

Planning Committee

Agenda Packet

September 19, 2017 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
September 19, 2017 – 5:00 p.m.
CMGC – 2nd Floor, Room 280



<http://nyclovesnyc.blogspot.com/2012/08/front-stoops-in-brooklyn.html>



ROBERTSDAY-POROUS-WALL-APARTMENTS-IMAGE-1.jpg

1. **Call to Order and Introductions (5:00-5:10PM)**
2. **Old Business (5:10-5:20PM)**

Approve July 18, 2017 Minutes. Attachment 1 (Action Required)

TODO Tasks

3. **Ongoing Business**

Mandatory Referrals (Action Required) (5:20-6:35PM)

M.R. #17-28: Proposal by Mecklenburg County to Acquire Eight Flood Prone Structures located along Little Sugar Creek and in the Huntingtowne Farms Neighborhood in South Charlotte

Mecklenburg County proposes to acquire eight flood prone properties located in the Huntingtowne Farms neighborhood (see mandatory referral for addresses and tax parcel numbers). These properties are subject to periodic and severe flooding from nearby Little Sugar Creek. **Attachment 2**

M.R. #17-30: Proposal by Mecklenburg County to Acquire a Portion of Oak Hills Golf Course, located at Oakdale Road and Interstate 485 in Charlotte's ETJ

Mecklenburg County proposes to acquire eleven parcels totaling approximately 158 acres, a portion of Oak Hills Golf Course, (see mandatory referral for addresses and tax parcel numbers) for park and recreation purposes. **Attachment 3**

M.R. #17-31: Proposal by the City of Charlotte to Sell Property on Toomey Avenue

City Real Estate proposes to dispose of a small vacant portion of a 0.23 acre parcel located at 2700 Toomey Avenue (Tax Parcel 145-018-02), corner of Remount Road and Toomey Avenue. The property is leased to and occupied by the Humane Society of Charlotte. The Humane Society does not use the portion of the property proposed for disposition. **Attachment 4**

South End Vision Plan (5:35-6:10PM)

Garet Johnson, Monica Holmes

Committee Discussion but no Action Required

Place Types (6:10-6:45PM)

Garet Johnson, Kathy Cornett

Committee Discussion but no Action Required

5. TODO Tasks (6:45-7:00PM)

Attendance

Planning Committee Members Present: Chairperson Deb Ryan and Commissioners John Ham, Dionne Nelson, Victoria Nwasike, Cozzie Watkins and Nancy Wiggins

Other Planning Commissioner Present: Commissioner John Fryday

Planning Staff Present: Kathy Cornett, Alberto Gonzalez, Monica Holmes, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Amanda Vari and Jonathan Wells

Other Staff Present: Angela Hagerman, City Real Estate, Peggy Hey

Welcome and Introductions

Chairperson Ryan called the meeting to order at 5:00 p.m., welcomed those present and asked everyone to introduce themselves. She stated that two commissioners are on the way and Planning Commission Vice-chairperson Fryday will fill in until they arrive to ensure that there is a quorum.

Approval of Minutes

A motion was made by Commissioner Ham and seconded by Commissioner Nwasike to approve the June 20, 2017 minutes. The minutes were unanimously approved.

Mandatory Referrals

M.R. #17-24: Proposal by the City of Charlotte to Sell Two Properties Located on South Mint Street

The City of Charlotte proposes to sell two parcels, totaling 0.14 acres, located in the 800 block of South Mint Street (Tax Parcels 073-042-17 and 18). The two parcels include an inactive railroad siding.

M.R. #17-25: Proposal by the City of Charlotte to Sell or Transfer Nine City-Owned Properties Located in Various Areas of the City for Affordable Housing

City Real Estate in partnership with the Housing & Neighborhood Services (H&NS) Department proposes to sell or transfer nine City-owned properties (see mandatory referral for locations and tax parcel numbers) for the construction of affordable housing by non-profit organizations or affordable housing developers.

M.R. #17-26: Proposal by Central Piedmont Community College (CPCC) to Construct a New Classroom Building on Charlottetowne Avenue Near 5th Street, Adjoining CPCC's Central Campus

CPCC proposes to construct an 85,000 square foot, five story classroom building on an 1.5 acre site located at 1208, 1214 and 1220 Charlottetowne Avenue and 1421-1425 Elizabeth Avenue (Tax Parcels 080-194-02, 03, 04, 05, 07, 15 and 16). The site is across the street from the Central Campus.

M.R. #17-27: Proposal by Central Piedmont Community College (CPCC) to Construct an Addition to the Existing Hendrick Automotive Technology Center on the Levine Campus

CPCC proposes to construct a 12,000 square foot, one story addition to the existing Hendrick Automotive Technology Center located at 2800 Campus Ridge Road (Tax Parcels 215-061-15, 215-232-01 and 215-082-04).

Chairperson Ryan asked the Committee if they would like to pull any of the mandatory referrals for discussion. Chairperson Ryan stated that she would like to pull M.R. # 17-25 for discussion.

A motion was made by Commissioner Watkins and seconded by Commissioner Ham to state that the Planning Committee has reviewed M.R.17-24, M.R. #17-26 and M.R. #17-27 and has no additional comments for the submitting agencies. The motion was unanimously approved.

