

# Planning Committee

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## Agenda Packet

February 21, 2017 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**February 21, 2017 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

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1. **Call to Order and Introductions**
2. **Election of Planning Committee Vice-Chairperson**
3. **Approve January 17, 2017 Minutes. *Attachment 1***
4. **Strategic Priorities Discussion**

**Unified Development Ordinance & Place Types Update**

*Background:* The Committee will continue to discuss the ordinance rewrite and place types.

*Staff Resources:* Ed McKinney, Kathy Cornett & Grant Meacci, Planning

*Action Requested:* For Committee discussion.

5. **Mandatory Referrals**

**M.R. #17-03: Proposed Sale by Charlotte-Mecklenburg Schools (CMS) of Property in Davidson known as Ada Jenkins School**

CMS proposes to sell 4.3 acres located at 212 Gamble Street in Davidson (Tax Parcel 003-233-25), known as the “Ada Jenkins Center” to Ada Jenkins Families and Careers Development Center, Inc., a social services organization, that has occupied the property for a number of years. ***Attachment 2***

*Staff Resources:* Bryman Suttle, Planning  
Peggy Hey, CMS

**M.R. #17-04: Proposed Donation of Property off WT Harris Boulevard to Mecklenburg County**

Mecklenburg County proposes to accept the donation of 6.6 acres of vacant land located at 1900 East W.T. Harris Boulevard (Tax Parcel 105-371-04). The property is mostly within the floodplain and is along the future corridor for Back Creek Greenway. ***Attachment 3***

*Staff Resources:* Mandy Vari, Planning  
Katie Daughtry, Mecklenburg County Asset and Facility Management

**M.R. #17-05: Proposed Acceptance of Land Donation to Robert L. Smith Park**

Mecklenburg County proposes to accept the donation of 0.5 acres of largely wooded land located off Starnes Road in the rear of Robert L. Smith Park for inclusion in the park. ***Attachment 4***

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

6. **Adjourn**



## **Attendance**

**Commissioners Present:** Planning Committee Chairperson Mike Sullivan, Planning Committee and Commissioners John Ham, Karen Labovitz, Dionne Nelson and Deborah Ryan

**Planning Staff Present:** Scott Adams, Kathy Cornett, Garet Johnson, Linda Keich, Melony McCullough, Ed McKinney, Grant Meacci and Cheryl Neely

## **Call to Order and Introductions**

Planning Committee Chairperson Sullivan called the meeting to order at 5:15 p.m., welcomed those present and asked everyone to introduce themselves.

Chairperson Sullivan explained that some of the Planning Commissioners have rotated. Commissioners Eschert and Labovitz are now on the Planning Committee. Vice-Chairperson Fryday and Commissioner McClung have rotated to the Zoning Committee.

Former Planning Committee Vice-Chairperson Fryday is now on the Zoning Committee. Therefore, Chairperson Sullivan opened the floor for nominations for Planning Committee Vice-Chairperson. Commissioner Ham nominated Commissioner Ryan. Commissioner Ryan stated that she declined because she is only on the Commission for another year and that the leadership position needs someone that can carry it through. Commissioner Nelson said she agrees with Commissioner Ryan. In the spirit of seeing the Planning Commission build a leadership platform, Commissioner Nelson nominated Commissioner Ham for Vice-Chair. Commissioner Ryan seconded this nomination. Commissioner Ham declined. No one expressed interest in this position.

Chairperson Sullivan stated that he reached out to some commissioners prior to this meeting to ask if they were interested in this role. He stated that the position has additional responsibilities which include attending more meetings. This item will appear on the February meeting agenda. Commissioner Nelson added that it would be nice to see fresh leadership.

## **Approve December 20, 2016 Minutes**

*A motion was made by Commissioner Ryan and seconded by Commissioner Nelson to approve the December 20, 2016 minutes. The vote was unanimous to approve the minutes.*

## **Unified Development Ordinance and Place Types Update**

Ed McKinney (Planning) reminded the Committee that at their last meeting, staff shared information about the community workshops and what was learned. He explained a handout outlining the current terminology and structure of place types. He stated that staff learned the importance of describing the information in simple terms. He said that it is important to discuss some of the terminology and structure with the Committee before getting into more details.

Grant Meacci (Planning) explained that staff is trying to organize topics based on what people think and explained the tiers and categories. The structure evolved from conversations at community workshops and thoughts about how to describe places. Mr. Meacci said in an effort to simplify the message, consideration was given to reorganizing the place types into understandable categories.

He suggested thinking about neighborhoods and talked about how you might describe residential areas. He gave an example of single family residential being either urban or suburban. If you add a mix of building types such as apartments or townhomes, it would be mixed-residential. You could also add commercial. You have a group of place types that address neighborhoods.

There are a group of place types that are centers. There are more identifiable centers like Center City. Mr. Meacci also mentioned tiers based on the intensity of development. Industrial centers are not included at this time. An industrial center could be in the Westinghouse area or near the airport.

