

# Planning Committee

---

## Agenda Packet

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



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**November 17, 2015 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

---

**1. Call to Order and Introductions**

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

**3. M.R. #15-51: Proposal by the City of Charlotte to Acquire Property Located on Hart Road off Rozzelles Ferry Road for Tree Canopy Preservation**

*Background:* The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire a 20 acre parcel (Tax Parcel 031-216-02) located in Charlotte's Extraterritorial Jurisdiction for tree canopy preservation. ***Attachment 2***

*Staff Resources:* Alberto Gonzalez, Planning  
Amanda Byrum, City Engineering & Property Management, Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-51.

**4. M.R. #15-52: Proposal by the City of Charlotte to Sale or Transfer Seven City-Owned Properties Located in Various Parts of the City**

*Background:* The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer seven City-owned properties (see mandatory referral for tax parcel numbers) out of the City's inventory for rehabilitation by a non-profit organization or reoccupation by a buyer. ***Attachment 3***

*Staff Resources:* Alberto Gonzalez, Planning  
Amanda Byrum, City Engineering & Property Management, Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-52.

**5. M.R. #15-53: Proposal by Mecklenburg County to Acquire Land for Access to Campbell Creek Greenway in East Charlotte**

*Background:* Mecklenburg County proposes to acquire approximately 0.26 acres located south of Idlewild Road and west of W.T. Harris Blvd at 6800 Streamside Drive (Tax Parcel 165-081-35) for land assemblage along Campbell Creek Greenway. ***Attachment 4***

*Staff Resources:* Amanda Vari, Planning  
Jennifer Morrell, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-53.

**6. M.R. #15-55: Proposal by Mecklenburg County to Acquire Land Located on W. Sugar Creek Road to Accommodate the Expansion of Mallard Creek Greenway**

*Background:* Mecklenburg County proposes to acquire approximately 4 acres of land located at 5830 West Sugar Creek Road in northeast Charlotte along Mallard Creek (Tax Parcel 027-141-03). The property will be assembled with other greenway property in the area and eventually become an extension of Mallard Creek Greenway trail. **Attachment 5**

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

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-55.

**7. M.R. #15-56 Proposal by the City of Charlotte to Transfer Land to Mecklenburg County for Collins Neighborhood Park**

*Background:* The City of Charlotte proposes to transfer approximately 2 acres of a drainage detention basin and a natural wetland wildlife habitat to Mecklenburg County for inclusion in the Collins Neighborhood Park (Tax Parcels 149-115-02, 03, 04, 05, 06, 07, and 08).

**Attachment 6**

*Staff Resources:* Kent Main, Planning  
Tim O'Brien, City Engineering & Property Management, Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-56.

**8. Livable Communities Discussion**

*Action Requested:* For Committee discussion.

**9. Planning Commission Work Plan Discussion**

*Action Requested:* For Committee discussion.

**10. Adjourn**

**Attendance:**

**Commissioners Present:** Chairperson Randy Fink and Vice-Chairperson Cozzie Watkins  
Commissioners Emma Allen, John Fryday, Nasif Majeed, Bolyn McClung and Deborah Ryan

**Planning Staff Present:** Ed McKinney (Interim Planning Director), Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Amanda Vari and Jonathan Wells

**Other Staff Present:** Robert Drayton, City Engineering and Property Management, Real Estate; Todd DeLong, Neighborhood and Business Services, Economic Development; Katie Daughtry, County Asset and Facility Management; and Peggy Hey, Charlotte Mecklenburg Schools; Frank Blair, Charlotte Mecklenburg Library

**Call to Order and Introductions**

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

The chairperson gave a brief overview of the agenda and stated that Commissioner McClung will move that the agenda items be handled by consent and that Commissioner Ryan will give a presentation for Agenda Item #8 (Discussion of the Planning Commission Work Plan).

**Approve September 15, 2015 Minutes**

Commissioner Fryday pointed out that the minutes incorrectly identify Dennis LaCaria, who is a county employee, as a city employee. A motion was made by Vice-chair Watkins and seconded by Commissioner McClung to approve the September 15, 2015 minutes with this correction. The vote was unanimous to approve the minutes as revised.

**Consent Items**

*A motion was made by Commissioner McClung to consider the mandatory referrals by consent. Commissioner Ryan seconded the motion and asked to discuss M.R. #15-47 and M.R. #15-50. The vote was unanimous to approve M.R. #15-46, M.R. #15-48 and M.R. #15-49 by consent.*

**M.R. #15-46: Proposal by Mecklenburg County to Acquire Land Located off of the Westerly Side of Providence Road along McAlpine Creek for Greenway Expansion**

Mecklenburg County proposes to acquire approximately 3 acres of vacant land located along McAlpine Creek (Tax Parcel 211-011-15 p/o). 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.

**M.R. #15-48: Proposal by Mecklenburg County to Acquire Land for the Expansion of Reedy Creek Nature Preserve**

Mecklenburg County proposes to acquire approximately 97 acres of vacant land located on the easterly side of Reedy Creek Nature Preserve (Tax Parcels 105-111-07, 105-154-01 and 10) to expand the nature preserve.

**M.R. #15-49: Proposal by Mecklenburg County to Acquire Land to Expand McIlwaine Regional Park and McDowell Creek Greenway in the Town of Huntersville**

Mecklenburg County proposes to acquire approximately 53 acres of vacant land located between Gilead and McIlwaine roads (Tax Parcel 015-081-03) to expand McIlwaine Regional Park, fill gaps along McDowell Creek Greenway and protect high quality natural areas.

*A motion was made by Commissioner Ryan and seconded by Vice-chair Watkins to approve by consent Planning Staff's recommendation for Mandatory Referrals: M.R. #15-46, M.R. #15-48 and M.R. #15-49. The vote was unanimous to approve staff's recommendation for all three mandatory referrals.*

**M.R. #15-47: Proposal by Mecklenburg County to Exchange Land with Dixie River Land Company, LLC for a Future Library in Southwest Charlotte.**

The Public Library of Charlotte and Mecklenburg County proposes to exchange approximately 5 acres of land located in the southwest quadrant of the intersection of Shopton Road and Steele Creek Place Drive (Tax Parcel 201-072-27) with Dixie River Land Company, LLC for approximately 5 acres of land located on the north side of Dixie River Road west of Shopton Road (Tax Parcels 141-171-29 and 04 p/o) to construct a branch library.

*Chairperson Fink recused himself due to a potential conflict. Vice-chair Watkins chaired the meeting during the discussion of M.R. #15-47.*

Alberto Gonzalez (Planning) gave a brief overview of this mandatory referral. Commissioner Fryday asked if the subject property is part of a larger parcel. He also asked for clarification on the land swap. Mr. Frank Blair (Charlotte Mecklenburg Library) explained the proposal and said that the library could spill onto the adjoining parcel. Commissioner McClung asked if this library was included in the 2007 bond package. Mr. Blair said that it was not.

*A motion was made by Commissioner Ryan and seconded by Commissioner Fryday to approve Planning staff's recommendation for Mandatory Referral #15-47. The vote was unanimous to approve Planning staff's recommendation for Mandatory Referral #15-47.*

*Chairperson Fink returned to the meeting.*

**M.R. #15-50: Proposal by the City of Charlotte to Sell a Portion of the Former Eastland Mall Site to Charlotte Mecklenburg Schools (CMS)**

The City of Charlotte proposes to sell approximately 11 acres of the former Eastland Mall property; located between Wilora Lake Road, Central Avenue and N. Sharon Amity Road (Tax Parcel 103-041-99) to Charlotte Mecklenburg Schools for the construction of a 54-classroom, K-8 magnet school.

Ed McKinney, Interim Planning Director, shared background information on the Eastland Mall site. He explained that the City purchased the mall in 2012 and the mall was demolished in 2013. He gave a brief history of previous plans to develop the site. He shared that meetings have been held with staff from various city and county departments as well as Charlotte-Mecklenburg Schools, developers and others to try and get a sense of how the property can be developed.