Chairperson Ryan asked a question about M.R. #17-25 - parcel 5; the “shotgun houses” located on East Seventh Street. She is concerned about selling the property before a location is finalized for the houses. She would like to avoid the houses being stored some place. Angela Hagerman (City Real Estate) said there was a meeting earlier today to discuss moving the houses to the Charlotte Museum of History site. She further stated that City Real Estate and the Gantt Museum have been in discussion about the relocation of the structures for some time. This issue has not been resolved. The temporary fix is to locate the houses on city-owned property on Seigle Avenue.

Chairperson Ryan said that moving the houses to a parking lot is not a good solution and is disrespectful to an important part of our history. Ms. Hagerman said City Real Estate is sensitive to the issue and would like a permanent home for the structures as well.

Commissioner Ham asked if it is realistic to expect for the site to be developed with affordable housing. Ms. Hagerman answered yes and stated that there have been discussions with Charlotte-Mecklenburg Housing Partnership on the feasibility question.

Commissioner Nwasike asked is there is a contingency plan if the parcels that are zoned for nonresidential land uses cannot be rezoned to residential. Ms. Hagerman said that the sale will likely be contingent upon rezoning so the developer does not end up with property that cannot be used for affordable housing. She said that the likelihood for rezoning some of these parcels is greater than others due to the location and the adopted land use recommendation. If rezoning does not happen, the transaction will not move forward.

Commissioner Nelson said that she thinks the City should petition to rezone the property and not the interested buyer. She thinks the Seventh Street sites have a better prospect of being used for affordable housing. She also thinks it is an asset if the land can be used to help the City meet its goal. She added that the solution on where the structures are placed is a completely different question.

Commissioner Watkins said the houses on Seventh Street are located next to her church. She said that there has not been anything to stimulate any historical knowledge and transfer of pride and purpose regarding these structures. She thinks if the houses are moved to an obscure area no one will go to see them.

Commissioner Watkins suggested not referring to the structures as “shotgun houses” because she thinks it is a negative term. She asked if the intent is to sell all nine of the parcels at once. Ms. Hagerman answered no and said that the parcels were only combined for discussion. She clarified that the houses are historic and that the move to Seigle Avenue would be temporary. The ultimate plan is to move them to a museum or similar location.

Commissioner Wiggins commented that it is a normal occurrence for the property owner to pursue rezoning property and thinks the City should move forward on rezoning the property. She also commented on the term “shotgun houses.” She said that it is a term for 1930’s classic architectural style houses.

A motion was made by Commissioner Wiggins and seconded by Commissioner Nelson to state that the Planning Committee reviewed Mandatory Referral No. 17-25 on Tuesday, July 18, 2017 and makes the following comment: The Committee would like for the City of Charlotte to provide all nine properties for sale for affordable housing and that the City take the lead, if at all possible in rezoning the parcels so that they would be acceptable for the development of affordable housing. The motion was unanimously approved.

Election of Planning Committee Vice Chairperson

Chairperson Ryan stated that the Committee needs to elect a vice-chairperson.

A motion was made by Commissioner Nelson and seconded by Commissioner Watkins to elect Commissioner John Ham as vice-chairperson of the Planning Committee. The vote was unanimous to elect Commissioner Ham as vice-chairperson.

South End Vision Plan

Ed McKinney (Planning) stated that the Committee will receive an update on the South End Vision planning process. There is a public meeting scheduled for July 25.

Cheryl Myers (Charlotte Center City Partners) shared that Planning staff has been working with Center City Partners and their consultant, Stantec, over the past few months to create a new vision plan for South End. It has been a while since there was a comprehensive assessment of the area. The *South End Station Area Plan* was adopted in 2005 and the area has changed significantly since that time. Since 2005, the population of South End has grown from 2500 to over 8500 residents today. Over 3500 housing units have been built or are under construction. More office and retail space is being developed which helps to balance the neighborhood. The number of pedestrians in the area has also increased. There is a lot of development pressure and there are many underutilized parcels in the area.

In spite of this growth, the design of some projects has fallen short and does not contribute to the vibrancy of the streetscape. In order to maximize on the area’s potential, the desire is to create a community driven vision for South End to show how it can grow and develop over the next 10 to 20 years. It is important to have urban design standards and guidelines for development that raise the bar and that preserve some of the area’s character.

Craig Lewis (Stantec) gave an overview of the plan recommendations. Mr. Lewis said this is one of the most dynamic locations in the country. However, he acknowledged that there is room to grow and that there is work to do. He said that with all of the growth in South End, over the next ten to twenty years some developments may be rebuilt. In addition to filling in new properties, underdeveloped properties will be redeveloped. Buildings constructed within the last eight years may be rebuilt in the next ten to fifteen years.

Key plan goals include:

1. **Grow by design.** There are some good tools that need to be upgraded. Some of our peer cities have tools that can be modified and integrated into our tool kit.
2. **Expand our mix.** Affordable housing is very important and there is a need to expand our retail mix and our office mix.
3. **Celebrate public space.** Public space has always been important to human beings. In South End, the most important open space is the rail trail. South End needs more public space to serve its population.
4. **Move, Connect, Network.** Consideration needs to be given to how mobility is going to change. Advance mobility changes will impact the area's future.
5. **Never stop experimenting.** It is important to try new things in the public realm as well as encourage entrepreneurship and new ideas.
6. **Manage our common resources.** We have an opportunity to think about how to manage critical assets in the future.

