

Planning Committee

Agenda Packet

February 16, 2016 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

February 16, 2016 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

Approve January 19, 2016 Minutes. **Attachment 1**

2. M.R. #16-03: Proposal by Mecklenburg County to Acquire Land Located in the Wilmore Neighborhood for Wilmore Centennial Park

Background: Mecklenburg County proposes to acquire a 0.124-acre parcel located at 1712 Hawkins Street (Tax Parcel 123-062-09) to assemble with other properties in the area for Wilmore Centennial Park at South End. **Attachment 2**

Staff Resources: Catherine Mahoney, Planning
Katie Daughtry, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-03.

3. M.R. #16-04: Proposal by Mecklenburg County to Accept the Donation of Land Located on Bilmark Avenue for Hidden Valley Neighborhood Park Expansion

Background: Mecklenburg County proposes to accept the donation of a 1.5 acre parcel located at 726 Bilmark Avenue (Tax Parcel 089-103-04), next to Hidden Valley Neighborhood Park, to allow for expansion of the park and an increase in the buffer. **Attachment 3**

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-04.

4. M.R. #16-05: Proposal by Mecklenburg County to Accept the Donation of Land Located off of Brooktree Drive for Paw Creek Greenway Expansion

Background: Mecklenburg County proposes to acquire the rear portion of a 0.453 acre parcel located off of Brooktree Drive (Tax Parcel 057-061-25) adjacent to previously assembled property for Paw Creek Greenway. **Attachment 4**

Staff Resources: Alberto Gonzalez, Planning
Jennifer Morell, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #16-05.

5. M.R. #16-06: Proposal by the City of Charlotte to Sale Two Properties Located on Harrill Street and Belmont Avenue in the Belmont Neighborhood

Background: The City of Charlotte proposes to sell a 0.52 acre parcel property located at 1025 and 1035 Harrill Street (Tax Parcel 081-124-10) and a 0.32 acre parcel located at 919 and 923 Belmont Avenue (Tax Parcel 081-129-02) for redevelopment. **Attachment 5**

Staff Resources: Catherine Mahoney, Planning
Hannah Walton, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #16-06.

6. M.R. #16-07: Proposal by Mecklenburg County to Acquire Land Located on McCoy Road (Huntersville) for the expansion of Gar Creek Nature Preserve

Background: Mecklenburg County proposes to acquire 47 acres located on McCoy Road in the Town of Huntersville (Tax Parcels 015-461-10 and 015-252-27) for the expansion of Gar Creek Nature Preserve. **Attachment 6**

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-07.

7. M.R. #16-08: Proposal by Mecklenburg County to Acquire Land Located on Riverside and Lake Drives for Catawba River Park/Nature Preserve

Background: Mecklenburg County proposes to acquire 85 acres located on Riverside and Lake Drives near the Catawba River (Tax Parcels 031-471-09 and 031-163-03) to provide park and nature preserve type amenities to this area of the County. **Attachment 7**

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-08.

8. M.R. #16-09: Proposal by Charlotte Area Transit System (CATS) to Acquire Land for the CityLYNX Gold Line Phase 2 Project

Background: CATS is implementing a Right-Of-Way (ROW) Acquisition Program for the CityLYNX Gold Line Phase 2 Project. The Gold Line Phase 2 project will extend west from Charlotte Transportation Center along Trade Street to Johnson C. Smith University. It will also extend northeast along Hawthorne Lane to Sunnyside Avenue. **Attachment 8**

Staff Resources: Catherine Mahoney, Planning, Planning
Brian Nadolny, Charlotte Area Transit System (CATS)

Action Requested: Approve Planning staff's recommendation for M.R. #16-09.

9. Livable Cities

Background: The Committee will continue their discussion on Livable Cities principles.

Action Requested: For Committee discussion.

10. Adjourn

Attendance

Commissioners Present: Planning Committee Chairperson Dionne Nelson, Vice-Chairperson Cozzie Watkins, Commissioners Emma Allen, John Fryday, Bolyn McClung, Deborah Ryan and Sam Spencer

Planning Staff Present: Pontip Aphayarath, Alan Goodwin, Garet Johnson, Sonda Kennedy, Catherine Mahoney, Kent Main, Melony McCullough, Cheryl Neely, Amanda Vari and Jonathan Wells

Other Staff Present: Katie Daughtry and Jacqueline McNeil, County Asset and Facility Management

Call to Order and Introductions

Planning Committee Chairperson Nelson called the meeting to order at 5:05 pm, welcomed those present and asked everyone to introduce themselves. The Chairperson introduced and welcomed new Planning Commissioner, Sam Spencer, to the Planning Committee.

Approve December 15, 2015 Minutes

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Watkins to approve the December 15, 2015 minutes. The vote was 6 to 0 to approve. Commissioner Ryan abstained from voting because she was not at the last meeting.

M.R. #16-01: Proposal by the City of Charlotte to Acquire Property Located in the Hickory Grove Area for Tree Canopy Preservation

The City of Charlotte proposes to acquire four parcels of land totaling approximately 74 acres located near Robinson Church and Plott roads, adjacent to Reedy Creek Greenway (Tax Parcels 108-071-13, 108-112-03 & 04, 108-042-10A) for preservation of the tree canopy. The properties are to remain in a natural state following acquisition.

M.R. #16-02: Proposal by Mecklenburg County to Acquire Land Located on Wilkinson Boulevard for Medic Facility

Mecklenburg County proposes to purchase a 0.38 acre vacant parcel located off of Wilkinson Boulevard (Tax Parcel 115-091-03) to assemble with other recently purchased properties for the relocation of Medic (Mecklenburg County Emergency Medical Services Agency).

A motion was made by Commissioner McClung and seconded by Commissioner Ryan to approve by consent Planning staff's recommendations for M. R. #16-01 and M.R. #16-02. The vote was unanimous to approve staff's recommendation for both mandatory referrals.

Livable Cities Follow-up

Planning Committee Chairperson Nelson reminded the Committee of their continued discussion on Livable Cities from the previous meeting. She stated that the Committee adopted some principles around Livable Cities to use as a guide as they think about topics they want to develop. They identified areas that warrant additional discussion and South End was one of the areas discussed. The Committee considered having developers attend a meeting to share their perspective on development in South End but recognized that staff has spent a lot of time in the area and can share information. Chairperson Nelson also reminded the Committee that staff was asked to share information that they have readily available.

Alan Goodwin (Planning) mentioned that a lot of discussions have taken place about design in South End. He also shared that staff is holding a mini-charrette this week to discuss design. Mr. Goodwin began his presentation with an overview of development projects that have occurred in South End over the last ten years as well as details about some developments under construction.