Commissioner Majeed stated that Wilora Lake Road will not be able to handle the additional traffic generated by a school and that the roads will need to be improved. He asked what kind of school is being proposed. Mr. McKinney said that it will be a school for grades K-8 and a partial magnet school. He stated that transportation discussions are underway with Charlotte Department of Transportation. Also, the site will have access to Central Avenue.

Chairperson Fink shared concerns about a school being located at this site. He referenced goals in the *Eastland Area Plan* (2003) and making this a vibrant town center. He noted that the plan makes reference to entertainment uses at this location. He is also concerned about the school not being attractive and being located here as an anchor.

Commissioner Ryan agreed with the Chairperson. She said the area needs economic development and the adopted area plan tries to make that happen. This proposal does not speak to a town center.

Vice-chair Watkins asked to hear from Peggy Hey (Charlotte-Mecklenburg Schools (CMS)) on school overcrowding and the need for additional schools in the area. Vice-chair Watkins would like to see development in the area and thinks locating a school here could increase interest in the area. Commissioner Majeed asked how does a school help economic development in this area and where the students will come from.

Ms. Hey explained that the school was approved in the 2013 bond package to relieve crowding at Albemarle Elementary School. She stated that people like to be next to a school and compared this site to the Golf Links plan which includes a school. Also, there could be commercial synergy between the school and retail.

Todd DeLong (Neighborhood and Business Services) added that a number of development concepts have been tested over the last several months and he has heard that schools and parks are positives and can entice residential development.

Commissioner McClung asked if this is a wise decision for the community. He thinks the site is too small. He asked if this is an example of a good use of land, if there is room for the school to grow at this location and if consideration has been given to where trailers will be located when the school becomes overcrowded. Commissioner Majeed asked how many students will attend the school. Ms. Hey answered 54 classrooms which can accommodate approximately 1,000 students. Commissioner Ryan asked if the building will be one story and Ms. Hey replied that it will be two stories.

Commissioner Ryan shared her concern about the site design and parking out front. She does not think that it is a good site design. A school should be a neighborhood center that children can walk to. The site design should be more pedestrian friendly. Ms. Hey explained that it is a preliminary design. Commissioner Ryan said that CMS has not done a very good job because this design does not contribute to the urbanization of the site. She also said that this is not a good design or a good site plan. Ms. Hey explained that this is not a site plan yet because the city does not have a contract. Commissioner Ryan stated that it does not cost any more to design an acceptable plan and this plan is not acceptable to her. There are no pedestrian connections and there is so much more to be done.

Commissioner Allen said that she is conflicted about this recommendation because something needs to happen at this location. However, development on the site should be walkable and connected. Vice-chair Watkins stated that this should not be a plan to just put something in place and asked if the site design can change. Commissioner Fryday asked if Planning staff will review development plans for the site. Mr. McKinney said that negotiations with CMS have not been finalized. The City is the land owner and as part of negotiations can discuss design. He added that City Council will receive information that includes funding and final design prior to Council action. Mr. McKinney also said that the Planning Committee's comments will be helpful when discussing the development with CMS and thinking through the site development. Commissioner Fryday clarified that there is not an official review process for the proposed development.

Commissioner McClung asked if the city makes demands on schools about the use of certain materials and design. Commissioner Ryan said CMS can do what they want. Commissioner Fryday asked why the retaining wall was depicted on the drawings. Ms. Hey replied that the wall was left after the mall was demolished and is not a retaining wall. Commissioner Fryday asked if the retaining wall will be removed. Ms. Hey said that it is being discussed. Commissioner Fryday asked if the site can be massaged to allow more urban type uses. Ms. Hey said that this is a hard boundary and changes will impact cost

Commissioner Allen asked if the Committee recommends approval of this mandatory referral tonight, is there a design review. Mr. McKinney said yes but not through the Planning Committee. This will go to City Council for final action. Chairperson Fink said the Committee can ask City Council to accept the Committee's position. Mr. McKinney stated that the plans can be modified. Chairperson Fink commented that he thinks this is an opportunity to do something good at this location. He also stated that CMS should not be viewed as the leader in revitalizing this area. Someone needs to step back and look at the overall area. Commissioner Ryan stated that once the property is sold, CMS can do what they choose.

Commissioner Ryan moved to not approve staff's recommendation for M.R. #15-50 and the motion was seconded by Commissioner Allen. Vice-chair Watkins would like for the Committee to defer their recommendation because she thinks there are things that can be done to improve the proposal. Commissioner Ryan said that they cannot come back with a site plan that is good enough and questioned if a school should lead economic development in the area. Commissioner Fryday said that our job is to decide if the city should sell the property for a school to be placed on the site.

Vice-chair Watkins said that she is in favor of this proposal but has questions and asked if this mandatory referral can be decided on later. She added that the Committee needs to be very careful with their power. She asked if their job is strictly to say "put a school on the site". Mr. McKinney said that the Committee can defer action and request more information. Commissioner Allen said that the Planning Committee's job is to make land use recommendations. She asked what will change about the design if this agenda item is deferred. She is not comfortable deferring this recommendation and stated that she wished negotiations had taken place before now. Commissioner McClung said that if we defer, we can give a list of recommendations. He questioned if the city is making a fair deal by selling a small amount of land because more space will be needed. Commissioner McClung pointed out that he is a CMS School Board appointee.

*A motion was made by Commissioner Ryan and seconded by Commissioner Allen to deny Planning Staff's recommendation for Mandatory Referral #15-50. The vote was 6 to 1 to deny staff's recommendation for Mandatory Referral #15-50.*

*Yeas: Chairperson Fink, Commissioners Allen, Fryday, Majeed, McClung and Ryan*

*Nays: Vice- chairperson Watkins*

Commissioner Allen suggested that Chairperson Fink draft a letter to City Council explaining why the Planning Committee could not support staff's recommendation. The chairperson agreed to this.

### **Planning Commission Work Plan Discussion**

The Committee agreed to receive a presentation from Commissioner Ryan at the next Committee meeting.

**Adjourn:** 6:15 pm



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

Initiated by: Tim Porter, E&PM, Landscape Management

**MANDATORY REFERRAL REPORT NO. 15-51**  
**Proposed Acquisition of Property in Mecklenburg County for Tree Canopy Preservation**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire a 20.49 acre parcel (031-216-02), zoned R-3 Residential, Lake Wylie Critical Area per the Charlotte Zoning Ordinance, in Charlotte's Extraterritorial Jurisdiction for tree canopy preservation. The property is located on Hart Road off Rozzelles Ferry Road, and is adjacent to the Catawba Wildflower Glen and the Smawley Tract, owned by the Catawba Lands Conservancy (the "Conservancy").

The goal is for the Conservancy to first acquire the property from the current owner, and then convey the property to the City while the Conservancy will retain a conservation easement in order to ensure that perpetual stewardship of the tree canopy is provided. The property is proposed to remain in a natural state following acquisition, and may be used for low-intensity recreational purposes, such as a natural surface trail.

**PROJECT JUSTIFICATION:**

The acquisition of these properties will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas. This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

Approximately nineteen contiguous acres of existing forest will be protected as part of this acquisition.

In cooperation with the Catawba Lands Conservancy, this property was identified and considered under the City's scoring model for tree canopy preservation. This model uses criteria including acreage, current vegetative cover, potential for connectivity to greenways, partnering opportunities, and the level of development in the general geographic area.

Since the City lacks the capacity for property stewardship following acquisition, the Catawba Lands Conservancy is a key stewardship partner to maintain properties through conservation easements. This property is adjacent to existing conserved areas and shares with them biodiversity and habitat characteristics important for conservation.