Ten Key Initiatives:

1. **Continue the expansion of the rail trail.** There is a great framework in place.
2. **Convert South Boulevard to a main street that favors pedestrians, bicyclists and transit.** It is important to continue thinking about converting South Boulevard from the old industrial thoroughfare that it has been for 30 to 40 years to a main street.
3. **Implement new building design regulations to ensure a high quality and continuous public realm.** It is critical to make sure we get the design we want and do it right the first time. There is a need to make sure that we are creating a much better public realm that contributes back to the community not just for the short term but for over a 100 year time frame.
4. **Attract significant cultural facilities.** The opportunity exists for new entertainment and cultural assets.
5. **Preserve affordability to encourage entrepreneurship.** Consideration should be given to more diverse retail space. The plan recognizes the great features in some of the area's older buildings. While these are not architecturally significant buildings, they contribute to the area's vibrancy because they are adaptable to different uses. One of the challenges is allowing for more density in the area without encouraging overdevelopment.
6. **Construct an urban neighborhood park.** There are many opportunities for urban neighborhood parks in the area. Mr. Lewis acknowledged the Wilmore Centennial Neighborhood Park which is underway. He suggested thinking about how to anchor a new public park on the north side of the South End.
7. **Construct a new transit station at Publix/Iverson Way.**
8. **Increase density in transit station areas.**
9. **Manage parking as a district.**
10. **Embed art into everything.**

Mr. Lewis said densities need to be increased. We have the same level of development on the transit line that we have 3 miles off the transit line while peer cities are developing billion dollar transit systems. Density in this area is an amenity.

The plan includes design guidelines to help move ideas in the plan forward in a very concrete way. It is critical to prioritize the ground floor. The uses and activities on the ground floor are what create great places.

In summary, Mr. Lewis highlighted thinking about the rail trail as a public street with buildings fronting the trail, breaking down the volume of the buildings, improving facades, installing clear entrances and minimizing the impact of the car as the direction for the design guidelines.

Monica Holmes (Planning) reviewed the design guidelines. Ms. Holmes said this plan will update the currently adopted policy plans for South End - *South End Station Area Plan* (2005) and *New Bern Station Area Plan* (2008) and the adopted street sections. Ms. Holmes explained that the plan will not change the adopted land use. All of the adopted land use and the proposed new street connections that are in the currently adopted area plans will remain. Transit Oriented Development (TOD) is the future recommended land use. The plan will incorporate the thinking from the Planning Committee's TOD priority work, lessons learned and recommendations in our more recently adopted plans. All of this will be synthesized into a new guidelines chapter.

Ms. Holmes gave an overview of the plan adoption schedule and emphasized that it could change. She stated that the adoption schedule will be available by the end of August and that the plan could potentially be adopted in November.

Chairperson Ryan asked if this project was funded by Charlotte Center City Partners. Ms. Myers stated that it was jointly funded by the Planning Department and Charlotte Center City Partners. Chairperson Ryan asked if it was the result of an RFP. Ms. Myers answered yes. Chairperson asked what has happened so far in terms of the public process. Ms. Myers explained the engagement process and steering committee. She said there was a community meeting in October where the participants were asked to share their vision for the area. A steering committee was established with 25 people. Chairperson Ryan asked why the Planning Committee was just hearing about this plan today. She wants to understand the Committee's role in this process.

Mr. McKinney stated that information about this process was shared with the Committee last fall. Ms. Myers said there was one public meeting in October and a second meeting is scheduled for next week.

Mr. McKinney said that the draft is not complete and that the community meeting next week will include an overview of recommendations in the plan; similar to today's presentation. The draft document will be completed in August. The Committee will receive a copy and will be given the opportunity to comment on it. He added that the Committee can have as much time as needed to comment on the draft document prior to making a recommendation.

Chairperson Ryan asked if the Transportation and Planning (TAP) Committee usually sees the plan before the Committee and asked for clarification on what is expected of the Committee. Mr. McKinney explained the adoption process. He stated that the schedule outlines a typical adoption process after the draft plan is completed. He said that the Committee could allow public comment on the draft plan at the September 19 Planning Committee meeting. However, it is up to the Committee to decide when to make a recommendation on the plan that will go to Council. He clarified that this will go at a pace with which the Committee is comfortable.

Commissioner Nelson said that she would like to see a draft of the report before it goes to public comment. She said that if the Committee is going to vote on the plan, it needs to have some value. She added that if the Committee is just rubber stamping the plan, she would rather not participate in the process. She noted that it seems like the public comment is happening simultaneously with the Committee's comments and that the public's comments could be different than what the Committee is prepared to support. Mr. McKinney stated that what she described is accurate and that is how it has happened in the past. Ms. Nelson said her last recollection of a plan was the Prosperity Hucks Area planning process. She stated that the Committee was involved throughout the process. A commissioner was assigned to the plan and attended all of the community meetings. Chairperson Ryan said that the Committee needs more time in order for their input to add value to this process.

Commissioner Wiggins commented on slowing traffic down on South Boulevard because it is a main access point into downtown and a gateway to Pineville. She thinks that needs to be taken into consideration and she said that you can only slow it down so much. Secondly, she said that she appreciates adding parks and suggested that consideration be given to parking underneath them. She said that parking fees could offset expenses.