During the last ten years, over 10,000 residential units and 2,000,000 square feet of retail and office have been built in South End. Mr. Goodwin reviewed the specifics of some of the Transit-Oriented Development (TOD) projects. Many of these projects are zoned TOD-M (Transit Oriented Mixed-Use District) and TOD-MO (Transit Oriented Mixed-Use District – Optional). Some key features in these developments include pedestrian amenities, frontage along the Rail Trail, a “transit lobby” where residents can watch for their train on wall monitors, reduced parking, open space plazas, landscaping and planters.

One of the design concerns in South End is about how close some units are to the Rail Trail. Mr. Goodwin explained that buildings could have been moved further back from the trail, landscaping could have been added to increase the horizontal separation, floors could have been elevated to increase the vertical separation or a combination of the above could have been utilized to improve design. Another design concern is the treatment of prominent corners on buildings. Instead of placing utility structures at a prominent building corner, architectural elements or an entrance could have been used to make the building more attractive. Mr. Goodwin shared numerous other examples.

Chairperson Nelson asked staff if they have come to any conclusions about development in South End. Mr. Goodwin explained the importance of street edges, structured and surface parking, building materials and massing (avoiding long blocks of buildings) and building heights.

Commissioner Spencer noted the focus on the pedestrian environment and asked about solutions to getting ground floor retail that works. Chairperson Nelson said that from a developer’s perspective, it is not that they don’t want to do it. She explained that it is a challenge to make the underwriting work, particularly in this market, where it is not proven. She questioned how to get there and what we have learned from other cities.

Grant Meacci (Planning) said that not many growing cities have addressed this, but we are beginning to see it. Some cities have subsidies for retail. It is important to be cognizant of areas where retail is recommended and to look at this on a case by case. Chairperson Nelson asked if any discussions with Economic Development have occurred. Gareth Johnson (Planning) answered no. Mr. Goodwin said that if 1616 Camden, the first mixed-use TOD project to have office uses over ground floor retail, is successful, it may start to change how banks view similar projects.

Commissioner Fryday thanked Mr. Goodwin for a very good presentation. He said that he was involved in writing the TOD ordinance and is disappointed to hear of things that the ordinance has no control over. He is concerned about future development and the need for a text amendment to address some of the design concerns. He stated that the Committee cannot wait for the zoning ordinance rewrite and he thinks the Planning Commission should take this on. Commissioner Allen asked if there are some stop gaps that can be put in place to address some of the design concerns before things go too far.

Commissioner Ryan stated that changes could be made to the TOD ordinance before the zoning ordinance rewrite takes place. She would like to look at the larger picture first. She is concerned about public space for the overall area versus open space per project. She stated that parking and density drives development in Charlotte, not design. Some of the issues come from lack of density.

Retail needs more people to shop. It is difficult to get the desired development at this density. Mr. Goodwin stated that most of the multi-family developments in South End are developed at 50 to 80 dwelling units per acre.

Chairperson Nelson said that development is trying to satisfy the market and planning. If you increase building heights, you double and triple construction costs. Commissioner Fryday questioned how concrete buildings can be developed in SouthPark but not South End. Commissioner McClung said that it was cheaper to build with steel and concrete between 2010 and 2013 because prices dropped in 2010.

Commissioner Ryan mentioned that while she was on the Zoning Committee, projects were submitted where the land could not support the parking. She could not support those projects. She thinks that it is the Committee's job to protect the public realm.

Mr. Meacci said that we often find that when parking requirements are removed, the developers will provide parking because of the market and demand. He noted that consideration should be given to parking maximums. Mr. Goodwin said that TOD is the only district that has parking maximums.

Commissioner McClung said that some of the streets in South End are not visually appealing and suggested that some of the utility lines should be placed underground. He asked what can be done to make streets safer and attractive. Mr. Goodwin answered that on street parking was added to South Boulevard to promote traffic calming and that underground utilities are very expensive. He acknowledged that there are parking issues on some streets in South End.

Vice-Chairperson Watkins commented that many of the buildings look the same. She asked how developers are chosen. Mr. Goodwin said that there are a lot of different developers. The zoning ordinance does not have the tools to regulate building materials or architectural style. This is a concern and more people are paying attention to design.

Chairperson Nelson asked how does the Committee move forward from the Livable Cities discussion and principles to recommendations. She suggested that the Committee develop a list of recommendations and have a follow up discussion item on the next agenda. Actions need to be taken by this Committee and the Planning Commission that are passed on to City Council.

Commissioner Allen said they received a lot of good information and suggested that the Committee think about the information and formulate recommendations for the next meeting. Commissioner Spencer said that he would like to know more about how choices affect affordability in general and in South End. Commissioner Allen asked if that is within the Committee's scope. Vice-Chairperson Watkins also asked about the Commission's role regarding affordability. Chairperson Nelson said that she will note that cost implications are something that we should think about as the Committee continues this discussion. Commissioner Ryan disagreed and said that she thinks the Committee needs to talk about affordability and noted that the Livable Cities principles include "housing diversity". Chairperson Nelson said that we need to consider affordability, carefully.

Commissioner McClung summarized what he heard and said that he thinks a developer should be able to give the Committee advice. The Committee needs to hear from both sides, not just staff. Commissioner Fryday said he thinks staff knows what is needed. He would like to know what staff would fix, if they could.

Mr. Meacci said that if the ordinance is amended, it would involve a public process with input from developers, residents and others. Commissioner McClung suggested bringing in a developer who may be able to answer questions about major issues shown on the slides. The developer could give the Committee advice and come up with what can be fair for both sides. Ms. Johnson said that as a reminder, if the ordinance is amended, it would require a public input process.

Chairperson Nelson suggested that the Committee center their decision making around principles and rely on staff for guidance. She asked Committee members to individually choose their top five principles and she asked staff to select their top ten principles to share at the next meeting.

Commissioner Ryan said that livability needs to be discussed in future presentations. The Committee does not need to revisit lessons learned, but talk about causes and fixes. Committee members explained that at the previous meeting they asked staff to share readily available information.

Commissioner McClung said that the Committee should discuss the information heard at this meeting in further detail. He reemphasized his concern about moving forward without input from the development community. Chairperson Nelson stated that maybe the Committee should develop a list of priorities to discuss if further insight is needed before making recommendations.

A motion was made by Commissioner Spencer and seconded by Commissioner Fryday to table the Livable Cities discussion until the next meeting. The vote was 6 to 1 to approve the motion.

Yeas: Chairperson Nelson, Vice-Chairperson Watkins, Commissioners Allen, Fryday, Ryan and Spencer

Nay: Commissioner McClung

Chairperson Nelson asked if the Committee would like to hear from someone else before proceeding. Commissioner Allen said the Committee may need to hear from others after they develop their priorities. Commissioner Fryday agreed. Commissioner Ryan said developers will have a voice; they should not have more of a voice than residents.