Finally, it was determined that this property is located within a geographic area in which tree save payment in lieu funds (mitigation) have been collected as part of the land development review process, so funding was potentially available for purchase.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of this property is consistent with the tree canopy goals established in the Environmental Focus Area Plan, adopted by City Council on June 28, 2011. The goal is to increase Charlotte's tree canopy cover from its present 47 percent to 50 percent by 2050.

In order to complete the acquisition, the City will utilize tree ordinance mitigation funds collected by Land Development through developer payment in lieu of on-site tree preservation to acquire these properties for conservation purposes, as established in the City's tree ordinance.

The acquisition of this property is consistent with the general environmental goals associated with the Charlotte Post Construction Stormwater Ordinance, the Westside Strategic Plan, and the Lake Wylie Watershed Overlay District (Charlotte, North Carolina, City Code, §18).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The site's adopted land use is for single family up to 4 dwelling units per acre (DUA), as per the *Northwest District Plan* (1990). The site is also located within the Lake Wylie Critical Area Watershed Overlay zoning district, which among other regulations, restricts the amount of impervious surfaces allowed to be developed on the site. The proposed use for tree canopy preservation would be classified as park/open space as per the future land use categories, and is compatible with the adopted single family land use for this site.

**PROJECT IMPACT:**

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

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

This property is adjacent to the Catawba Lands Conservancy's Catawba Wildflower Glen and the Smawley Tract and could provide connectivity for future trail plans.

**ESTIMATED PROJECT COMPLETION DATE:**

Staff has been in communication with the Catawba Lands Conservancy, and plans to move forward with obtaining City Council approval at the December 14, 2015, Council meeting. The property owner and the Catawba Lands Conservancy have requested that closing occur by the end of the year, if possible.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 4, 2015 meeting, and offered no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of the proposed acquisition for tree canopy preservation.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





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

Initiated by: Denice Beteta, N&amp;BS

**MANDATORY REFERRAL-REPORT NO. 15-52**  
**Proposed Sale or Transfer of Seven City-Owned Properties in Charlotte**

PARCEL ID	ADDRESS	ZONING <sup>(1)</sup>	LOT SIZE (AC.)	CURRENT LAND USE	ADOPTED LAND USE	DISTRICT or AREA PLAN
115-028-25	2839 Mayfair Ave	R-5	0.137	Residential (house)	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)
105-031-03	2524 McLean Rd	R-3	0.800	Residential (house)	Single Family – 4 DUA	<i>Newell Area Plan</i> (adopted 2002)
063-064-53	325 S. Cloudman St	R-5	0.186	Residential (house)	Single Family – 5 DUA	<i>Thomasboro/Hoskins</i> (adopted 2002)
077-048-02	2316 Carmine St	R-22MF	0.171	Residential (house)	Office / Business Park	<i>Statesville Ave. Corridor Plan</i> (adopted 2001)
115-017-01	2643 Mayfair Ave	R-5	0.452	Vacant	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)
067-041-38	2619 Columbus Cir	R-5	0.208	Vacant	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)
071-121-21	801 Ambassador St	R-5	0.400	Vacant	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)

(1) Per Charlotte Zoning Ordinance

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer seven City-owned properties out of the City's inventory for rehabilitation by a non-profit organization or reoccupation by a buyer. These properties were acquired by the City as the result of foreclosure of loans generated by N&BS or in rem liens and neighborhood revitalization projects.

N&BS works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) to partner to making more affordable housing available in neighborhoods throughout the City. N&BS releases a list of properties approved for transfer to these organizations in order to determine whether they can be rehabilitated or built on for affordable housing opportunities. If any of the organizations are not interested in these properties, they will be marketed and offered for sale to the public.

**PROJECT JUSTIFICATION:**

These properties were acquired as the result of foreclosures or past projects and are 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 reoccupancy by the organizations' qualified clients. Those properties which are not transferred to non-profits are offered for sale to the public, subject to the upset bid process.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The transfer of these parcels supports City Council's recommendation to develop affordable housing.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use for the sites is detailed in the table above. All the sites, except one, have an adopted land use of single family, consistent with the intended use. The one parcel at 2316 Carmine Street, while having an adopted land use of Office / Business Park, is currently occupied by a house and is located in a residential area. The adopted land use for Office / Business Park is a long term policy, and would only be considered if all the parcels in the neighborhood are assembled for one unified development. The continued use of this property as residential is consistent with the adopted plan.

**PROJECT IMPACT:**

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

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

There are no other known projects in the vicinities of these properties.

**ESTIMATED PROJECT COMPLETION DATE:**

Interest in the properties 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 November 4, 2015, meeting and offered no comments.

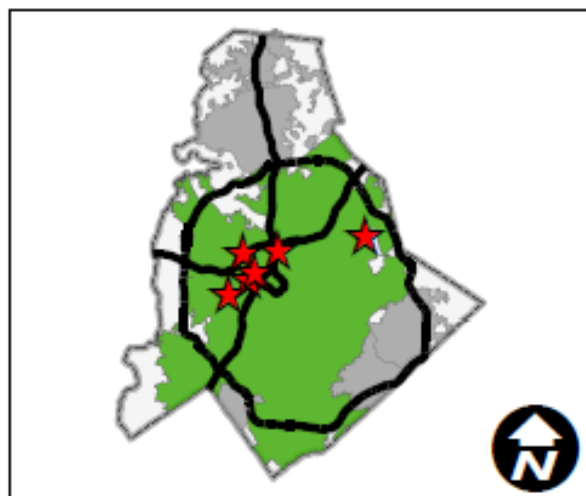
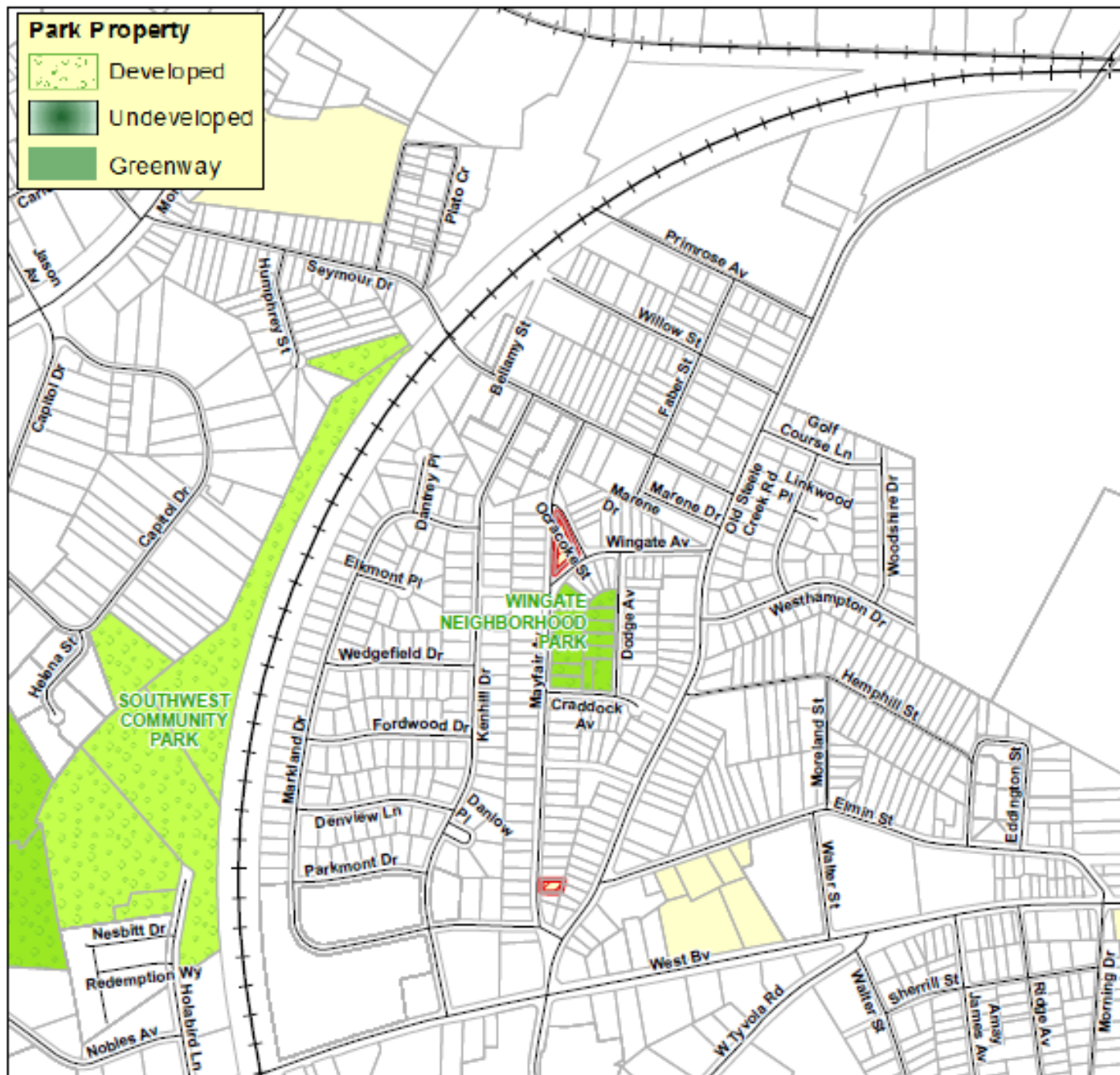
**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of the proposed land transfers.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**