Commissioner Ham said that he appreciates the walkability aspect of the plan. Commissioner Watkins said that she likes the large bike lanes where two bikers can ride next to each other.

Commissioner Nwasike asked if adequate parking is being created to allow people to enjoy South End. She said that if this area is going to be a destination point, there needs to be adequate parking.

Commissioner Fryday said that he thinks the plan is great. He said there is a need for parking and asked if the City has considered investing in parking or developing a trail overlay district. Commissioner Fryday asked if the station area plans transfer. He said that if this draft plan gets adopted in November, it will address some major issues. He also asked if the plan has enough teeth to address most of the development concerns in the area.

Chairperson Ryan said that the plan is not aggressive enough in terms of expectations. She would like to find a way to encourage more density and higher intensity development. She also thinks the streets are too wide. She agrees with the issues that have been raised but thinks the solutions could go much farther. She is disappointed that the TOD guidelines were not addressed in detail. She was also disappointed that the recommendations do not focus on the Commission's livability principles. They focus more on density as opposed to livability and place making. She said that the Committee will continue to evaluate recommendations relative to these principles and they should be addressed in presentations. She suggested that the livability principles be front and center in future presentations because they are embedded in everything the Committee is doing.

Commissioner Wiggins said the area just down from the New Bern station, outside of the plan boundaries, is very ugly. She would like to see some enhancements take place in the area and she thinks the building heights need to increase.

Commissioner Nelson asked for clarification on what the plan does and does not do. For example, if someone requested a rezoning what would they be required to do under the newly adopted plan versus what they can currently do. She asked if the new plan, with its tighter guidelines, does enough. Once the plan is adopted, will there still be an ordinance problem that needs to be addressed in the TOD District.

Commissioner Nelson said it needs to be clear in terms of what the adopted plan will accomplish without any action on the TOD district. She does not want to give the community and Council the perception that this will address the TOD issues if it does not.

Ms. Nelson said that the talk about affordability is soft on the retail side but not on the residential side. She thinks there needs to be a more aggressive effort to address affordable housing in the plan. She agrees on many of the design guidelines and principles. However, she stated that all of them impact costs and make affordability more challenging. Developers build garages on the front because it cost more to build an alley on the back. She struggles with this as a developer and would like to know how to address both; design guidelines and affordability.

Chairperson Ryan asked for a volunteer to attend the upcoming community meeting. Commissioner Ham volunteered to attend the meeting scheduled for July 25. Chairperson Ryan asked staff if the timelines can be adjusted to allow the Committee to deliberate after public comments are received but not simultaneously. Mr. McKinney said that the Committee will receive the draft plan by the end of August and that the Committee can use the September meeting to discuss the plan.

Commissioner Watkins said that the November timeline is too tight. Mr. McKinney said the timeline will be reconsidered. Commissioner Wiggins said consideration should be given to whether or not action will be requested from the current Council or the new Council. Chairperson Ryan said that the Committee needs to discuss this and that getting the draft document in August is a step in the right direction.

Five Minute Break

Update on the Unified Development Ordinance and Place Types

Place Types Engagement Discussion

Mr. McKinney said that he and Kathy Cornett will share a high level summary of the feedback received from the Planning Committee and the Ordinance Advisory Committee. They will also share what has been done over the last six to nine months as well as brainstorm with the Committee about the public engagement process moving forward.

Ms. Cornett reminded the Committee that staff reviewed the full Place Types palette at their meeting last month and they reviewed the palette with the full Commission earlier this month. There was support for the Place Types being aspirational, questions on various elements of Place Types and how they work, questions on how Place Types will be amended and how they will remain current.

The palette was shared with the Ordinance Advisory Committee last month. Some of their questions centered on various elements of Place Types and how they work, future roles and applicability of Centers, Corridors and Wedges and the General Development Policies and the final product. There were also questions about technology options for making information easy to access. The Committee also recognized the need for public involvement.

In terms of public engagement to date, last fall there were five community workshops around the City that focused on building awareness and providing information about Place Types/UDO. All of the meetings included an interactive element.

Staff has been updating the Planning Commission, Planning Committee and Advisory Committee on a monthly basis. Updates have also been given to the TAP Committee and City Council as well as community groups. Staff has developed a good contact list through all of these efforts and is continuously working to grow the contact list. Lastly, there is a project website that is capable of hosting online tools for engagement.

Mr. McKinney said that this phase of the process is centered on a high level awareness of the effort. There has been a lot of internal work on Place Types that the Committee has seen; however, the community has not seen the work. We are at a point where we need to determine how to engage the community on Place Types in a way that is clear and transparent.

Chairperson Ryan said that she thinks the Committee can help staff understand what the community wants to know.

Commissioner Nwasike thanked Mr. McKinney for attending a recent Ballantyne Community meeting. She thinks that it is important for staff to be visible in the community and that this helps build trust.

Commissioner Wiggins said that South Park has been the seventh largest city in the state for 25 years and when Ballantyne was established; it was to be a high density edge city. We have been redeveloping South Park with very high density. They almost need to be in the category with the Central Business District. She thinks people will want Place Types to reflect what they are used to seeing. It will be good to ask them what they perceive their Place Type is today and what Place Type do they think that they will be in coming years.