Commissioner McClung asked if he can bring a developer to the meeting and have them to give an opinion about development in Charlotte. Chairperson Nelson asked Melony McCullough (Planning) how that works. Ms. McCullough explained that it is similar to how the Zoning Committee operates. It is up to the Committee to decide if they would like to hear from someone. Commissioner Allen suggested that the next meeting may not be the time. She thinks the Committee should develop their priorities first and focus on what the Committee can impact. Commissioner Fryday agreed.

Commissioner McClung said he will let developers know about the meeting and the discussion that will take place. Chairperson Nelson told him that by doing that he would be sharing information with a certain subset of developers. Ms. Johnson explained that if an amendment is proposed, it will go through a public process. There will be public meetings with opportunities for public input. The Planning Committee can make recommendations but it will be a long and broad public process.

Commissioner Allen said that the discussion may be difficult if developers are at the meeting and cannot interact. Chairperson Nelson encouraged Committee members to talk to others. Commissioner Fryday said that South End Development Association could offer input as well. Mr. Goodwin said that staff has met with the Apartment Association and other developers and they will not be surprised by any of the information in his presentation.

Adjourn: 7:15 p.m.

Submitted by: Katie Daughtry, Asset and Facility Management

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

MANDATORY REFERRAL-REPORT NO. 16-03
Proposed Acquisition for Addition to Wilmore Centennial Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to acquire tax parcel 123-062-09 (± 0.124 acres) in Charlotte at 1712 Hawkins Street in the Wilmore neighborhood. The property will eventually be assembled with other properties in this area, called Wilmore Centennial Park at South End, for the development of a neighborhood park.

The property is a single-family structure being used to operate a business 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 mixed use building to the south and Wilmore Centennial Park at South End to the west and north. There are also multi-family projects in various stages of development in the immediate vicinity.

PROJECT JUSTIFICATION:

The *Mecklenburg County 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 is approximately ± 1.224 acres. Acquisition of this property would increase the County's holdings in this location to ± 1.348 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. The exact amenities will be determined through Park and Recreation's master planning of the site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *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 at South End will provide that open space with a neighborhood park for the growing community nearby.

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 the end of calendar year 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 3, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION: The proposed land use is consistent with the *South End Transit Station Area Plan (2005)*. Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park and Recreation

MANDATORY REFERRAL REPORT NO. 16-04
Proposed County Acceptance of Donated Property on Bilmark Avenue
for Hidden Valley Neighborhood Park Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 089-103-04 located at 726 Bilmark Avenue in the City of Charlotte. The vacant property is \pm 1.51 acres and is located next to Hidden Valley Neighborhood Park. The property is zoned R-4 according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are recreational and residential.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to Hidden Valley Neighborhood Park. Acceptance of this donation would allow for expansion of the park and an increase in the buffer for this park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for Hidden Valley Neighborhood Park. This acquisition is also consistent with the County's *Park & Recreation Master Plan* to serve more County residents by filling in gaps in its Facility/Amenity Needs Assessment.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Blue Line Extension Transit Station Area Plans (adopted 2013) recommends single family uses up to 5 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:

Acceptance of this donation would allow for potential expansion of this park and increase park buffer.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Northeast Corridor Infrastructure Program (NECI) identified a future street connection with an extension of between Austin Dr. to Bilmark Ave. in addition to a perpendicular street connection along the east edge of the park to N. Tryon St. This project is not currently funded but it should be noted that a street could bisect the park property in the future.

Also, there is a Charlotte Water Sewer Main that generally follows Upper Little Sugar Creek. It is currently on the opposite side of the creek from the subject parcel. Charlotte Water has discussed replacing/relocating it to the other side (subject property side) of the creek. This is not a currently funded project.

Additionally, the Cross Charlotte Trail is considering locating the multi-use trail within this vicinity but it is not expected to directly impact the subject site. The Cross Charlotte Trail is a 26 mile trail proposed to connect the City of Pineville through Center City and on to the UNC Charlotte campus and Cabarrus County line. This segment is currently in the Planning and Design phase and construction will be dependent on voter bond approval.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the fourth quarter of 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 3, 2016. Mention was made of the above-referenced street connection, storm water and Cross Charlotte Trail projects.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as a park and open space is compatible with adopted land use policies. Staff recommends approval of the land acquisition, conditioned upon Mecklenburg County Park and Recreation staff working with Charlotte Engineering and Property Management, Charlotte Department of Transportation, and Charlotte Storm Water to ensure land that may be required for future capital projects is sufficiently allocated.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Amanda Vari

Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park and Recreation

MANDATORY REFERRAL REPORT NO. 16-05

Proposed County Acceptance of Donated Property off of Brooktree Drive for Paw Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 057-061-25 located off of Brooktree Drive in the City of Charlotte. The vacant property is ± .453 acres and is located adjacent to previously assembled property for Paw Creek Greenway. The property is zoned R-17 MF according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are recreational and residential.

PROJECT JUSTIFICATION:

The subject parcel is adjacent to property assembled for Paw Creek Greenway and acceptance of this donation would add to the previous acquired land for the eventual construction of Paw Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for Paw Creek Greenway and eventually allow Park & Recreation to serve more County residents. This acquisition is also consistent with the County's *Park & Recreation Master Plan* to serve more County residents by filling in gaps in its Facility/Amenity Needs Assessment.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for the majority of the parcel is for Greenway uses, as per the *Northwest District Plan* (adopted 1990). The remaining portion of the site is recommended for Single Family up to 6 DUA. The portion of the site recommended for Greenway uses is within the FEMA Floodplain.

PROJECT IMPACT:

Acceptance of this donation would allow for potential expansion of the greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property is expected to be complete by the fourth quarter of 2016.