# 2839 and 2643 Mayfair Avenue





## Mandatory Referral 15-52

Initiated by: N&BS

Submitted by: E&PM, Real Estate

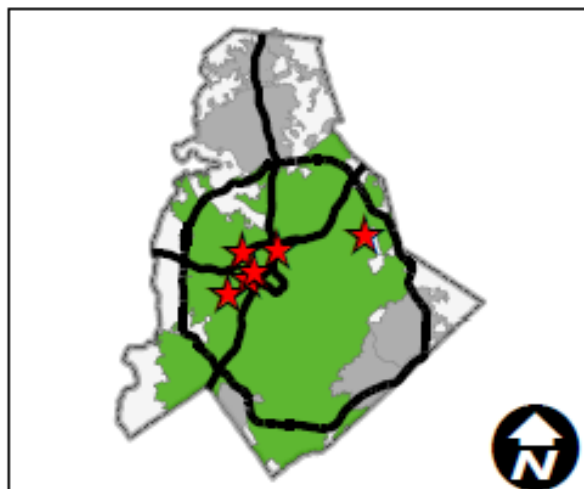
 Mandatory Referral

 City Property

 County Property



## 2524 McLean Road



## Mandatory Referral 15-52

Initiated by: N&BS

Submitted by: E&PM, Real Estate

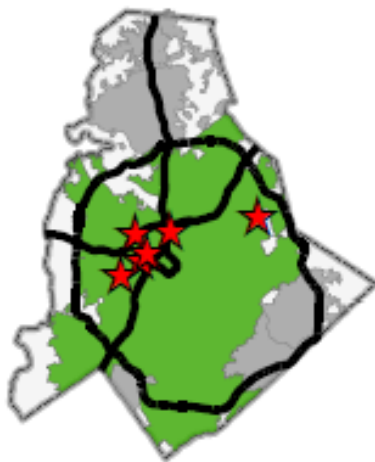
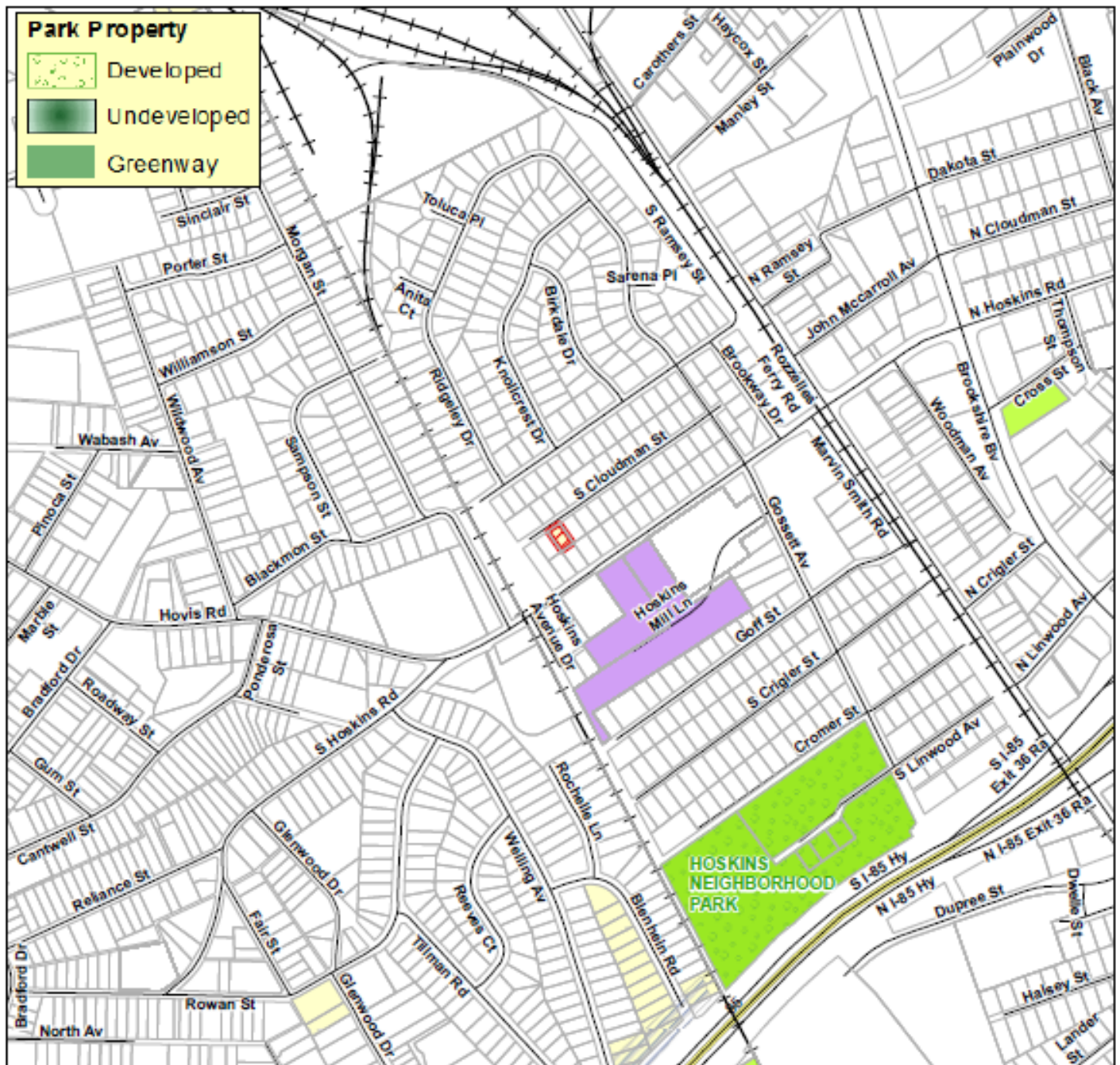
- Mandatory Referral
- City Property
- County Property
- Wetland
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department