Mr. Meacci said staff has struggled with corridors because many are evolving from transitional to commercial. A mixed use corridor could be urban or suburban. A commercial corridor could be auto or commercial oriented. They could have a different form or different modes of transit but not include mixed uses. This might occur on some of the larger thoroughfares and arterials.

Commissioner Nelson asked if an area is not auto oriented, would you call it a mixed use center. Mr. Meacci replied possibly. He added that there are those in-between centers. You might have a mixed use center like East Boulevard, Park Road, Central Avenue or Beatties Ford Road. Places like Independence Boulevard or parts of Albemarle Road, W.T. Harris Boulevard, Freedom Drive and Wilkinson Boulevard are large transportation areas.

A campus is primarily education and employment specific. You might have an urban or suburban model for education. Commissioner Nelson asked why the airport is considered a center and not a campus. Mr. Meacci answered that the airport is going to change the environment around it and is a variety of things. Commissioner Nelson then asked if there is an expectation that there will be other uses in addition to the airport. Mr. McKinney replied that an airport type is what emerged. There have been discussions about potentially categorizing it as a campus or a center. The airport category is a way to map and describe the significant geography of the airport. The thought about it as a specific type is about the operational geography of the airport which includes the runways, parking facilities and all other components that make the airport. The activity surrounding it may be mixed use development and may be defined appropriately as a mixed use center or as an industrial center. Commissioner Nelson stated that it seems more like a campus like a UNC-Charlotte or Electrolux.

Commissioner Nelson explained that she is trying to understand the difference between a mixed use neighborhood and a mixed use center. Mr. Meacci said that it is the level of intensity or scale. He said that Plaza Midwood has the commercial area and the neighborhood area that has a mix of housing types and commercial uses that might be vastly different in scale than South Park and Ayrslay. Commissioner Nelson asked if South Park is a center. Mr. Meacci said it is a tier one center. He further explained that a tier one center might be similar to Berkeley and have an integrated mix of uses with commercial, retail and office uses that have residential above. He said as you go down that tier it becomes more horizontally mixed use. You could have a commercial center, apartments and townhomes in close proximity but not necessarily stacked. However, they are still walkable and relatively compact.

Commissioner Nelson asked if that is a center and not a neighborhood. She said the latter description sounds like a Central Avenue. Mr. Meacci said that Eastland may become a center and an intersection like Eastway and Central might start to change into a center. There are portions of Central Avenue between these areas that might be a corridor. He said staff is working to make sure we have the right categories and vocabulary. We believe that there are commercial mixed use neighborhoods that need their own description and their own vision.

Commissioner Ryan said she continues to have heartburn over the single family mixed use and mixed residential because the troublesome category titles have just been moved down a layer. Also, when she looks at these categories it seems like there is an implication that we are moving from existing place types to aspirational place types. She is not sure that single family is what we really want anymore. She thinks that we want neighborhoods to have different types of residential.

Commissioner Ryan asked to view the slide that shows the different ways to describe a place. She said the slide addresses place types and not uses. She asked if the excellent language used on this slide can be used to describe categories. If we can refer to a place and a certain density, building height or building setback and call it urban or suburban, we can come up with our own terms. She thinks it does a disservice to use old planning terms because that is what we are trying to move away from. She suggested doing place type diagrams. She thinks the info is so abstract it is difficult to support. Mr. Meacci stated that the mapping will help. In response to her question about single family, he said that it really is a form question rather than a use question. Commissioner Ryan stated that it continues to be confusing. She added her concern about the use of campuses. She suggest that they all be mixed use and does not understand why there is a separation. Mr. Meacci said that the mapping workshops will address some of this.

Ms. Cornett stated it is hard to talk about this information in the abstract. She said staff is fairly comfortable with the big categories in neighborhood centers and corridors, campuses and open space. As you get into the buckets, it becomes more difficult. It is challenging without looking at it on a map. It is easier to understand when you look at an example or a place. Consideration should be given to what it is today and what it wants to be in the future. It is very difficult to talk about this information without looking at examples. She asked if the Committee would like to go through an exercise at a future meeting.

Commissioner Ryan stated a mixed use center is still describing a use not a place. She is concerned about using old vocabulary and does not think we will get to places. She still sees a disconnect because it is not describing the place but the use. Mr. Meacci stated that the Committee could go through a work session and talk through the terms. This might yield different terms. Also, staff could walk through what they did internally with the Committee and this may yield different terms as well. Mr. Meacci said this exercise changed staff thinking and that staff has to test more places.

