the Town.

PROJECT JUSTIFICATION:

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

Park and Recreation would like to acquire this property for the future construction of Little Sugar Creek Greenway trail. This section of trail is an FY15 Capital Improvement Project. Little Sugar Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*. Greenway trails are by far the most requested form of recreation by Mecklenburg County residents. Acquisition of the property will also help to preserve land for habitat and water quality purposes.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system. Additionally, Town of Pineville staff reports that acquisition of the property by the County for the intended use is consistent with the town's *Hazard Mitigation Plan* intended to minimize citizens and town property exposure to flooding and other natural events.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Pineville town staff reports that committing the subject parcel to greenway use is consistent with the town's overlay plans which recognize the importance of community amenities such as open space as a usable community feature as an element of new development.

PROJECT IMPACT:

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other known public or private projects being impacted by this greenway construction project.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by the end of Summer 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

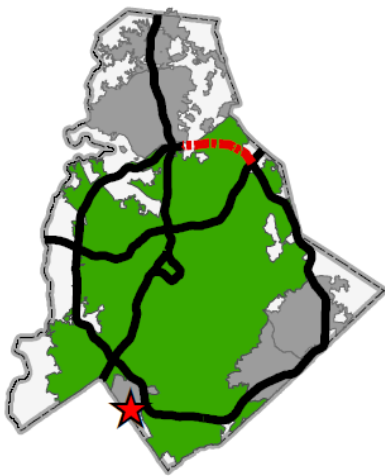
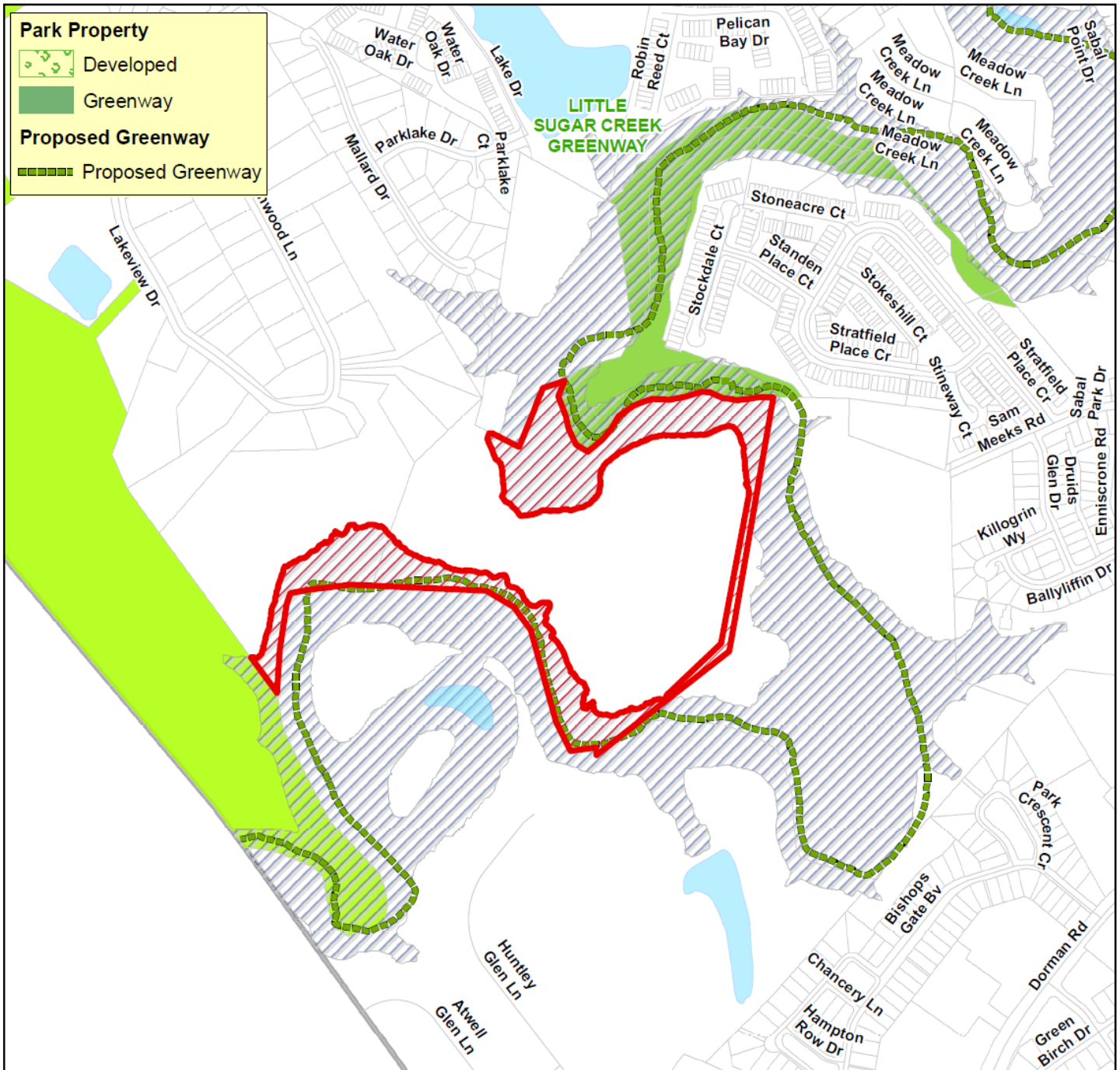
This matter was discussed at the June 3, 2015 Joint Use Task Force meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Pineville town staff report that they are in favor of the proposed acquisition for the intended purpose. Planning staff recommends approval of the proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Jonathan Wells