## 325 S. Cloudman Street



## Mandatory Referral 15-52

Initiated by: N&BS

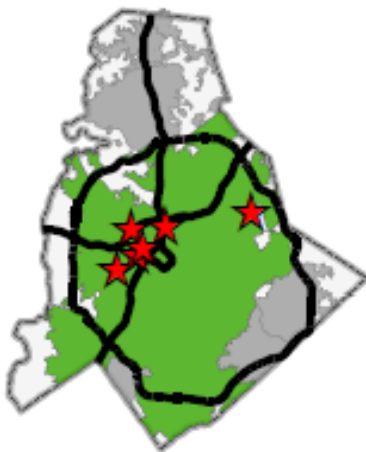
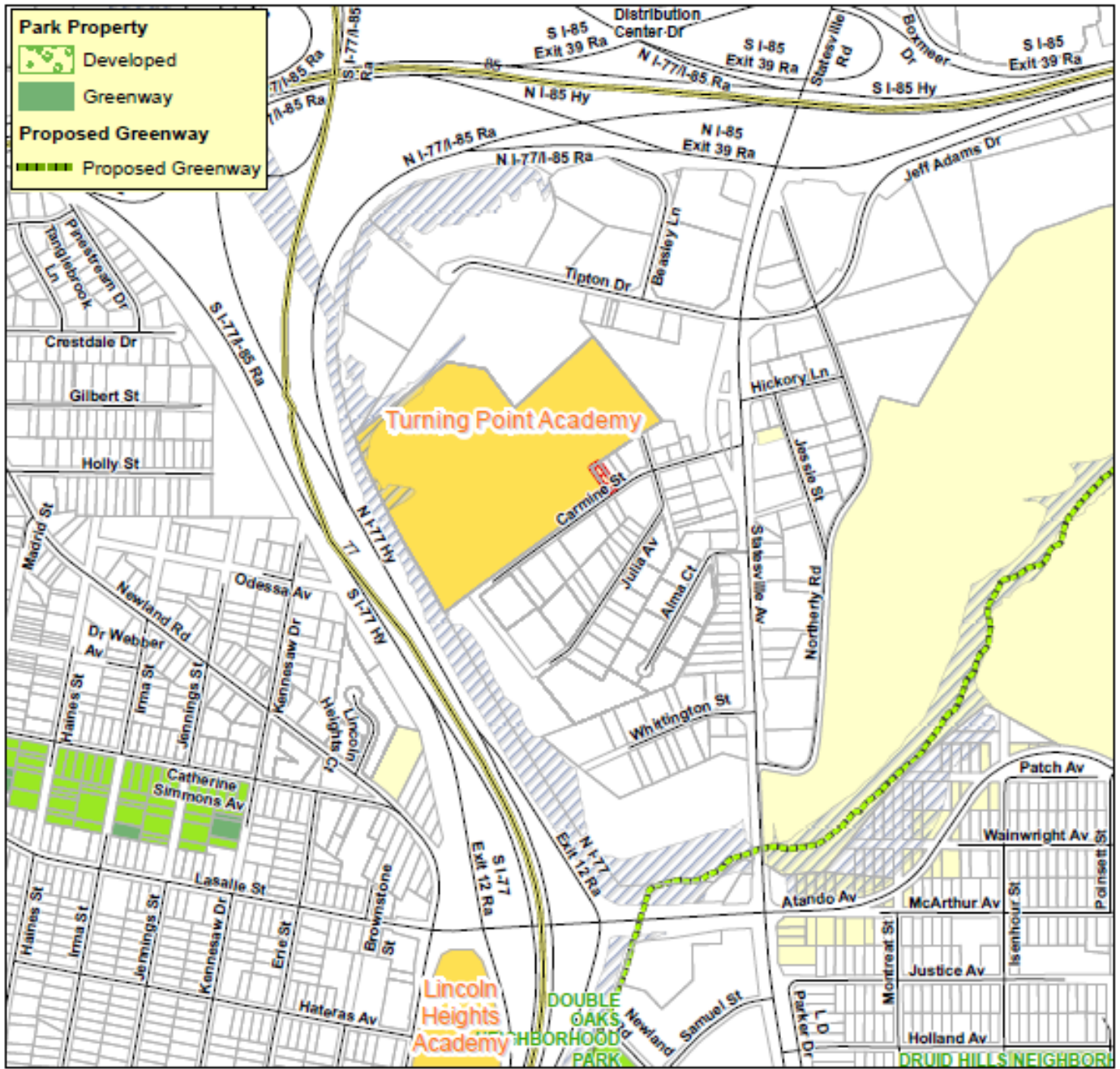
Submitted by: E&PM, Real Estate

-  Mandatory Referral
-  City Property
-  County Property
-  Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department



**2316 Carmine Street**



## Mandatory Referral 15-52

Initiated by: N&amp;BS

Submitted by: E&amp;PM, Real Estate

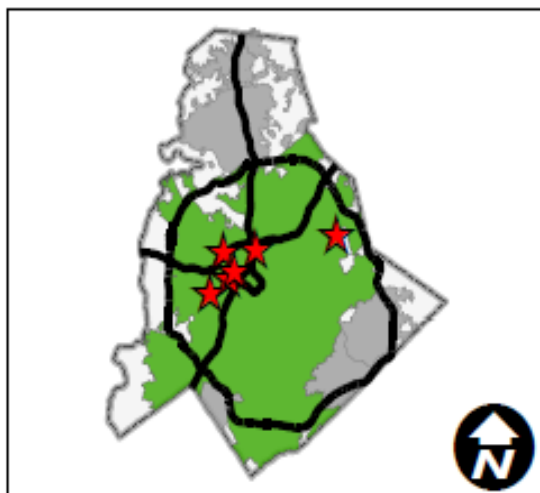
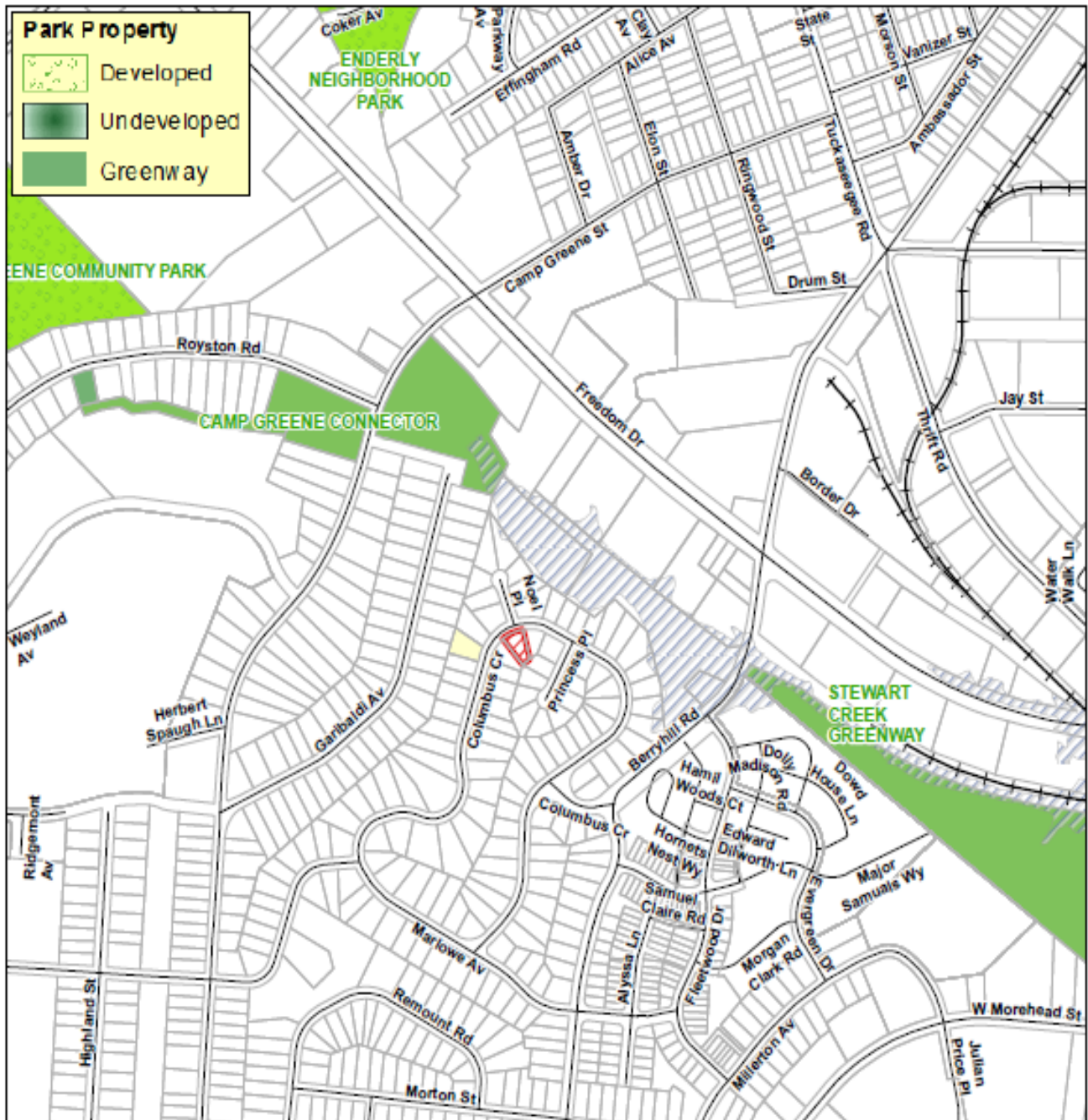
-  Mandatory Referral  
 City Property  
 County Property  
 Schools  
 FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