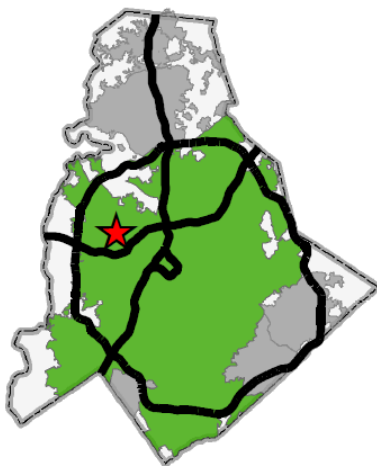
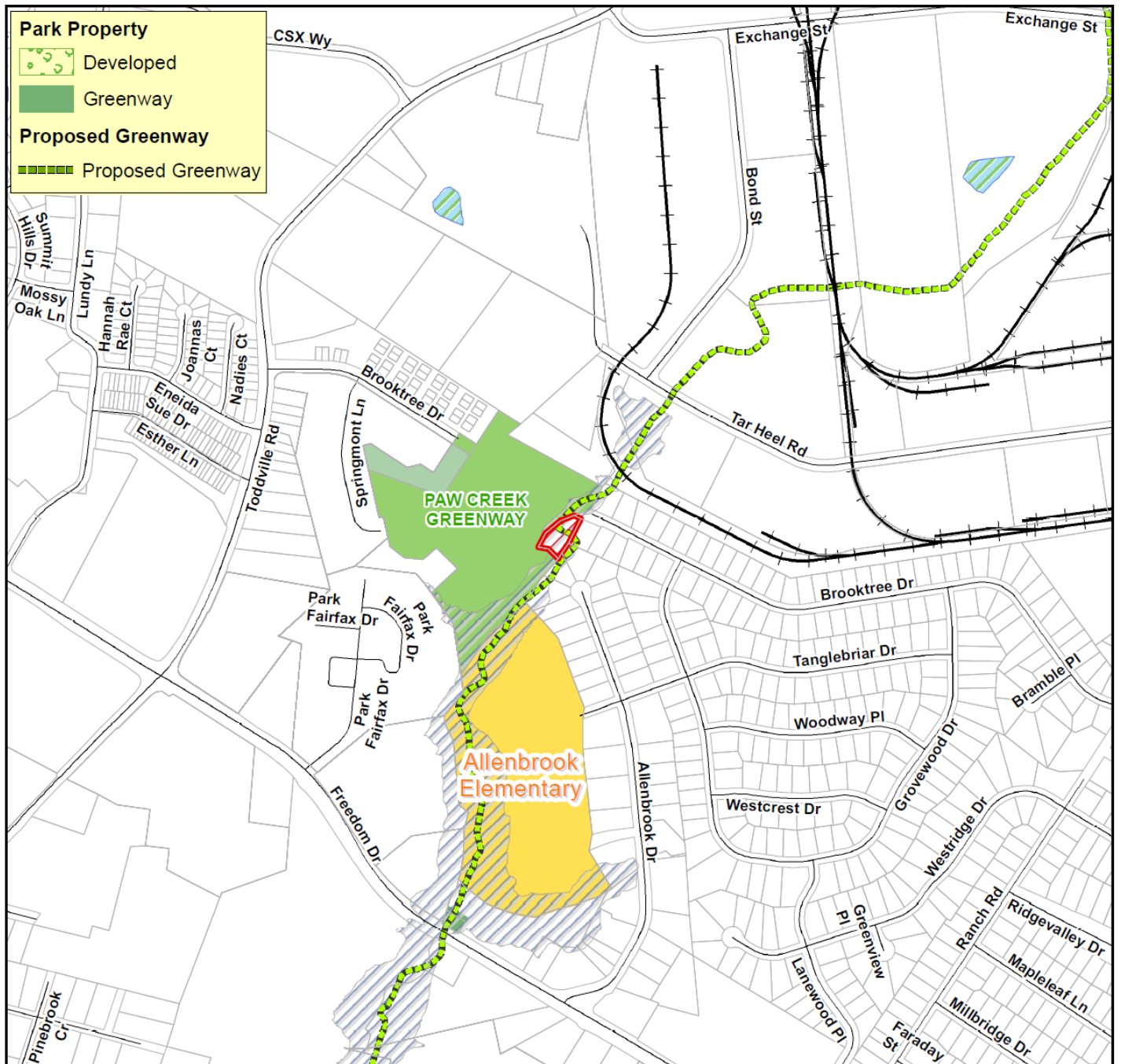
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 3, 2016 meeting and no comments were provided.

PLANNING STAFF RECOMMENDATION:

Planning Department Staff recommends approval of the acceptance of this parcel of land for a future greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 16-05

Initiated by: County Park and Recreation

Submitted by: Asset & Facility Management

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



Produced by the Charlotte-Mecklenburg Planning Department

Submitted by: Hannah Walton, E&PM, Real Estate

Initiated by: Todd DeLong, N&BS, Economic Development

MANDATORY REFERRAL-REPORT NO. 16-06
Proposed Sale of Properties on Harrill Street and Belmont Avenue
in the Belmont Neighborhood of Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell two properties in the Belmont Neighborhood for redevelopment. The first parcel, 1025 and 1035 Harrill Street (parcel identification number: 081-124-10), is 0.52 acres and is zoned B-1 according to the Charlotte Zoning Ordinance. The second parcel, 919 and 923 Belmont Avenue (parcel identification number: 081-129-02), is 0.32 acres and is also zoned B-1 according to the Charlotte Zoning Ordinance.

The parcel on Harrill Street is improved with a convenience store and a residential duplex. The residential duplex (1025 Harrill Street) consists of 2,026 square feet and was built in 1940. The convenience store (1035 Harrill Street) consists of 5,470 square feet and was built in 1935.

The parcel on Belmont Avenue is improved with an automotive garage and a single-family residence. The single-family residence (919 Belmont Avenue) consists of 764 square feet and was built in 1910. The automotive garage (923 Belmont Avenue) consists of 1,196 square feet and was built in 1940.

PROJECT JUSTIFICATION:

In 2013, the Charlotte-Mecklenburg Police Department (CMPD) requested assistance in their effort to remove certain nuisance properties in the Belmont Neighborhood, and to improve public safety in the community. In October 2013, Charlotte City Council directed staff to pursue acquisition of these properties and City Real Estate acquired the properties in September 2014.

Originally, the parcels were purchased with the intent to demolish the existing structures and to construct affordable housing on the sites. Due to new affordable housing developments in the area, the plan for the properties has changed and the City intends to advertise the parcels for redevelopment through the Request for Proposals (RFP) process.

On February 5, 2016, the Charlotte-Mecklenburg Planning Department spoke with Economic Development in Neighborhood & Business Services (N&BS) about the RFP process. The RFP has not yet been drafted. However, N&BS will refer to the *Belmont Area Revitalization Plan* and its land use and design recommendations in the RFP. N&BS will also work with the Belmont community to identify the primary principles they would like to see followed in the redevelopment of these two parcels. Finally, N&BS will provide the Planning Department an opportunity to review and comment on the RFP as well as include a department representative on the RFP selection committee.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with City Council's Housing & Neighborhood Development Focus Area, which focuses on creating and sustaining communities of choice by creating places where people and businesses are safe, where civic infrastructure supports neighborhood quality of life and business success, where families have access to quality affordable housing, education, jobs and services, and the environment is preserved and strengthened.

This initiative is also consistent with City Council's Community Safety Focus Area, in which public safety agencies will proactively identify and address issues related to crime, disorder, and personal safety in order to create communities where residents and visitors feel safe in their homes, workplaces, and areas where they shop and play.