Ms. Cornett stated that there are some of questions that you have to ask such as what does it look like, how does it connect to things around it, what is around it, how is it parked and how tall is it. You have to ask what is it aspiring to be. Commissioner Nelson asked if staff already has the character descriptions for each place type. Mr. Meacci said staff has rewritten them based on the new structure and some words could change. There is a vision of for each one. Commissioner Ryan asked if it is fair to say those descriptions are saying the same thing. Mr. McKinney said that he takes responsibility for simplifying the descriptions. However, after hearing the concerns about the language at the last meeting, he suggested taking words out and bringing this information back to the Committee in order to figure out the disconnect.

Commissioner Nelson said her concern is that we have a code that the average person can understand. She is still struggling to figure out what a mixed use center looks like and how is it different from a mixed use residential center. She said that when Commissioner Ryan describes character, it makes sense to her. She does not understand a corridor. She never fully understood Centers, Corridors and Wedges and thinks that if we are trying to develop a code that everybody understands, the translation has to be clear.

Mr. Meacci asked if it would be helpful for staff to paint a picture of what each place looks like and include a description of each place type. The Committee could see the difference between place types and began the mapping exercise. Commissioner Nelson said that would be helpful.

Commissioner Labovitz said that she agrees with Commissioners Nelson and Ryan. She does not think that the discussion should be about use but character. She thinks it is confusing that we have mixed use corridors, mixed use centers and mixed use neighborhoods. She does not think that any of them should be called mixed use. They should not all have the same name. You should talk about the character of a neighborhood. From a zoning perspective, if a developer wants to develop multi-family in a single family neighborhood, it is up to the Zoning Committee to say that does not fit in with the character of the neighborhood. Commissioner Ryan said that she encourages staff to use words that describe character.

Commissioner Nelson asked if there is a standard for how large an area has to be to get its own label and if we will label neighborhoods block by block. Mr. McKinney stated that this is uniquely challenging because of the way we have historically developed future land use plans. The challenge is starting with our currently adopted land use plans which are very specific about use. Next, developing a system that can clearly translate and include a structure of places with which everyone is comfortable. It also must be easy to understand as well as describe and protect the character of neighborhoods.

Chairperson Sullivan asked if mixed use will be so specific with labels that if you go in one block the use will change. Mr. Meacci said there are many corridors with neighborhoods that may back up to commercial properties. If you know the single family neighborhood is not going to change or you do not want commercial development to infiltrate into the neighborhood, the use could change in one block. Ms. Cornett said that you should not have to go too far into details to differentiate between place types.

Commissioner Nelson said that she is struggling with how you make a decision on a rezoning petition if you use mixed residential vs. single family. In a neighborhood like Brightwalk, if you live in a single family home, residents will want to know if the area is going to be single family or residential of a certain scale. If you use the mixed residential label because you incorporated a multi-family building in the area, all of Brightwalk is labeled mixed residential. A homeowner may be concerned that this designation opens the door for a multi-family rezoning next door. She also expressed concern about how to describe a mixed use corridor. Commissioner Nelson stated that she would like to revisit this at some point. Mr. McKinney said that staff will take a couple of areas and try to better define the character.

Chairperson Sullivan said to some degree, there are two descriptions - what is there now and what will be there in the future. That is some of the confusion. Different words can be used. It would help to see this is the place type now and this is the place type in the future. A lot more details are needed. Commissioner Ryan stated that the new *Historic District Commission Handbook* is excellent in describing place types and she could share the link with the Committee.



## **Mandatory Referral Process**

Chairperson Sullivan gave a brief overview of the mandatory referral discussions that have taken place in recent months for the benefit of Commissioner Labovitz, the newest Committee member. Ms. Johnson (Planning) noted that in October 2016, staff gave a presentation on the Mandatory Referral Process and the Committee had numerous questions and concerns. As a result, the Committee wants to make sure that mandatory referrals are evaluated appropriately and that Committee concerns are communicated to the appropriate parties.

Previously, the Committee discussed at length whether to vote to approve or not approve mandatory referrals. The Committee did not want to vote to approve or not approve, they wanted to either have additional comments or no comments. Ms. Johnson presented more detailed information about the revised process that was included in the agenda packet and explained what is being proposed for adoption. She emphasized that the Committee will begin using the new process at this meeting. She also reviewed the timeline for the Mandatory Referral Review Process and highlighted key activities.

Commissioner Ryan suggested that staff include any concerns they may have under the section titled "conclusions." Ms. Johnson said that staff could mention concerns there or clearly state any concerns elsewhere in the report. Commissioner Nelson said this makes the process clearer and supports the text with a few notes. She asked if the Committee decides who receives the comment. Ms. Johnson answered yes. Commissioner Nelson also asked if the transmittal list is a proposed list. Ms. Johnson replied yes and stated that the list is for guidance and could change in the future. Commissioner Nelson noted that the list varies by agency and should be more consistent. If you compare the list, the city's list implies that comments will be sent to all council members and that the county's list implies that comments will only be sent to the chair. She further noted that department heads and key executives of the submitting staff should be notified. She recommends revising the list of contacts to make them consistent across all agencies.