## 2619 Columbus Circle



## Mandatory Referral 15-52

Initiated by: N&BS

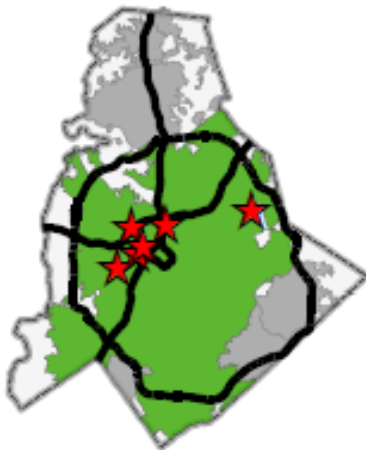
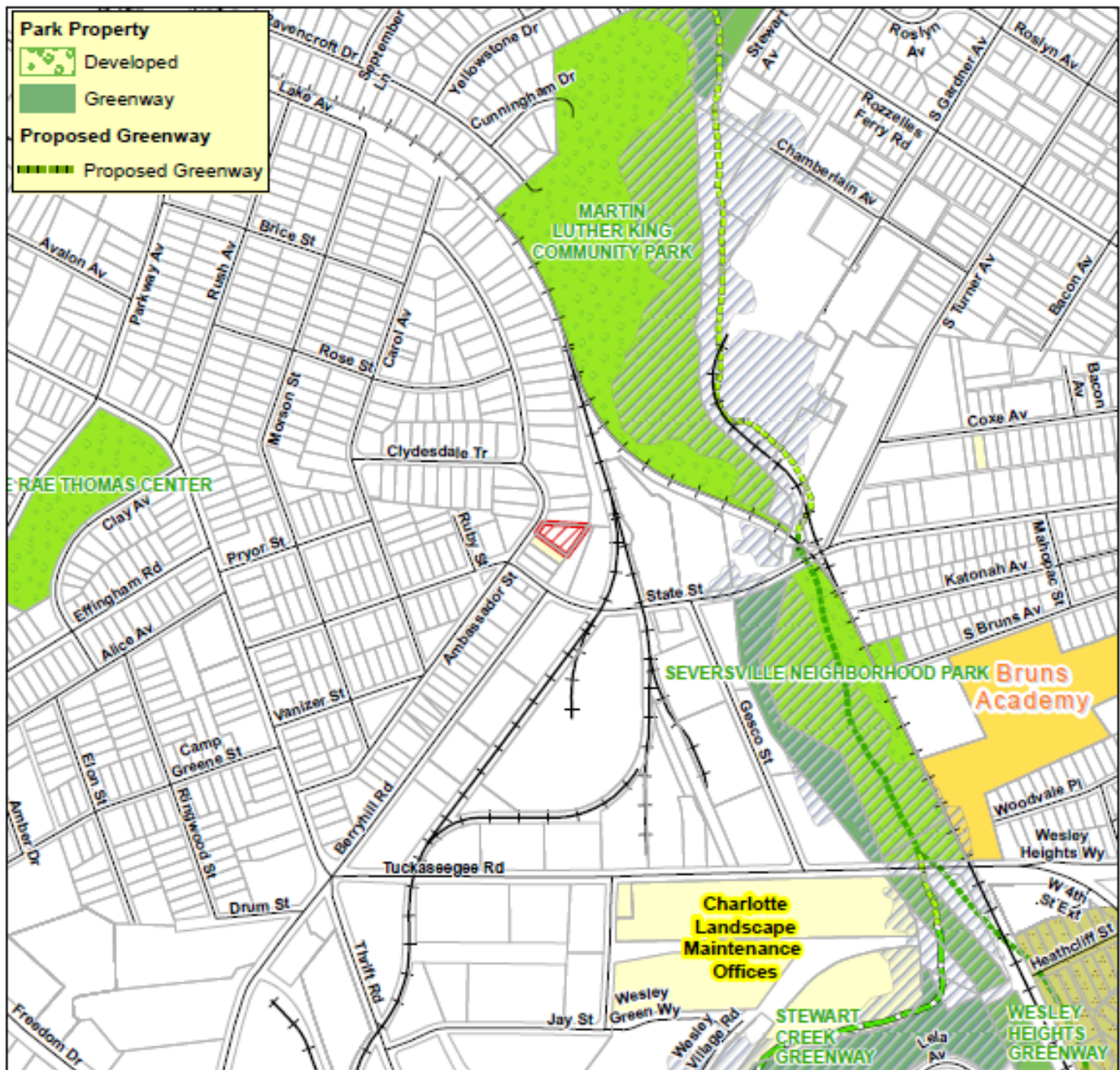
Submitted by: E&PM, Real Estate

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



Produced by the Charlotte-Mecklenburg Planning Department

## 801 Ambassador Street



## Mandatory Referral 15-52

Initiated by: N&BS

Submitted by: E&PM, Real Estate

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



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park & Recreation

**MANDATORY REFERRAL REPORT NO. 15-53**  
**Proposed Acquisition of Land for Access to Campbell Creek Greenway in East Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County would like to acquire 6800 Streamside Drive (tax parcel 165-081-35) in east Charlotte for land assemblage along Campbell Creek Greenway. The property is located south of Idlewild Road and west of W.T. Harris Blvd in east Charlotte. The property is approximately .266 acres and is zoned R-4 Single Family Residential according to the City of Charlotte Zoning Ordinance, and contains a vacant single family home, and is in an area of single family homes.

Acquisition of this parcel and the installation of a neighborhood access trail across the parcel will eliminate the need to clear trees within the S.W.I.M buffer nearby, thereby reducing the environmental impact associated with greenway development in this area. Acquisition of the parcel will also allow the trail to be paved in this area instead of being constructed with wooden boardwalk, thereby reducing the cost of ongoing greenway maintenance.

**PROJECT JUSTIFICATION:**

This greenway project has been designed and is currently in the process of contractor bidding. The eventual construction of this greenway trail will put the County's greenway system in reach of more County residents.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel is consistent with the County's *Park & Recreation Master Plan* to expand the County's greenway system.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Independence Boulevard Area Plan* (adopted 2011) recommends single family land uses up to 4 dwelling units per acre. Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and consistent with adopted policy.

**PROJECT IMPACT:**

Acquisition of this property will result in a more functional greenway that can be constructed with fewer environmental impacts and will result in a trail with lower maintenance costs.