Commissioner Watkins said there is a generational disconnect. She thinks very tall and high density buildings are scary to older people. Older people will need to be educated. They may not know what they want in the future because they are comfortable where they are. These are not developers and they may not understand some of the terms. It will be important to make the information clear and easy to understand.

Chairperson Ryan said more transparency and regular updates will help. It is essential to receive comments early on and communicate on a regular basis. The constant contact can be informal. For example, sending a link to a short video so that the community knows that you value their input. Sharing information in small doses may be more effective.

Commissioner Nelson asked what is meant by next phase. Mr. McKinney answered where we are now and the process before adoption. He explained that there is a public process that we need to go through that includes testing the vocabulary and other information. We would like to find a different process than area plans because we are talking about the City as a whole. The desire is to be intentional with developing the process to get valuable input. We want to do it in a way that is focused and realistic given our resources. We hope to set that stage with Council in the fall with a plan based on the conversation we are having now.

Commissioner Nelson said that she feels like engagement has been isolated. When a specific question is asked, she would like an answer to that specific question. Every conversation should connect the dots on how it fits into something specific in order to help people get comfortable on where we are in the process and the finish line. If we are not on track, that is okay. However, we need to be transparent about it so people can build trust. She thinks there is a big lack of trust. It is imperative to encourage people to stay connected along the way. Commissioner Wiggins added that comments and suggestions should be reflected in the information.

Commissioner Nelson stated that we have to find a way to give examples of Place Types to help people clearly understand what is being discussed.

Chairperson Ryan said that she thinks that the website is hard to find and that there is nothing to do once you get there. It needs to be updated on a regular basis and the updates should be front and center. She also thinks there needs to be a point person or civic engagement expert.

Melony McCullough (Planning) reviewed the TODO Tasks

- John Ham will attend the meeting on July 25 for the South End Vision Plan.
- The Committee will receive a draft of the South End Vision Plan in August.
- Place Types - Staff will address the items discussed and develop an engagement plan.

Meeting adjourned at 7:00 pm.

MANDATORY REFERRAL-REPORT NO. 17-28
Proposed Acquisition by Mecklenburg County of Eight Flood Prone Structures

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the flood prone properties listed below, which are all located in the Huntingtowne Farms neighborhood of South Charlotte. These properties are subject to periodic and severe flooding from nearby Little Sugar Creek. Use of County Storm Water Services capital funds is proposed for acquisition of these properties. Parcel owner participation is voluntary, no condemnation is proposed.

Tax Parcel #	Property Address	Current Land Use	Zoning
173-142-01	2800 Spring Valley Rd.	S.F. Residential	R-3
173-071-03	2801 Spring Valley Rd.	S.F. Residential	R-3
173-142-23	2810 Spring Valley Rd.	S.F. Residential	R-3
173-071-04	2811 Spring Valley Rd.	S.F. Residential	R-3
173-142-02	6317 Birmingham Dr.	S.F. Residential	R-3
173-071-09	6208 Colchester Pl.	S.F. Residential	R-3
173-071-08	6214 Colchester Pl.	S.F. Residential	R-3
173-071-07	6220 Colchester Pl.	S.F. Residential	R-3

The zoning is in accordance with the Charlotte Zoning Ordinance. Properties are located within a single family residential community.

PROJECT JUSTIFICATION:

The proposed acquisitions are located within a FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements. Selection was based on a Storm Water Services ranking tool, and the Storm Water Advisory Committee, a citizen oversight board, approved the listing for the current fiscal year.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and by the FY17 Flood Risk Assessment and Risk Reduction Plan Implementation Guide (approved by Storm Water Advisory Committee September 2016).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcels are within the Wedge Neighborhood area of the *South District Plan* (1993). They are recommended for residential use at a base density up to 3 dwellings/acre, or for Park and Open Space use based on their floodplain designation.

PROJECT IMPACT:

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Many of these properties are on creeks and tributaries that are on Park and Recreation's *Greenway Master Plan*, although not currently planned for greenway trail. While other projects are not currently identified, acquired parcels can be available for future public/private projects with the understanding that new structures (buildings) will not be allowed.

The Cross Charlotte Trail – a collaborative effort between the City of Charlotte and Mecklenburg County – is currently under construction along nearby Little Sugar Creek, however the Trail is being constructed on the opposite (west) side of the creek, so no direct connections between the Trail and these parcels are anticipated.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by winter 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their September 6, 2017 meeting. No comments were offered on this proposal.

The following agencies were represented at the September 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, Charlotte Water, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, County Asset Management, County Stormwater, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Charlotte Mecklenburg Housing Partnership, Town of Matthews.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed land acquisitions and has determined the following:

Conclusions:

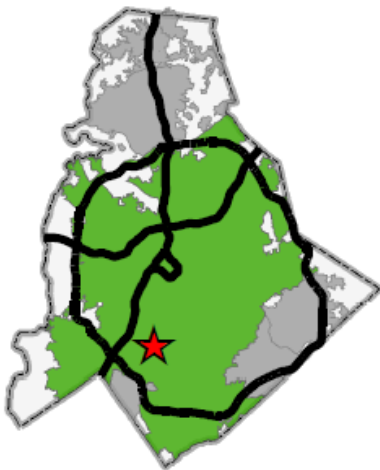
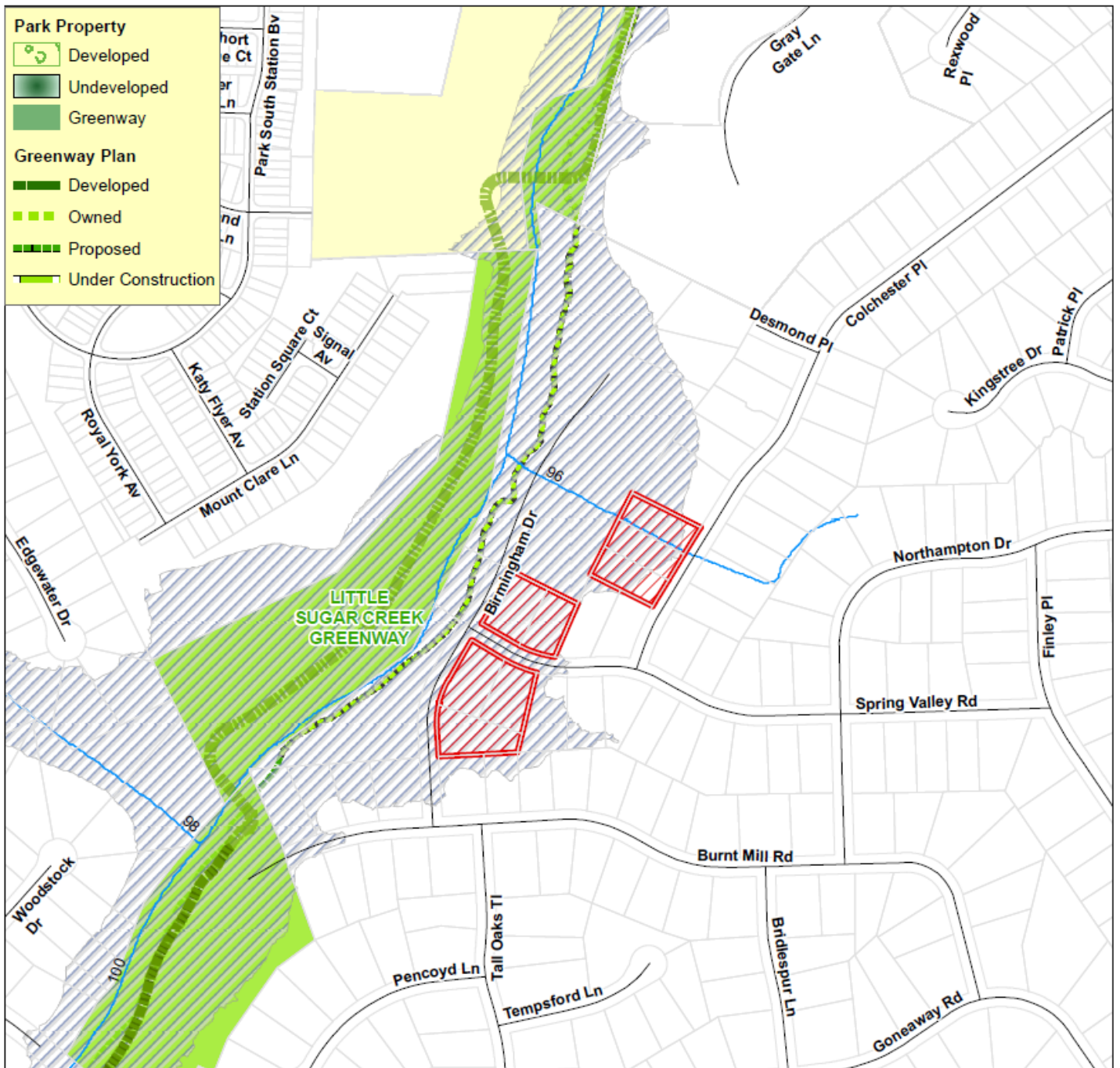
- Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.
- The parcels fall within the FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods.
- The acquired parcels can be available for future public/private projects with the understanding that new structures (buildings) will not be allowed.

Adopted Goals and Policies:

- The adopted future land use for the parcel and surrounding area is for single family residential use or for park and open space based on their floodplain designation.

CMPC PLANNING COMMITTEE REVIEW:

At their September 19, 2017 meeting the Planning Committee



Mandatory Referral 17-28

Initiated & Submitted by:
County Storm Water Services

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

Produced by the Charlotte-Mecklenburg Planning Department



Initiated by: Jim Garges, County Park and Recreation
Submitted by: Jacqueline McNeil, County Asset & Facility Management
Planning staff resource: Julia Lund

ATTACHMENT 3

MANDATORY REFERRAL-REPORT NO. 17-30
Proposed Acquisition of a Portion of Oak Hills Golf Course in Charlotte ETJ

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire a portion of Oak Hills Golf Course, totaling +/- 158 acres, in unincorporated Mecklenburg County for park & recreation purposes. The irregular sized property is directly south of Interstate 485, east of Oakdale Road and consists of eleven tax parcels including: 033-251-01, 033-251-05, 033-251-17, 033-251-14, 033-251-15, 033-251-16, 033-111-12, 033-261-05, 033-146-08 and portions of tax parcels 033-251-04 and 033-251-02. It is currently a golf course surrounded by single family homes of various lot sizes. The parcels are zoned R3 - Single Family Residential, according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The property is an active golf course with significant natural areas on the northern border of the golf course along Long Creek. The natural areas along Long Creek are good quality maturing or mature forest that are providing habitat for wildlife and protecting water quality of the Long Creek watershed by controlling runoff and limiting erosion. Within the golf course, there are several isolated stands of vegetation, much of which occurs as uneven aged forest, with the majority of trees having a diameter-at-breast-height ranging between two and 20 inches.