*A motion was made by Commissioner Nelson and seconded by Commissioner Ham to approve the Mandatory Referral Process dated January 23, 2017 with the recommended changes. The vote was unanimous to approve the Mandatory Referral Process.*

## **Mandatory Referrals**

**M.R. #17-01:** Charlotte Real Estate and Mecklenburg County Asset Management propose to transfer the Police Activities League building located on Oaklawn Avenue from county to city ownership.

**M.R. #17-02:** County Asset Management proposes a land exchange along Stewart Creek in the W. Morehead Street/Freedom Drive area to enable greenway development.

Chairperson Sullivan asked if anyone wished to discuss or receive additional information on the mandatory referrals. There was no discussion of the mandatory referrals.

*A motion was made by Commissioner Ryan and seconded by Commissioner Nelson to state that the Planning Committee has reviewed M.R. # 17-01 and M.R. # 17-02 and has no additional comments for the submitting agency. The vote was unanimous to state that the Planning Committee has reviewed the mandatory referrals and has no additional comments for the submitting agency.*

Commissioner Nelson and the Committee thanked staff for their patience and hard work on the Mandatory Referral Process.

Meeting adjourned at 6:35 p.m.



**MANDATORY REFERRAL REPORT NO. 17-03**  
**PROPOSED SALE BY CMS OF PROPERTY IN DAVIDSON KNOWN AS ADA JENKINS CENTER**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell the parcel of property located at 212 Gamble Street, Davidson, North Carolina (parcel #003-233-25), 4.35 acres, known as the “Ada Jenkins Center” (“Property”), to Ada Jenkins Families and Careers Development Center, Inc. This is a social services organization whose mission is “to empower the people of our communities to break the cycle of poverty through the integration of health, education, and human services”, and which has occupied the property for a number of years.

The interior and exterior of the 1930s building and a portion of the land is designated a Local Historic Landmark. At the December 8, 2015 Board of Education meeting, the Board declared its intent to sell the Property in accordance with N.C.G.S. 160A-266 (private sale to entity that will preserve the Property’s cultural and historical associations), with the requirement that any final agreement be reviewed and approved by the Board of Education. The buyer has agreed to execute a preservation agreement and CMS will retain a right of entry for condition broken. This means that as a designated historic landmark property the building will need to be preserved by the buyer or title will revert back to CMS.

The property is currently leased to the Town of Davidson and sub-leased to Ada Jenkins Families and Careers Development Center, Inc. and the lease with the Town will be terminated at closing. The buyer intends to continue operations as it has for more than twenty (20) years at the facility.

The property is currently zoned by the Town of Davidson as VIP (Village Infill Planning Area). Current land use adjacent to or nearby include a day care center, residential and Town owned properties and the area to the east is zoned as LPA (Lakeshore Planning Area).

**PROJECT JUSTIFICATION**

CMS has determined that there isn’t a current or anticipated need for this property by the school district. Any proceeds from the sale of the surplus real property will be used in accordance with NC General Statute 115C-518.

CMS will dispose of the property in accordance with the procedures outlined in G.S. 160A-266. The property is significant for its cultural and historical associations, which is why the Board of Education will commence a private sale to an entity that will preserve the property’s cultural and historical associations. Under established procedures, Mecklenburg County will be given the right of first refusal.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

The Town of Davidson passed an ordinance in 2007 designating a portion of the property as a Local Historic Landmark. The designation is limited to the interior and exterior of the 1930s building and a portion of the land. The owners are expected to follow *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, which are the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions. The property is also a contributing resource to the Davidson National Register Historic District.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

According to the “Targeted Growth Plan” outlined in the *Davidson Comprehensive Plan* (2010), the subject property is within the Village Center (Downtown) area of Davidson’s zoning jurisdiction and intended for mixed-use and civic land uses.

No change in land use is being proposed and it currently conforms to both the zoning and adopted future land use for the property. Adequate measures are also being taken to preserve the historical character of the site and building.

**PROJECT IMPACT**

Sale of this property will bring sales revenue to CMS.

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

There are no known related projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Timeframe for any improvements to the facility and/or site have not been determined.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their February 1, 2017 meeting and no joint use comments were offered.