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

This greenway project is not connected to any other known public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by the end of FY16.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

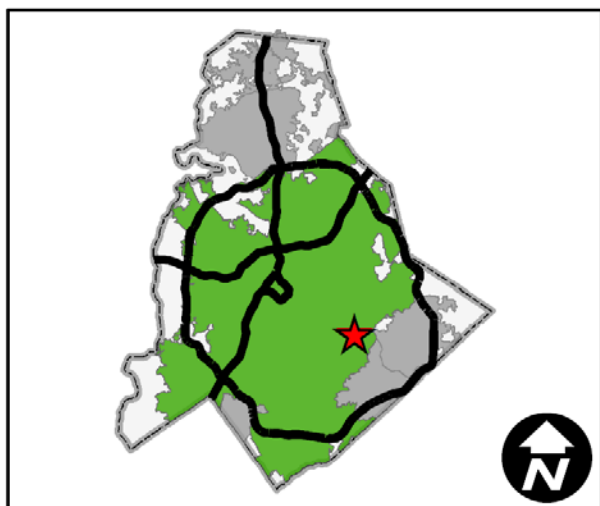
The Joint Use Task Force discussed this matter at their November 4, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposed use of the property as open space and a future greenway is compatible with adopted land use policies. Staff recommends approval of the land acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 15-53

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department

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

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

**MANDATORY REFERRAL REPORT NO. 15-55**

**Proposed Acquisition of Land on W. Sugar Creek Road to Accommodate Mallard Creek Greenway Expansion**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire tax parcel 027-141-03 ( $\pm$  3.9 acres) located at 5830 West Sugar Creek Road in northeast Charlotte along Mallard Creek. The property will be assembled with the other greenway property in the area and eventually become an extension of Mallard Creek Greenway trail. Based on the outcome of feasibility studies by the Park and Recreation Department at a later date, the property could also house associated greenway amenities.

The property is currently vacant and is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance and is partially located in the FEMA floodplain. The property is surrounded by multi-family uses to the north and east and single-family residences to the south.

**PROJECT JUSTIFICATION:**

Park and Recreation would like to acquire this property for construction of future portions of Mallard Creek Greenway. Mallard Creek is an identified greenway corridor in the *2008 Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *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 adopted land use for this parcel is multi-family as per the *NorthEast District Plan* (adopted 1996). Greenways and parks are considered compatible uses adjacent to residential, and would be considered consistent with the adopted land use plan.

**PROJECT IMPACT:**

This greenway will provide an opportunity for the County to create continuous unbroken greenway connections. Mallard Creek is the County's longest east-west greenway and the trail eventually connects with Clarke's Creek Greenway.

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

There are no known other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

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

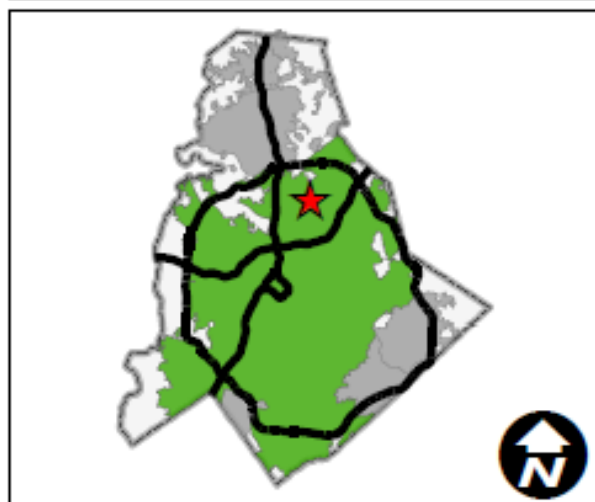
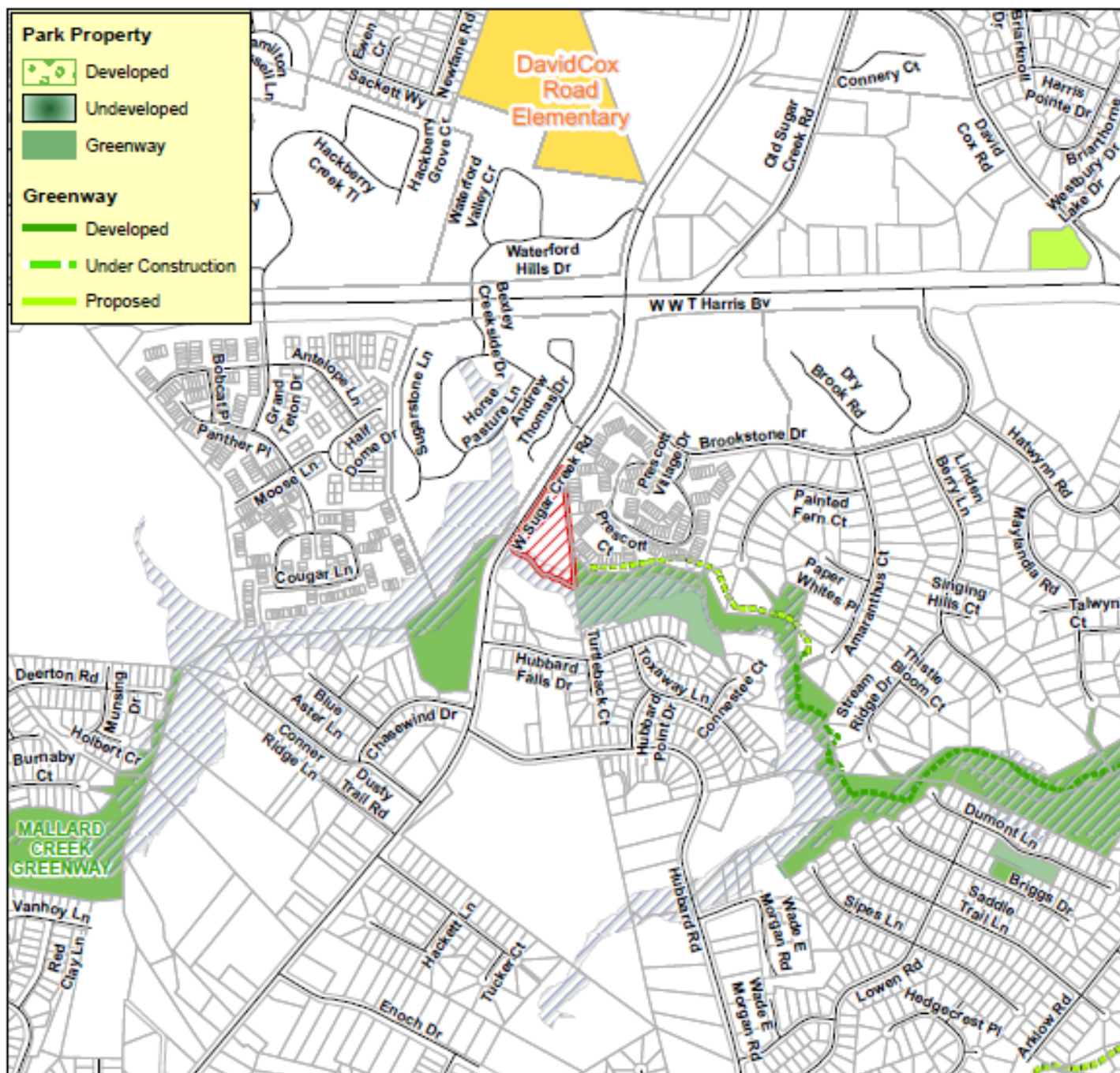
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 4, 2015 meeting and offered no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of the proposed acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 15-55

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department



Submitted by: Tim O'Brien, E&PM, Real Estate

Initiated by: Jennifer Barker, E&PM Storm Water

**MANDATORY REFERRAL-REPORT NO. 15-56**

**Proposed Transfer of City-owned Land to Mecklenburg County for Collins Neighborhood Park**

**PROJECT PROPOSAL AND LOCATION**

The City of Charlotte proposes to transfer approximately 2.20 acres of a drainage detention basin and a natural wetland wildlife habitat to Mecklenburg County for inclusion into the Collins Neighborhood Park. Seven adjoining lots (PID # 149-115-02, 03, 04, 05, 06, 07, and 08) front on Firwood Lane and are located in the Collins Park neighborhood, which is east of South Boulevard and south of Scaleybark Road. The properties are adjacent to Mecklenburg County's Collins Neighborhood Park and would complement the park as a wetland/wildlife refuge. The City-owned subject properties, and the County-owned Collins Neighborhood Park, are zoned R-4 (single family) according to Charlotte Zoning Ordinance.