Mandatory Referral 15-25

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

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



Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, County Park and Recreation

MANDATORY REFERRAL REPORT NO. 15-26

Proposed Expansion of Oehler Nature Preserve & North Prong Clark Creek Greenway in Huntersville

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire +/- 44 acres of Tax Parcel 019-431-17 which is located between Ramah Church and Huntersville-Concord roads in the Town of Huntersville's ETJ for the expansion of Oehler Nature Preserve and North Prong Clark Creek Greenway. The property is zoned Neighborhood Residential - Conditional (NR/CD) under the Town's Zoning Ordinance. The property is vacant and lies to the northwest of the existing Oehler Nature Preserve.

The western boundary of the proposed acquisition as portrayed on the accompanying map is approximate. The intent is to finalize the boundary with survey so that it matches the common boundary with the adjoining Walden subdivision (approved by the Town of Huntersville and not yet under development).

PROJECT JUSTIFICATION:

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of this property takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected. Ten acres of the property is south of a southeast running tributary of North Prong Clark Creek. Closing that gap in property ownership allows Park and Recreation to better manage the plant and animal life at the nature preserve. Additionally, it will allow Park and Recreation to take steps towards restoring the property to its natural habitat. Acquisition of this property allows Park and Recreation to fulfill its goal of expanding the greenway system. North Prong Clark Creek is an adopted creek corridor on the County's Greenway Master Plan.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the 2008 *Park and Recreation Master Plan*. In that plan, citizens within the County identified greenways as their top recreation desire. The Master Plan also identified a need to the protection and preservation of sensitive natural animal and plant habitats. Acquisition of this property accomplishes that goal.

The proposed action is also consistent with Huntersville's *2030 Community Plan*, specifically with several policies contained therein:

- Policy E-5: Support reduction in Vehicle Miles Travels (VMT) through investment in sidewalks, **greenways, enhanced connectivity** and mass transit.
- Policy E-7: Support land use and transportation policies that are **environmentally, economically and socially sustainable**.
- Policy T-6: Support the **installation of bikeways and greenway trails connecting residential, commercial, recreational and institutional use**.
- Policy T-8: **Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment and institutional uses**.

The proposed action is also consistent with the *Huntersville Park & Recreation Plan*.