Agencies in attendance at the meeting were CMS, Mecklenburg County Park & Recreation, Charlotte Mecklenburg Libraries, Charlotte Water, Mecklenburg County Health Department, Central Piedmont College, Charlotte Neighborhood & Business Services Housing Services, Charlotte Engineering & Property Management Real Estate Services, and Charlotte Mecklenburg Planning Department

**DAVIDSON PLANNING STAFF REVIEW:**

Town of Davidson Planning staff has reviewed the proposed sale and has determined the following:

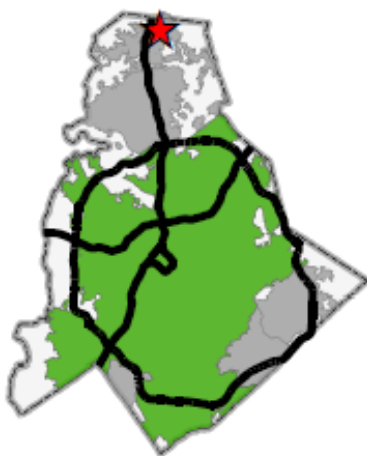
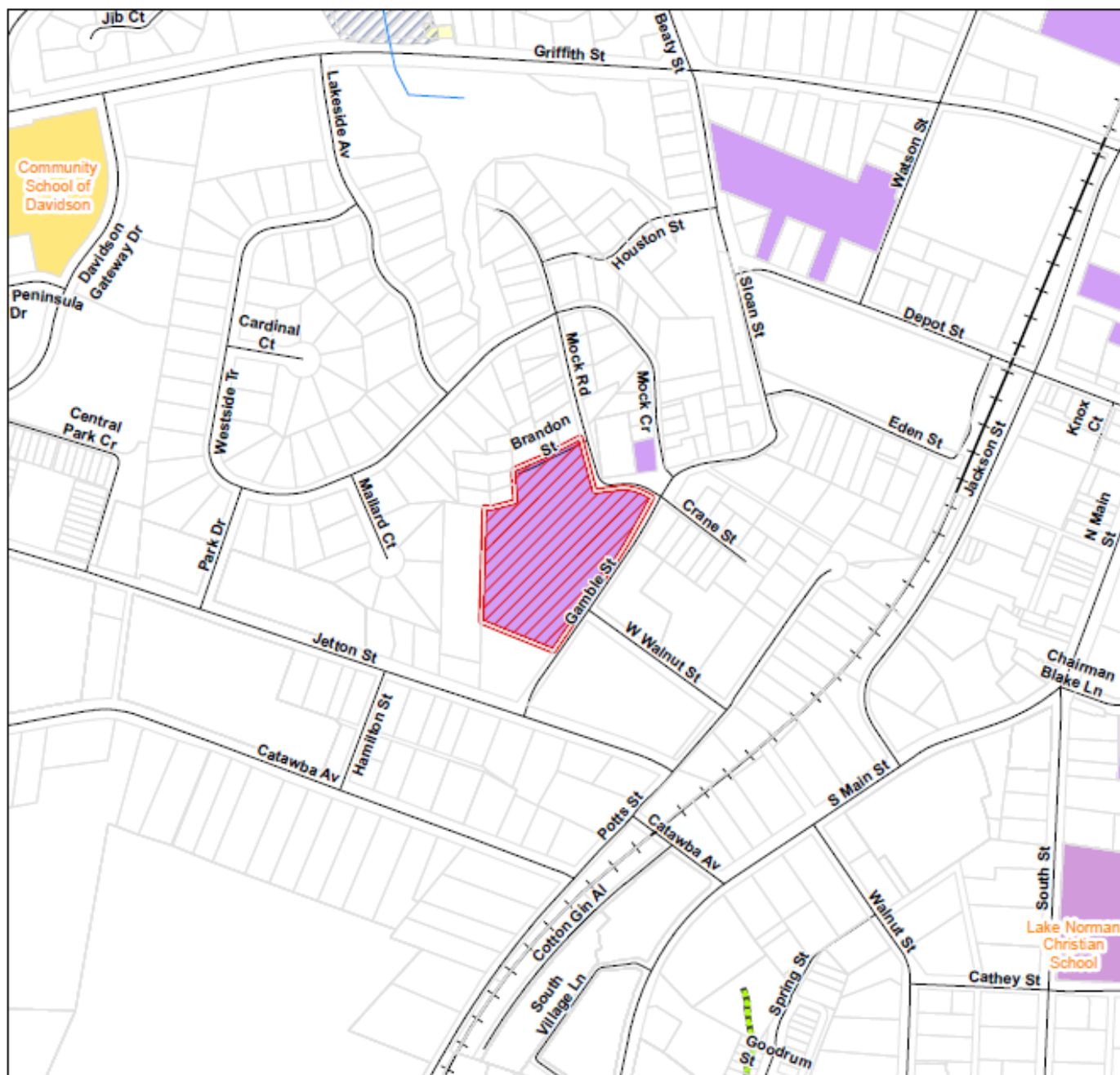
**Conclusions:**

- No change in land use is being proposed and it currently conforms to both the zoning and adopted future land use for the property.
- Adequate measures are being taken to preserve the historical character of the site and building.