**PROJECT JUSTIFICATION:**

The City of Charlotte's Storm Water Division completed the Conway/Briabend Storm Drainage Improvement project which required the acquisition of seven properties upon which six homes had previously been located. The acquired lots allowed for the natural drainage to be constructed into a serpentine channel, leading to a water basin for fish and fowl. Once construction was complete and the warranty period for the landscaping that was installed had concluded, the City would deed the land to Mecklenburg County to be added to the park.

Upon transfer of the land, Mecklenburg County and the City of Charlotte will enter into a cooperative agreement for management of the property. The County will assume ownership of the land giving them legal authority over the property (and will also obligate them to perform routine maintenance such as mowing outside the conservation easement intended to protect the environmental habitat), while the City will continue to have responsibility for any storm water infrastructure issues that might arise.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte is responsible for resolving a significant number of storm drainage issues primarily within the City limits. By doing so in this instance, it created an opportunity to develop a wetland habitat which is good for the environment and beneficial to the neighborhood.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcels are within the Wedge Neighborhood area of the Woodlawn Transit Station Area Plan (2008). They are recommended for residential use at a density up to 4 dwellings/acre. The subject parcels were acquired for stormwater improvements necessary for the neighborhood including a pond, and are no longer suitable for residential use. Park and nature preserve uses are appropriate and compatible within neighborhoods, and are therefore deemed consistent and appropriate in this case.

**PROJECT IMPACT:**

The land transfer is a cooperative effort between the City of Charlotte and Mecklenburg County whereby the City resolved the neighborhood's drainage problems, while creating a natural wetland habitat that Mecklenburg County agreed to own and manage.

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

There are no known relationships to other public or private projects other than the storm drainage project that created a wetland habitat that will be beneficial to the community.

**ESTIMATED PROJECT COMPLETION DATE:**

The storm water project is complete. The property now has established landscape. Mecklenburg County is ready to accept the property.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

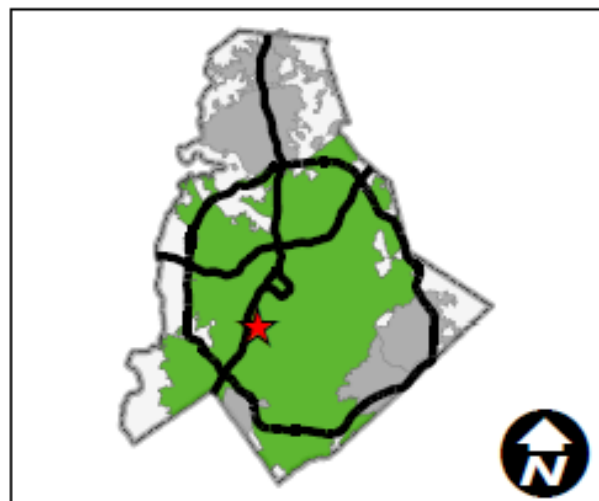
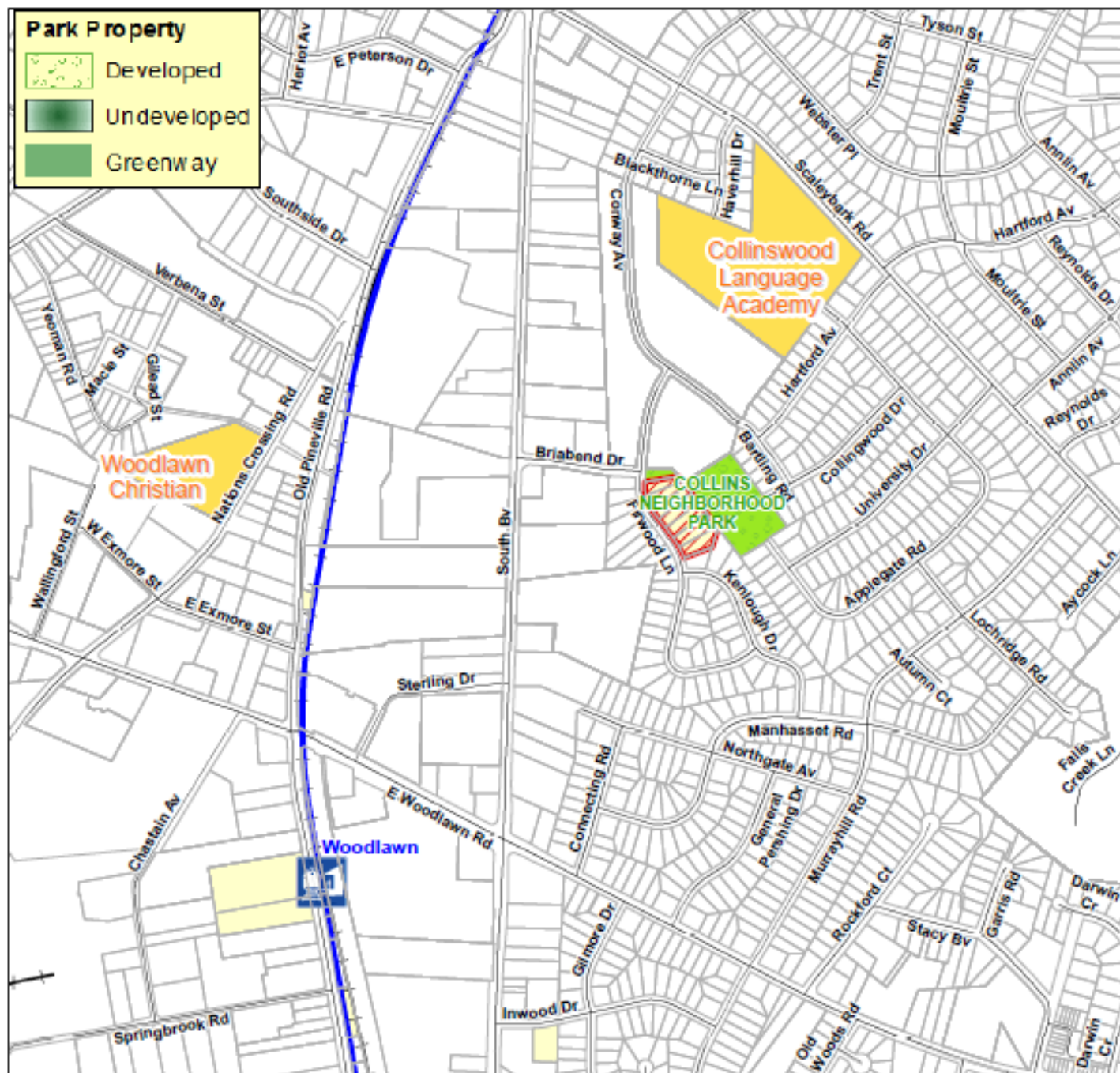
The Joint Use Task Force discussed this matter at their November 4, 2015 meeting and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the Woodlawn Transit Station Area Plan. It will serve as open space for the residential community while fulfilling the critical need for storm water drainage. As such, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Kent Main



## Mandatory Referral 15-56

Initiated by: E&PM Storm Water

Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property
- Schools
- CATS Blue Line Light Rail



Produced by the Charlotte-Mecklenburg Planning Department