When developed, this property would serve as Regional Park to fulfill the recreational needs of Mecklenburg County residents. Given the property's significant size, there is the opportunity to bring active recreational amenities like athletic fields as well as various passive/nonathletic amenities like walking trails, shelters, playgrounds and fitness zones to this area of the County. The land's topography also makes it well suited for a 5k cross country running course. Finally, this property will fill in a significant ownership gap along the Long Creek greenway corridor and would likely as an access point for future Long Creek greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with Mecklenburg County's *Park and Recreation Master Plan*. The Plan identifies the need for more open space through park acquisition and recommends increases in the greenway trail network. Acquisition of this property accomplishes those goals.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed acquisition of the subject parcel for park and recreation purposes is consistent with the adopted future land use of Greenway and Park/Open Space as per the *Northwest District Plan* (1990).

PROJECT IMPACT:

Acquisition of this property would provide additional recreational amenities to Mecklenburg County residents as well as contribute to the water quality of the Long Creek 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 in FY18.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their September 6, 2017 meeting and offered the following comments:

- It was stated that development of the park on this property would occur after 2023.
- Park and Recreation will not retain use of this property as a golf course.
- Site access issues that currently exist and are somewhat limited will be addressed during the park design process.
- The current property owner initiated the proposed transaction.

The following agencies were represented at the September 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, Charlotte Water, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, County Asset Management, County Stormwater, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Charlotte Mecklenburg Housing Partnership, Town of Matthews.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed land acquisition and has determined the following:

Conclusions:

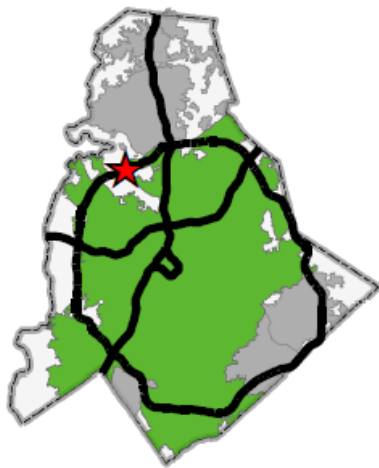
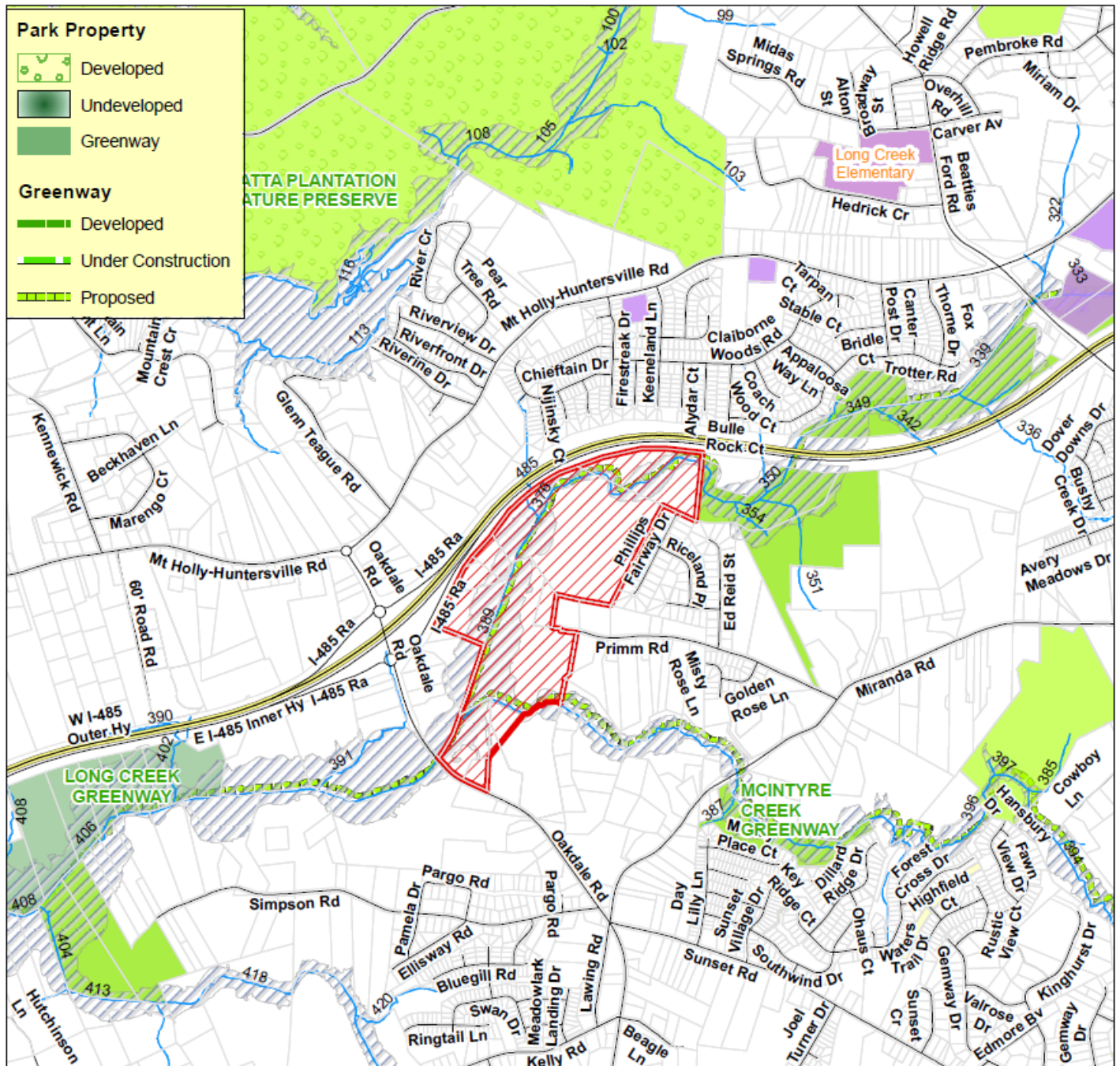
- The subject parcel is recommended for a mixture of Greenway and Park/Open Space.
- The portion of the subject parcel that borders Long Creek and McIntyre Creek is located in a FEMA floodplain.