Huntersville has approved the Walden subdivision to the west of the subject property. The approved subdivision plan indicates a stub street for a future connector across the subject property to Ewart Road to the east of the creek.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Huntersville 2030 Community Plan* (adopted 2011) recommends residential development on the subject parcel. Residential land uses are generally considered to be compatible with open space and greenways.

PROJECT IMPACT:

Acquisition of this property takes this property out of play for future development and contributes to the water quality of the Clark Creek watershed.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property will be utilized for nature preserve and greenway uses. Park and Recreation is aware of a sewer project along this creek and will have discussions with Charlotte Water about the timing and impact of that project.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is anticipated to be completed by the end of Summer 2015.

JOINT USE TASK FORCE REVIEW COMMENTS

The Joint Use Task Force discussed this matter at their June 3, 2015 meeting and no joint use comments were offered.

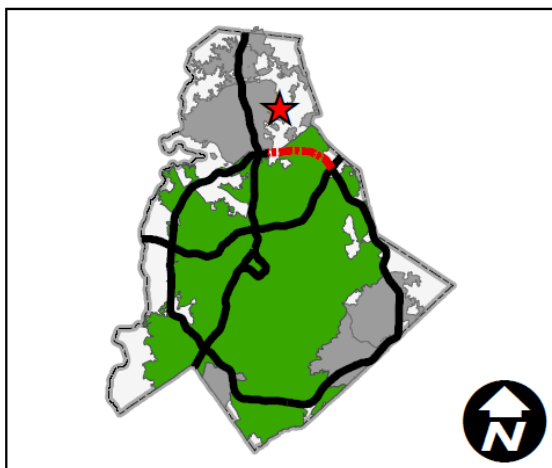
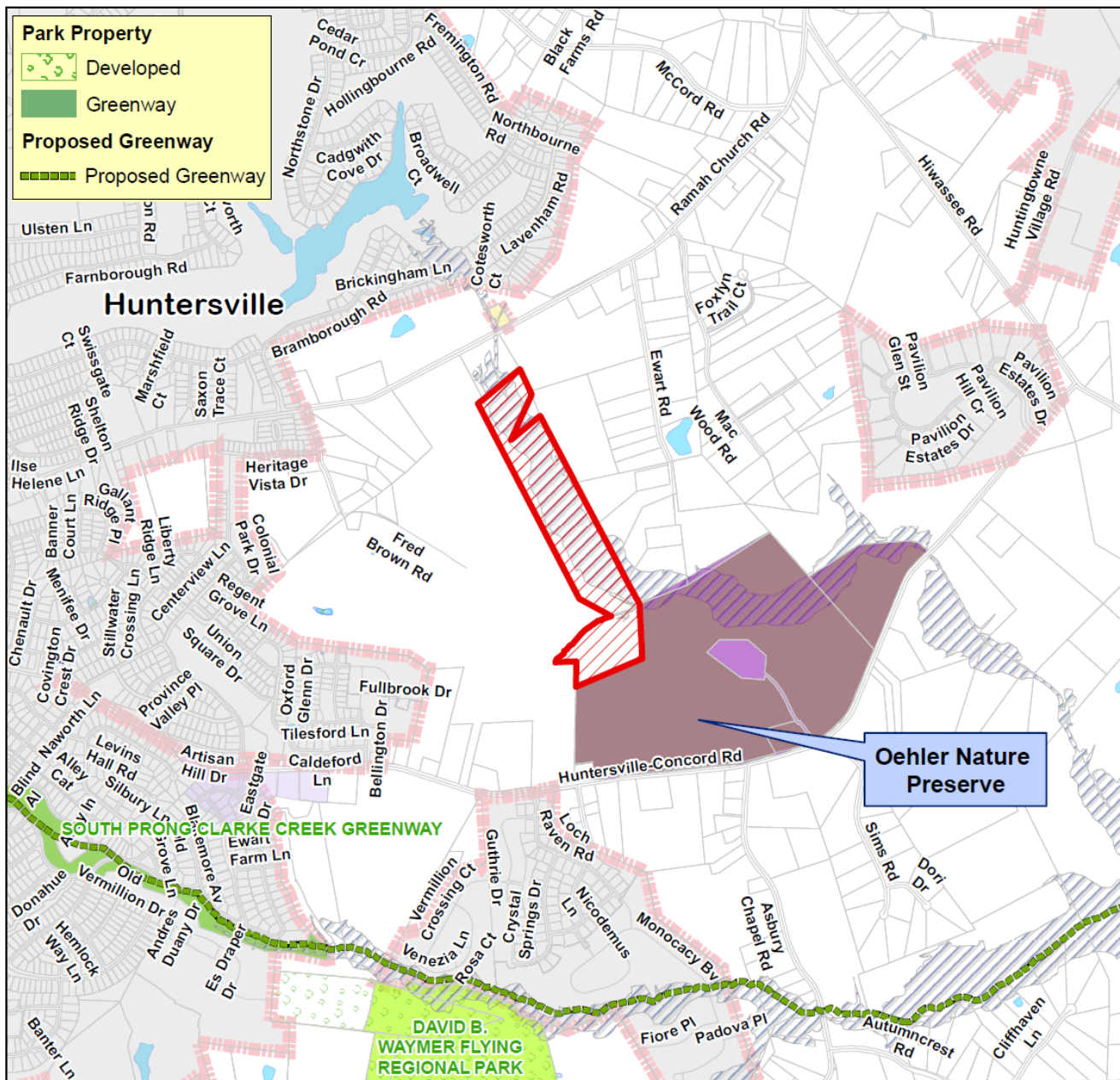
PLANNING STAFF RECOMMENDATION:

The subject property is in the Town of Huntersville's planning jurisdiction. Town staff reports that the town is supportive of the proposed transaction for the intended use, subject to the following two conditions:

- The western boundaries of the proposed acquisition should align with the approved Walden subdivision plan
- Acquisition should take into account the town's goal of the eventual development of a connector street between the Walden subdivision, across the property and creek to Ewart Road to the east.

Planning staff recommends approval subject to the two conditions articulated by the Town of Huntersville.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 15-26

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral
- Local Historic Landmark
- FEMA 100 Year Floodplain
- County Property
- Ponds



Produced by the Charlotte-Mecklenburg Planning Department

WALDEN SUBDIVISION
MASTER SKETCH PLAN
HUNTERSVILLE, NORTH CAROLINA
MECKLENBURG COUNTY



LEGEND:



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PARCEL TO BE SOLD TO MECK
COUNTY (11.49 ACRES +/-) AND
TO BE ZONED TR
CONTINGENT ON CLOSING OF
REST OF PROPERTY.

LOT CHART				APPROXIMATE
FRAGR	60°	70°+	95°+	TIME FRAMES
1	0	44	0	2014-2015
2	39	0	15	2014-2015
3	56	0	0	2014-2015
4	39	3	0	2014-2015
5	0	0	35	2015-2016
6	60	0	0	2015-2016
7	0	0	30	2015-2016
8	48	3	0	2015-2016
TOTAL	320	68	80	378

WALDEN SUBDIVISION-
MASTER SKETCHPLAN
HUNTERSVILLE, NORTH CAROLINA
BY
AVH CAROLINAS, LLC
8601 NORTH SCOTTSDALE ROAD, SUITE 220
SCOTTSDALE, ARIZONA 85253

Project Number: 17.12.112

Date: 11-18-2014

Drawn By	JM
Checked By	107

509

039-214	FOR TOWN OF HUNTERDON
039-214	FOR MEADOWS AND CO.

DA-1514	FOR DEVELOPER
DA-1512	FOR TOWN OF HUNTERDON
DA-1514	FOR TOWN OF HUNTERDON

U-1014	FOR TOWN OF PLANTATION
U-1014	FOR TOWN OF PLANTATION

Sheet Title:

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