For the 18-month period from mid-2012 through the end of 2013, CMPD recorded 74 violent crimes, 122 adult drug arrests, and 2 juvenile drug arrests within 1,500 feet of these properties. Since the City purchased these properties in September 2014, CMPD reports a 27.5% decrease in crimes per month, and an 11.3% decrease in computer aided dispatch calls through October 2015.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan*, adopted by Charlotte City Council in May 2003, includes these two properties in the area designated as the Seigle/Belmont Retail Node. The Plan recommends "enhancing this retail core by removing outdated, old convenience store buildings that are not being used, rehabilitating existing buildings and developing a new small-scale mixed-use (office and retail) node." Revitalization of existing retail buildings in this node and reuse as neighborhood-serving retail and neighborhood services, possibly including government offices and services, are considered the most significant opportunity for the Seigle/Belmont Retail Node.

The plan's design guidelines for non-residential development encourage: vertical mixed-use buildings; setbacks no more than 25 feet from the curb; use of high quality materials; articulated fenestration with large storefront windows; active uses along the ground floor; and screened or rear yard parking.

PROJECT IMPACT:

The project provides for redevelopment of several residential and commercial structures that are in disrepair and could accommodate problem occupants. The properties will be redeveloped consistent with the goals of the *Belmont Area Revitalization Plan*, and will serve as a catalyst for redevelopment or rehabilitation of other properties in the surrounding Belmont community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

The City proposes to advertise the RFP later this year once the properties have been approved for disposition.

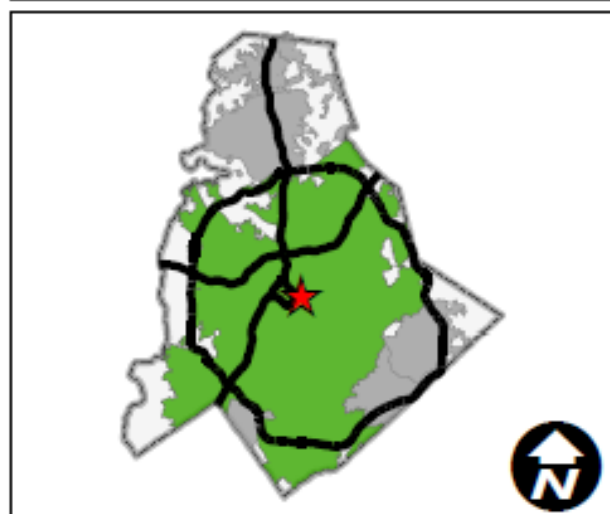
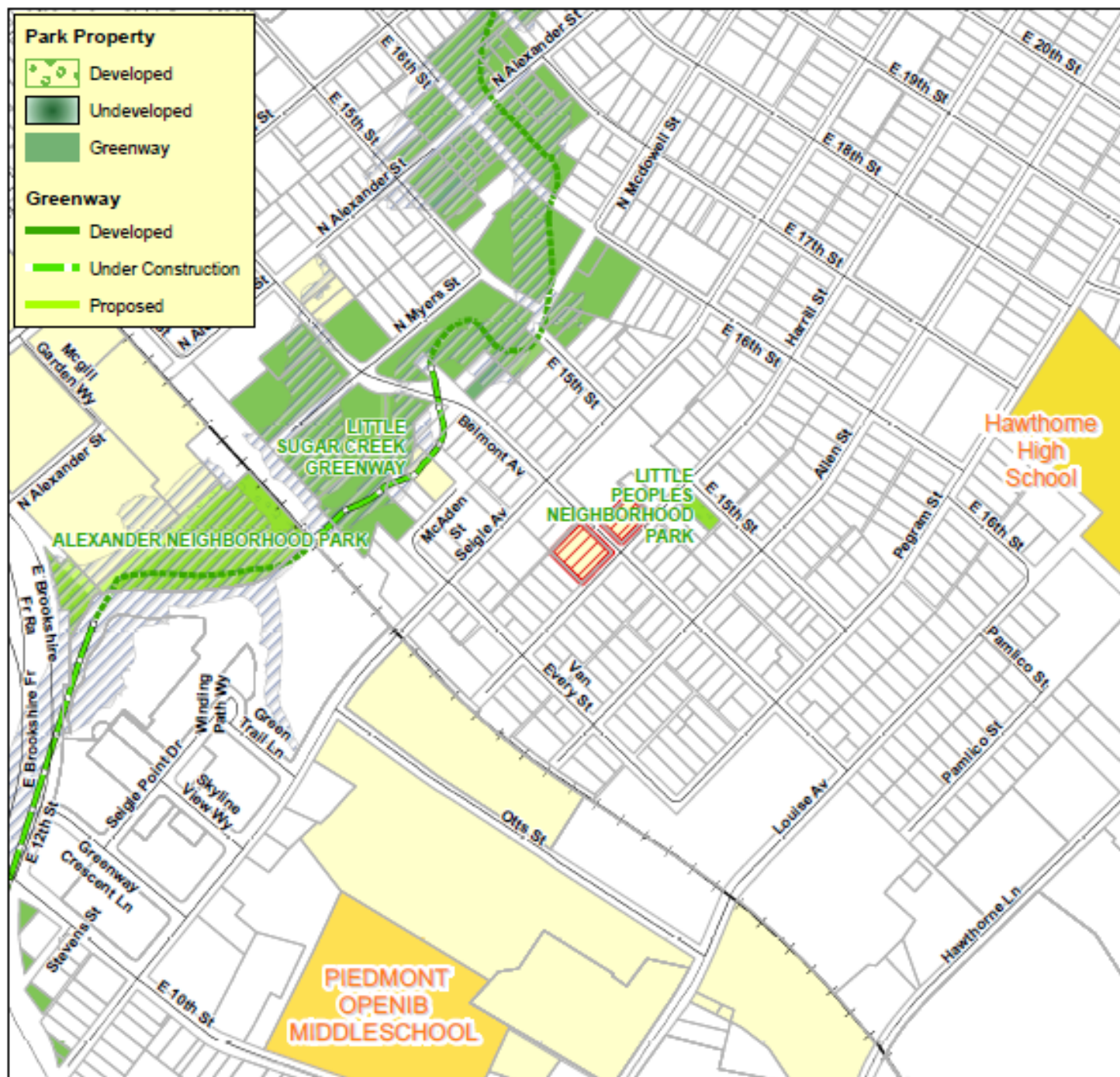
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 3, 2016, meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed sell for redevelopment is consistent with the *Belmont Area Revitalization Plan (2003)*. Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 16-06

Initiated by: N&BS, Economic Development

Submitted by: E&PM, Real Estate

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

Produced by the Charlotte-Mecklenburg Planning Department



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

MANDATORY REFERRAL-REPORT NO. 16-07
Proposed Acquisition in Huntersville for Gar Creek Nature Preserve

PROJECT PROPOSAL AND LOCATION:

This transaction is the proposed acquisition of two parcels, Tax Parcel 015-461-10 (±14.45 acres) and Tax Parcel 015-252-27 (±32.14 acres) located on McCoy Road in the Town of Huntersville for the expansion of Gar Creek Nature Preserve. The properties are vacant and bisected by McCoy Road. They are zoned "R" (Rural District) under the Town of Huntersville's Zoning Ordinance. Tax parcel 015-461-10 is located on the west side of McCoy Road and is wooded and undeveloped. Tax parcel 015-252-27, located on the east side of McCoy Road, is contiguous to existing Gar Creek Nature Preserve. This parcel is wooded but contains some open pasture. To the west of this tax parcel are single family homes also zoned R (Rural District). Latta Plantation Nature Preserve is in close proximity to these parcels.