**Adopted Goals and Policies:**





- The *Davidson Comprehensive Plan* (2010) identifies the subject property is within their Village Center (Downtown) area, intended for mixed-use and civic land uses.
- A portion of the property as well as the interior and exterior of the 1930s building is designated as a Local Historic Landmark and any improvements must conform to *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

**CMPC PLANNING COMMITTEE REVIEW:**



## Mandatory Referral 17-03

Initiated & Submitted by:  
Facility Planning & Management, CMS

-  FEMA 100 Year Floodplain
-  Local Historic Landmark
-  Mandatory Referral
-  Schools

Produced by the Charlotte-Mecklenburg Planning Department





**MANDATORY REFERRAL REPORT NO. 17-04**  
***PROPOSED DONATION OF PROPERTY OFF WT HARRIS BOULEVARD TO MECKLENBURG COUNTY***

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept the donation of tax parcel 105-371-04 located at 1900 East WT Harris Boulevard in the City of Charlotte. The vacant property is ± 6.64 acres and is along the future corridor for Back Creek Greenway. The property is zoned BP(CD) – Business Park Conditional District according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are commercial and multi-family residential. The property is largely located within the floodplain.

**PROJECT JUSTIFICATION:**

Acceptance of this property would provide for additional land for the future construction of Back Creek Greenway.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acceptance of this property meets the goals of the Park and Recreation Master Plan which calls for the expansion of the County's greenway system.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Newell Small Area Plan (adopted 2002) recommends greenway use for a majority of the site. Office and Business Park Uses are recommended on the periphery of the parcel and on surrounding parcels.

**PROJECT IMPACT:**

Acceptance of this donation will allow for potential expansion of the greenway system.

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

There are no known relations to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by early spring 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their February 1, 2017 meeting and no comments were offered.

The following agencies were represented at the February 1, 2017 JUTF meeting: County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, City Department of Transportation, Charlotte Mecklenburg Schools, City Stormwater, Charlotte Mecklenburg Library, County Manager's Office, Town of Matthews, Central Piedmont Community College, County Health, City Neighborhood & Business Services.

**PLANNING STAFF REVIEW:**

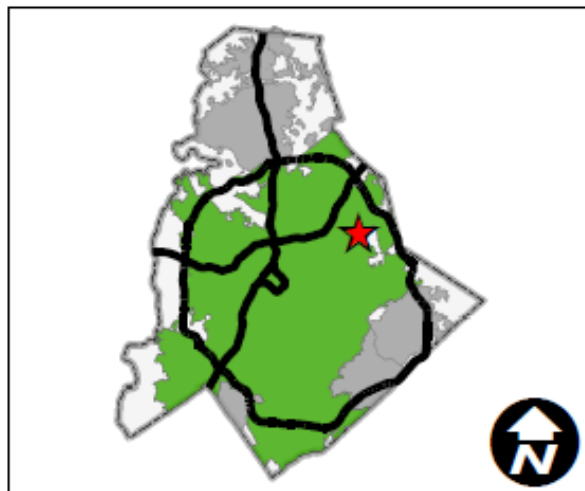
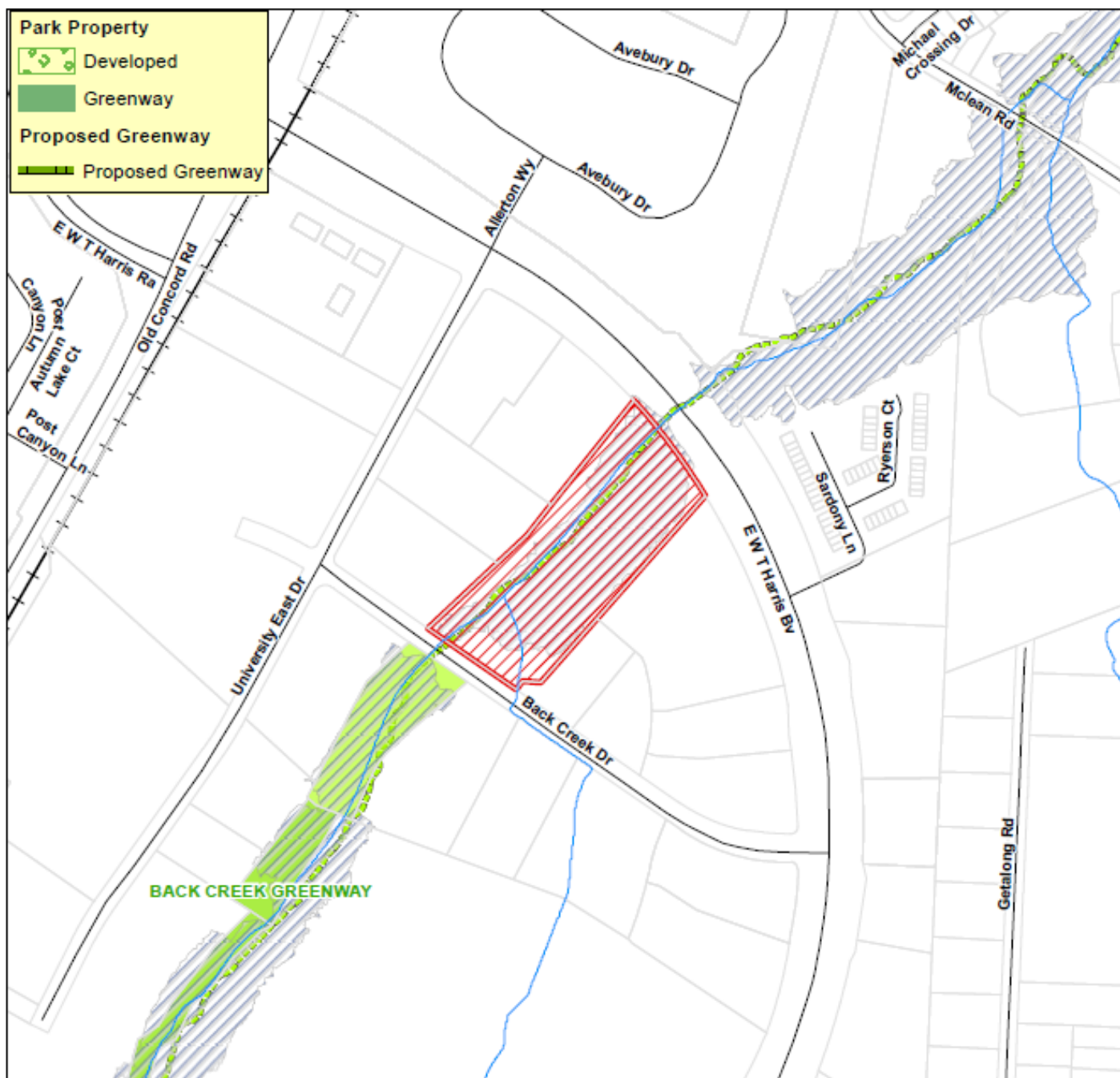
Planning staff has reviewed the proposed acquisition of the property for use as a future greenway connection and below are the key findings:

- A majority of the property is within the 100-year floodplain.
- A future greenway connection would provide bicycle and pedestrian access between residential, employment, and retail uses within close proximity.
- Rezoning case 1996-012(C), which rezoned the site to BP(CD), identified the future greenway location on the parcel.

**Adopted Goals and Policies:**

- The Mecklenburg County Greenway Master Plan (2008) identifies a future connection of the Back Creek Greenway through this parcel.
- The Newell Small Area Plan (adopted 2002) recommends greenway use for a majority of the site. Office and Business Park Uses are recommended on the periphery of the parcel and on surrounding parcels.

**CMPC PLANNING COMMITTEE REVIEW:**



## Mandatory Referral 17-04

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- FEMA 100 Year Floodplain
- Mandatory Referral





**MANDATORY REFERRAL REPORT NO. 17-05**  
**PROPOSED COUNTY ACCEPTANCE OF DONATION TO ADD TO ROBERT L. SMITH PARK**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept donation of Tax Parcel 055-254-07 (+/- 0.514 acres) located off Starnes Road in the City of Charlotte and at the rear of Robert L. Smith Park for inclusion into the park. Except for a shed that will be demolished after closing, the property is vacant. The property is largely wooded and zoned R-3 (single family residential) according to the City of Charlotte's Zoning Ordinance. It is surrounded by the County's park on all three sides and inclusion of the property into the park squares off the County's property in this area.

**PROJECT JUSTIFICATION:**

Acquiring the property will allow for expansion of the park and eliminate an irregular property line which makes management of the existing parkland more efficient for staff.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acceptance of this property is consistent with the County's adopted Park and Recreation Master Plan which seeks to increase recreation opportunities and available open space for residents of Mecklenburg County.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use for this parcel as per the *Northwest District Plan* (1990) is for single family up to 3 DUA. Park and open space are generally considered compatible land uses in single family neighborhoods.

**PROJECT IMPACT:**

Acceptance of this property increases the size of the park and allows Park and Recreation to better manage the existing park by eliminating the irregular shape of the boundary line in this area of the property.

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

Acquisition of this property has no known impact on any other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be completed by spring 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their February 1, 2017 meeting and no joint use comments were offered.

The following agencies were represented at the February 1, 2017 JUTF meeting: County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, City Department of Transportation, Charlotte Mecklenburg Schools, City Stormwater, Charlotte Mecklenburg Library, County Manager's Office, Town of Matthews, Central Piedmont Community College, County Health, City Neighborhood & Business Services.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed land transaction and has the following findings:

**Conclusions:**

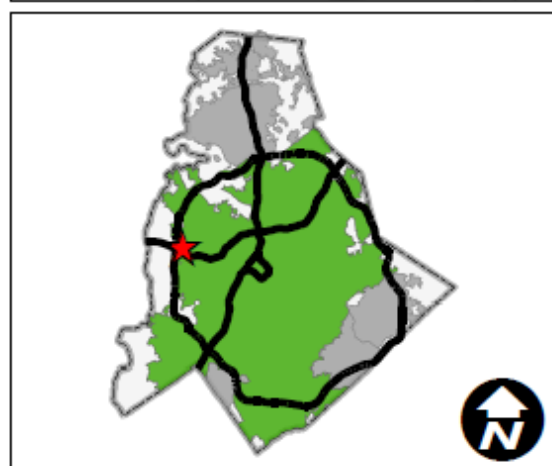
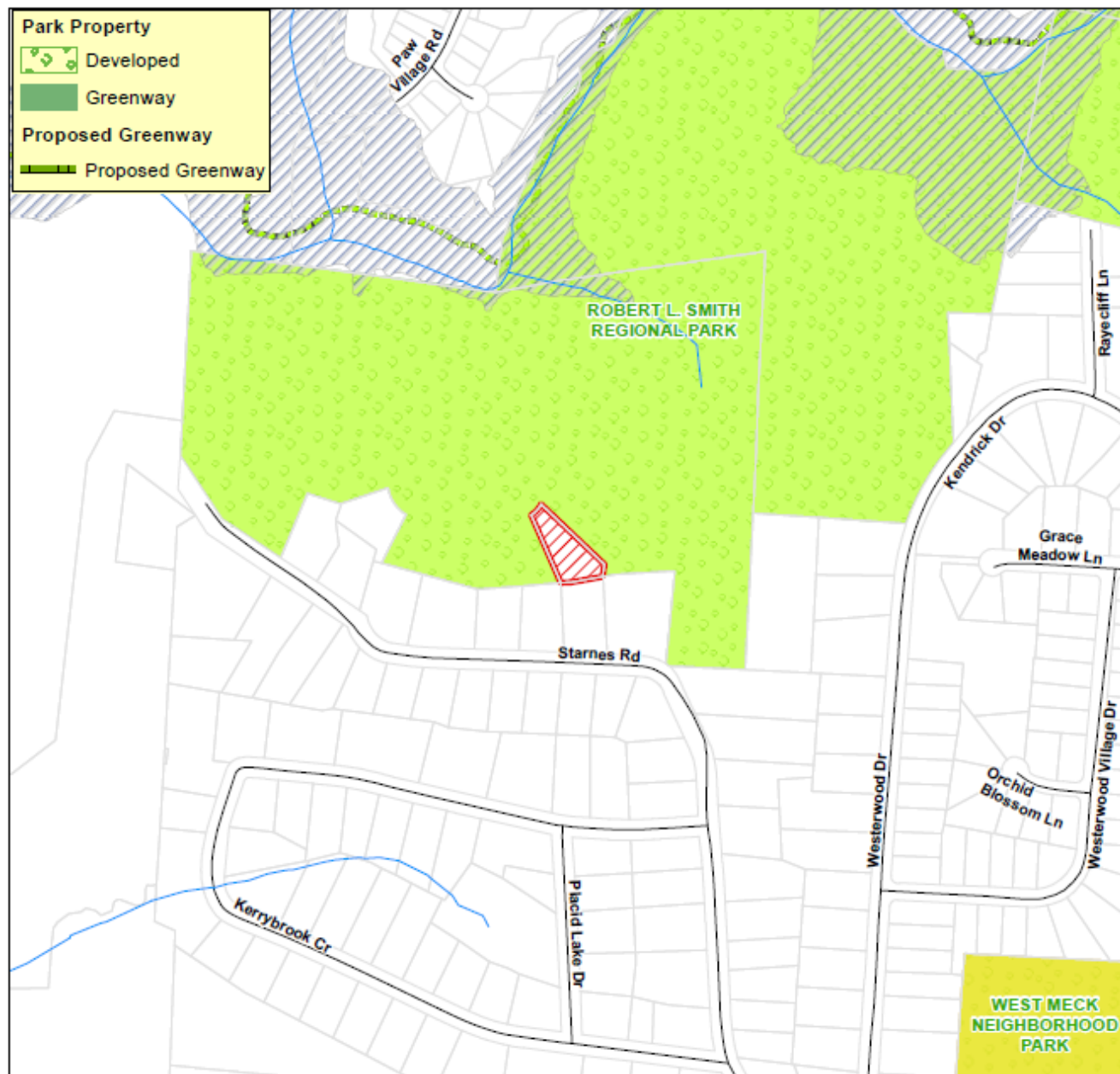
- The proposed land dedication is consistent with Council adopted goals and policies for this property and the area.

**Adopted Goals and Policies:**

- The adopted future land use for the parcel and surrounding area is for single family up to 3 DUA, as per the *Northwest District Plan* (adopted 1990).
- Park and open space are considered a compatible land use with single family neighborhoods.

**CMPC PLANNING COMMITTEE REVIEW:**

At their February 21, 2017 meeting the Planning Committee



## Mandatory Referral 17-05

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

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

Produced by the Charlotte-Mecklenburg Planning Department