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 these properties will allow the County to continue to preserve large, contiguous tracts of land for open space. County Park and Recreation has found that nature preserves function better with large contiguous stretches of property so that plant and animal life can be maintained and protected. Park and Rec's investigation of these properties determined that both parcels would enhance the existing Gar Creek Nature Preserve, which is important for its watershed protection as well as its habitat. The parcels are largely wooded, maturing forest with mixed pine and hardwood composition. The properties have evidence of wildlife including deer, turkeys, raccoons, and an unknown species of owl as well as breeding habitats for amphibians.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan* which seeks to link together Nature Preserve and other natural areas.

McCoy Road (which bisects these two parcels) is classified as a "minor thoroughfare" in the *Thoroughfare Plan* last amended by the Charlotte Regional Transportation Planning Organization (CRTPO) in 2012. It is classified in the CRTPO *Comprehensive Transportation Plan (draft)* as a "minor thoroughfare – needs improvement". Minor thoroughfares are prescribed as requiring at least a 70-foot wide right-of-way in order to accommodate a cross-section that should contain either 2 or 4 lanes, median, curb and sidewalk, and bicycle lanes. The segment of McCoy Road adjoining the subject parcels appears to consist of 2 lanes (20-foot wide pavement) in a 60 foot wide right-of-way.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

These properties fall within the Town of Huntersville's planning jurisdiction. According to Town staff, this area is covered by the *Beatties Ford Road Corridor SAP* (2007) and *Beatties Ford Road/Mt Holly-Huntersville Rd SAP* (2005). Given the rural zoning district and proximity to existing single family to the south and farm cluster to the west, the subject parcels were recommended to remain low-density residential in the SAP; therefore converting these parcels to nature preserve doesn't pose any concerns. The SAP also recommends greenway trails along McCoy Rd through the Nature Preserve.

PROJECT IMPACT:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

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 the spring 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

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

PLANNING STAFF RECOMMENDATION:

This property is located within the Town of Huntersville's planning jurisdiction. Huntersville's Planning staff supports the proposed transaction for the intended land use. Planning staff recommends approval, conditioned upon future availability of at least 10 feet of right-of-way widening to improve McCoy Road to minor thoroughfare cross-section (including the greenway trail prescribed in the town's Small Area Plan).

CMPC PLANNING COMMITTEE RECOMMENDATION:

Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, County Park and Recreation

MANDATORY REFERRAL REPORT NO. 16-08
Proposed Catawba River Park/Nature Preserve Acquisition

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire Tax Parcels 031-471-09 and 031-163-03 (cumulatively +/-84.756 acres) which is located on Riverside and Lake Drives near the Catawba River in Charlotte's Extraterritorial Jurisdiction to provide park and nature preserve type amenities to this area of the County. The property is zoned R-3, R-4 and R-5 (Residential) under the City's Zoning Ordinance. The property is vacant and is surrounded by single family residential uses.

PROJECT JUSTIFICATION:

The properties along Riverside Drive and Lake Drive provide the County with a unique opportunity to plan for a neighborhood park/nature preserve along a true riverine stretch of the Catawba River. While detailed biological investigations are yet to be performed, these parcels provide several important opportunities for recreation and natural resource protection. The mature canopy on Tax Parcel 031-471-09 covers a wetland system that provides habitat for wildlife and helps improve water quality of overland flow. The powerline habitat on this parcel also is important habitat for early successional (open field) plants, birds and insects.

The open field that primarily exists on parcel 031-163-03 is great habitat for wild turkey and other bird species. Open fields of this size are in decline in Mecklenburg County due to development. The southeast corner of this parcel has a large beaver-formed wetland complex that is outstanding in its size and quality. Additionally, neighbors with gardens in this area have found Native American artifacts, including pottery sherds and arrow heads. It is likely that the flat topography near the river will be a rich opportunity for archaeological investigations.

The future use of these properties is undetermined but will likely be similar to Reedy Creek Park/Nature Preserve with a park component and a nature preserve component. It is the County's goal to provide river access, walking and hiking trails, nature observation and other passive recreational opportunities along the Catawba River.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with *the Park and Recreation Master Plan*. The Plan identifies a need to protect and preserve sensitive natural animal and plant habitats. Acquisition of this property accomplishes that goal.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for these parcels is Single Family up to 4 DUA, as per the *Northwest District Plan* (adopted 1990). The parcels are also under the Lake Wylie Critical Area watershed zoning overlay district. The proposed use for a park and nature preserve, while not specified for these parcels as part of the adopted land use plan, is considered a compatible use for a residential area, and especially one within a critical watershed overlay zoning district.

PROJECT IMPACT:

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition has no known relationship to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is anticipated to be completed Spring 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

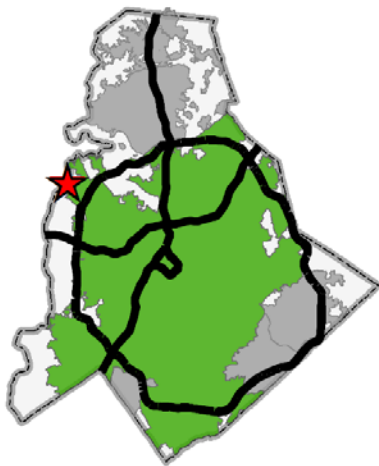
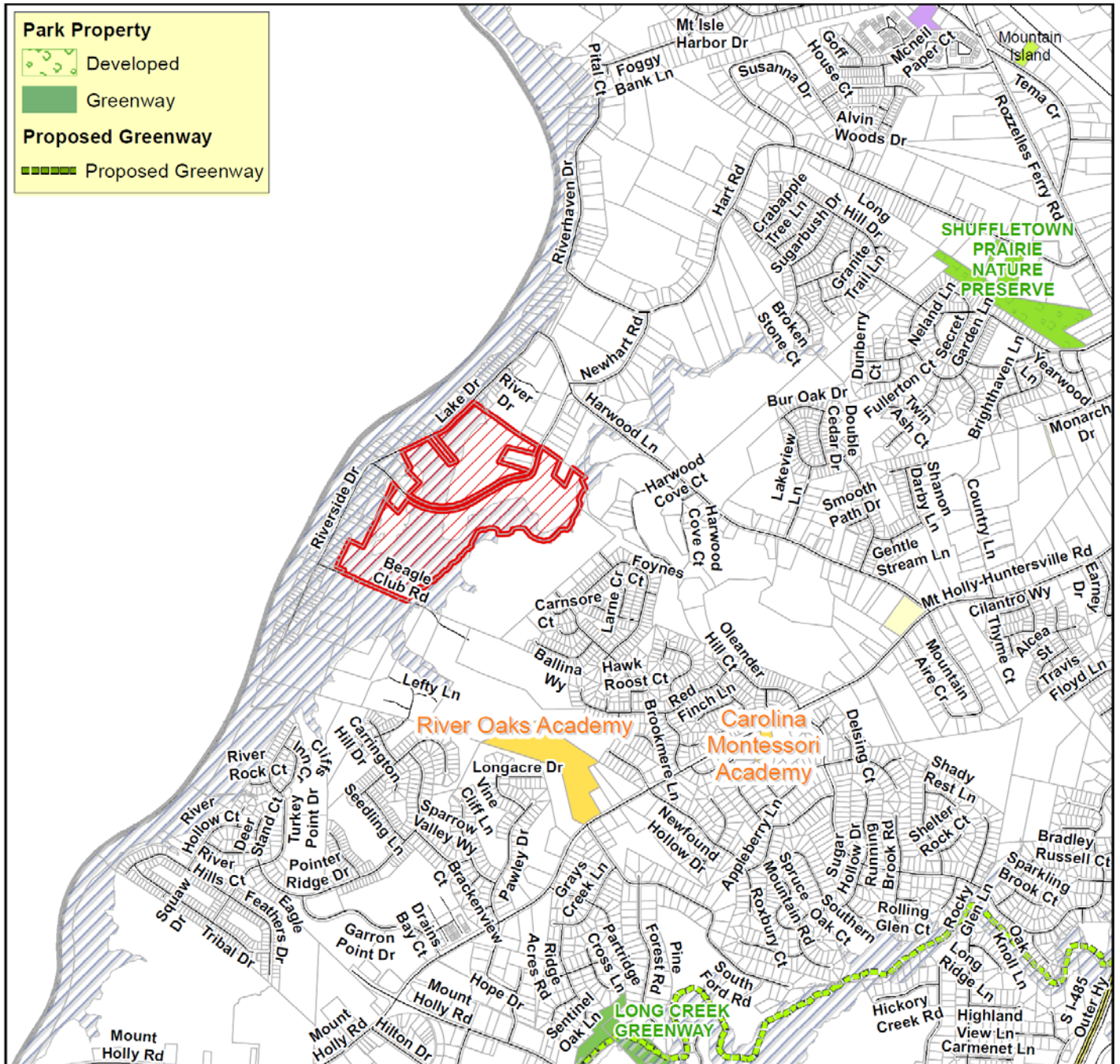
The Joint Use Task Force reviewed this matter at their February 3, 2016 meeting and no comments were provided.

PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Alberto Gonzalez



Mandatory Referral 16-08

Initiated by: County Park and 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: Brian Nadolny- Charlotte Area Transit System (CATS)

Initiated by: Charlotte Area Transit System (CATS)

MANDATORY REFERRAL-REPORT NO. 16-09
Proposed Real Estate Acquisition for CityLYNX Gold Line Phase 2 ("The Streetcar")

PROJECT PROPOSAL AND LOCATION:

The Charlotte Area Transit System (CATS) is implementing a Right-Of-Way (ROW) Acquisition Program for the CityLYNX Gold Line Phase 2 Project. The Project would be an extension of the approximately 1.5 mile CityLYNX Gold Line Phase 1 Project completed in July 2015 in Center City Charlotte. Awarded funds will be used for the design and construction of an approximately 2.5 mile extension forming a 4 mile CityLYNX Gold Line that will create a transit connection through the City's urban core, including linking the future Charlotte Gateway Station to the LYNX Blue Line and the Charlotte Transportation Center.

The Project will consist of an in-street, mixed traffic alignment. The Gold Line Phase 2 project will begin at the Charlotte Transportation Center (CTC), which is the primary transfer facility for the Charlotte Area Transit System (CATS) bus service, existing LYNX light rail service, and the current terminus for the Gold Line Phase 1 project. The Gold Line Phase 2 project will extend west, from the CTC along Trade Street, for approximately 2.0 miles, and terminate at the Johnson C. Smith University campus on Beatties Ford Road. It will also extend northeast approximately 0.5 miles along Hawthorne Lane from the eastern terminus of Phase 1 at Novant Health Presbyterian Medical Center to Sunnyside Avenue.

#	Parcel ID	Parcel Address	Zoning (1)	Current Use	Lot Size (Ac.)	Land Use Plan	Pedestrian Overlay	Future Land Use
1	07821130	424 Beatties Ford Road	B-1	Vacant	.063	West End Land Use & Pedscape Plan	West End Ped. Overlay	Institutional
2	06901126	421 Beatties Ford Road	R-22MF	Single Family	.109	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
3	07821102	424 Beatties Ford Road	B-1	Vacant	.411	West End Land Use & Pedscape Plan	West End Ped. Overlay	Institutional
4	06901125	417 Beatties Ford Road	R-22MF	Single Family	.191	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
5	07821103	422 Beatties Ford Road	B-1	Vacant	3.17	West End Land Use & Pedscape Plan	West End Ped. Overlay	Institutional
6	06901124	415 Beatties Ford Road	R-22MF	Single Family	.263	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
7	06901130	405 Beatties Ford Road	B-1	Vacant	.184	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
8	06901121	417 Mill Road	B-1	Vacant	.490	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
9	07821127	601 Sparrow Street	R-22MF	JCSU	.447	West End Land Use & Pedscape Plan	West End Ped. Overlay	Institutional
10	07820106	148 Beatties Ford Road	R-22MF	JCSU	41.917	West End Land Use & Pedscape Plan	West End Ped. Overlay	Institutional
12	06901234	125 Beatties Ford Road	R-22MF	Institution	4.760	West End Land Use & Pedscape Plan	West End Ped. Overlay	Institutional
13	07101915	1601 W Trade Street	B-1	Mixed Use	1.600	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
14	07101911	1545 W Trade Street	R-8	Institution	.913	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
15	07101907	1527 W Trade Street	R-8	Vacant	.230	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
16	07818101	1554 W Trade Street	B-1	Vacant	.078	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
17	07818102	1548 W Trade Street	B-1	Vacant	.556	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
18	07101905	1521 W Trade Street	R-8	Vacant	.374	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
19	07818105	1520 W Trade Street	B-1	Warehouse	.658	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
20	07818106	1514 W Trade Street	B-1	Vacant	.202	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail

21	07818107	1512 W Trade Street	B-1	Vacant	.188	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
22	07818108	1500 W Trade Street	B-1	Vacant	.250	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
23	07818701	1416 W Trade Street	B-1	Commercial	.444	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
24	07101614	1401 W Trade Street	B-1	Commercial	.909	West End Land Use & Pedscape Plan	West End Ped. Overlay	Multi-Family/ Office/ Retail
25	12703701	300-322 Hawthorne Lane	O-2	Institutional	3.520	Elizabeth Area Plan	N/A	Institutional
26	08019808	333 Hawthorne Lane	O-2	Vacant	1.338	Elizabeth Area Plan	N/A	Multi-Family
27	12701201	1701 East 7th Street	R-5	Single Family	.189	Elizabeth Area Plan	N/A	Single Family
28	08117901	733 Hawthorne Lane	R-22MF	Multi-Family	3.370	Sunnyside Land Use & Pedscape Plan	Sunnyside Ped. Overlay	Multi-Family/ Office
29	08021410	801 Hawthorne Lane	R-22MF	Single Family	.177	Sunnyside Land Use & Pedscape Plan	Sunnyside Ped. Overlay	Multi-Family

(1) Zoning per the Charlotte Zoning Ordinance

The project is anticipated to include approximately 29 parcels (see table above) for track alignment and traction power substations (TPSS). Current parcel uses include vacant land and lands adjacent to or contiguous with existing street right of way, commercial uses and residential properties. One or two additional parcels may be identified as the team is finalizing the locations of two TPSS.

It should be noted that the vast majority of these parcels will be partial takes, acquiring right-of-way adjacent to the existing road right-of-way. Existing land uses on these partial takes will be allowed to remain.

PROJECT JUSTIFICATION:

The CityLYNX Gold Line Phase 2 project will support advancement of the region's 2030 *Transit Corridor System Plan* and the 2025 *Integrated Transit/Land Use Plan*. The Gold Line Phase 2 project addresses the needs of the urban environment by addressing the following:

- Improve existing transit service along Trade Street through streetcar service. This will replace the current Gold Rush Circulator service that utilizes replica trolley buses. This service will provide expanded operating hours in Center City.
- Connect key activity centers to the CTC including:
 - Planned Charlotte Gateway Station
 - Johnson C Smith University
 - Johnson & Wales University
 - Northeastern University – Charlotte Campus
 - Wake Forest University – Charlotte Campus
 - University of North Carolina at Charlotte - Center City Campus
 - Bank of America Gateway employment centers
 - Bank of America Corporate Headquarters
 - BB&T Ballpark – home of the Charlotte Knights AAA baseball team
 - Bank of America Stadium – home of the Carolina Panthers NFL team
- Improve circulation and transit connections for existing and planned regional transit network - The Gold Line Phase 2 project connects the CTC directly to the planned Charlotte Gateway Station intermodal hub, which will serve Amtrak Rail Service, Greyhound intercity bus, local and express CATS bus, and the planned LYNX Red Line Commuter Rail.
- Link Center City Charlotte with economically and socially diverse neighborhoods east and west of the Center City-areas such as Wesley Heights, Elizabeth, and the First, Third, and Fourth Ward Neighborhoods
- Revitalize economic development opportunities along West Trade Street, Beatties Ford Road, Elizabeth Avenue, and Hawthorne Lane
- Provide effective and efficient transit operations:
 - Improve mobility choice and system capacity in the corridor and throughout the region by providing an alternative mode to automobiles
 - Improve air quality by reducing short inner-city auto trips and vehicle emissions
 - Enhance service on two of CATS' busiest bus routes
 - Support further growth of the educational institutions and medical facilities along the corridor with a complementary mix of uses and activities.
- Sustain local neighborhoods and maximize development opportunities

- Support for increased tourism and recreational activity with improved access to a number of key tourism destinations in the Center City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In 1994, the City of Charlotte and Mecklenburg County adopted the *Centers and Corridors Concept Plan*, a vision of how the region should grow over the long-term. The Concept Plan, updated in 2010, and now called the *Centers, Corridors and Wedges Growth Framework*, June 2010, builds on the region's existing framework of centers and corridors, focusing future development in these areas and preserving lower density development and open space between corridors. The original document focused on "Centers" and "Corridors" as the key to integrating land uses and transportation.

The overall CityLYNX Gold Line is a 10 mile streetcar system, first adopted in the *2025 Corridor System Plan* (adopted November 2002) and re-affirmed in the *2030 Corridor System Plan* (adopted November 2006). The 10 mile alignment begins on Beatties Ford Road in northwest Charlotte at the Rosa Parks Place Community Transit Center and runs through the urban core of the City and then travels east along Central Avenue to the system end-of-line at Eastland Community Transit Center.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The western segment of the Gold Line Phase 2 (properties 1 – 24) is subject to the *West End Land Use & Pedscape Plan (2005)* which recommends Institutional and a mix of Multi-Family/Office/Retail land uses. The western segment also falls within the West End Pedestrian Overlay District and is subject to the development and urban design standards outlined in Section 10.812 and 10.813 of the Zoning Ordinance.

The eastern segment of the Gold Line Phase 2 is subject to the *Elizabeth Area Plan (2011)* and the *Sunnyside Pedscape & Land Use Plan (2004)*. The *Elizabeth Area Plan* recommends Institutional, Multi-Family up to 12 dwelling units per acre, and Single Family up to 5 dwelling units per acre land uses for properties 25 – 27.

The *Sunnyside Pedscape & Land Use Plan* recommends a mix of Office and Multi-Family up to 22 dwelling units per acre and Multi-Family up to 22 dwelling units per acre land uses for properties 28 – 29. These two parcels also fall within the Sunnyside Pedestrian Overlay District and are subject to the development and urban design standards outlined in Section 10.812 and 10.813 of the Zoning Ordinance.

The three above-mentioned land use plans identified the future alignment of the CityLYNX Gold Line and accounted for the transit line in both land use and streetscape recommendations. Therefore, the proposed acquisition is consistent with adopted land use policies.

PROJECT IMPACT:

This transit project will provide new transit choices and development options. Construction of this project will provide additional opportunities for transit oriented development along the Gold Line Corridor.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The CityLYNX Gold Line is well coordinated with several public and private projects. The following is a list of those projects and their sponsors:

- Charlotte Water – Water and sewer improvements
- CDOT – Traffic Signal Improvements
- Johnson C. Smith University – New Main Entrance
- West CNIP Team - West End Improvements and Frazier Ave Realignment

ESTIMATED PROJECT COMPLETION DATE:

The CityLYNX Gold Line is accepting a Small Start Grant Agreement in Spring 2016, with construction beginning in Fall 2016. The project is anticipated to be completed in Summer 2020.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 3, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed acquisition is consistent with the *West End Land Use & Pedscape Plan (2005)*, *Elizabeth Area Plan (2011)*, and *Sunnyside Pedscape & Land Use Plan (2004)*. Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Catherine Mahoney



Phase Two Small Starts Project Map Charlotte, North Carolina