Adopted Goals and Policies:

- The *Northwest District Plan* states as a goal the provision of a network of public open spaces to be distributed throughout the Northwest District.
- The *Northwest District Plan* recommends the acquisition of a Long Creek Community Park site.
- The *Northwest District Plan* recommends the provision of adequate park and open spaces to enhance the environmental quality of this area.

CMPC PLANNING COMMITTEE REVIEW:

At their September 19, 2017 meeting the Planning Committee



Mandatory Referral 17-30

Initiated by: County Park and Recreation

Submitted by: County Asset & Facility Management

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



MANDATORY REFERRAL REPORT NO. 17-31
Proposed Disposition of City-Owned Property on Toomey Avenue

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to dispose of a small vacant portion of a City-owned parcel on the corner of Remount Road and Toomey Avenue. The property is a portion of 2700 Toomey Avenue (parcel identification number 145-018-02), that is leased to and occupied by the Humane Society of Charlotte and used for their spay/neuter and kennel operations. The particular property proposed for disposition is approximately 0.23 acres, and is zoned R-22MF (Residential – multi-family) according to the Charlotte Zoning Ordinance.

The property borders (in addition to the Humane Society property) Southside Community Park to the east, multi-family residential to the north and vacant land to the west.

PROJECT JUSTIFICATION:

The City acquired the entire 2700 Toomey Avenue parcel in 1929 and for many years used the property for Charlotte Mecklenburg Police Department (CMPD) Animal Care & Control operations. CMPD Animal Care & Control began leasing the property for free to the Humane Society of Charlotte in 1981 in exchange for the provision of spay/neuter services. Following the construction of a new CMPD Animal Care & Control facility on Byrum Drive, the Humane Society of Charlotte continued to lease the property for their organizational operations. The Humane Society of Charlotte does not use the portion of the property proposed for disposition.

There is a creek with a 35 foot SWIM buffer and 35 foot post construction buffer separating the portion of the property proposed for disposition from the remainder of the City-owned property. The portion of the property proposed for disposition is the only available road access to the adjacent, privately-owned parcel (parcel identification number 145-018-01).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In June 2017, City Council adopted the *City-Owned Real Estate and Facilities Policy*, which aims to ensure that the acquisition, use, management and disposition of City-owned properties and facilities are responsible, responsive, transparent, and consistent with City Council priorities.

CONSISTENCY WITH ADOPTED LAND USE PLANS: The *New Bern Transit Station Area Plan (2008)* recommends institutional uses for the property in question.

PROJECT IMPACT:

Disposition of this portion of the property will reduce maintenance responsibilities for the City and place the property on the tax roll.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The adjacent, privately-owned property (parcel identification number 145-018-01) is currently under contract and given its accessibility limitations cannot be used or developed without use of the City-owned property.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of this sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their September 6, 2017 meeting and there were no comments offered.

The following agencies were represented at the September 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, Charlotte Water, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, County Asset Management, County Stormwater, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Charlotte Mecklenburg Housing Partnership, Town of Matthews.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed land sale and below are the key findings:

Conclusions:

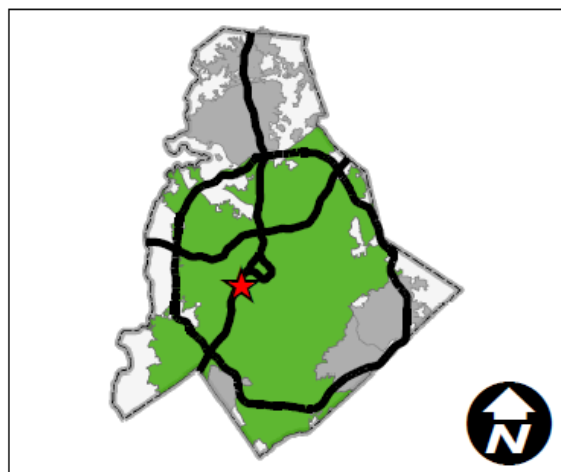
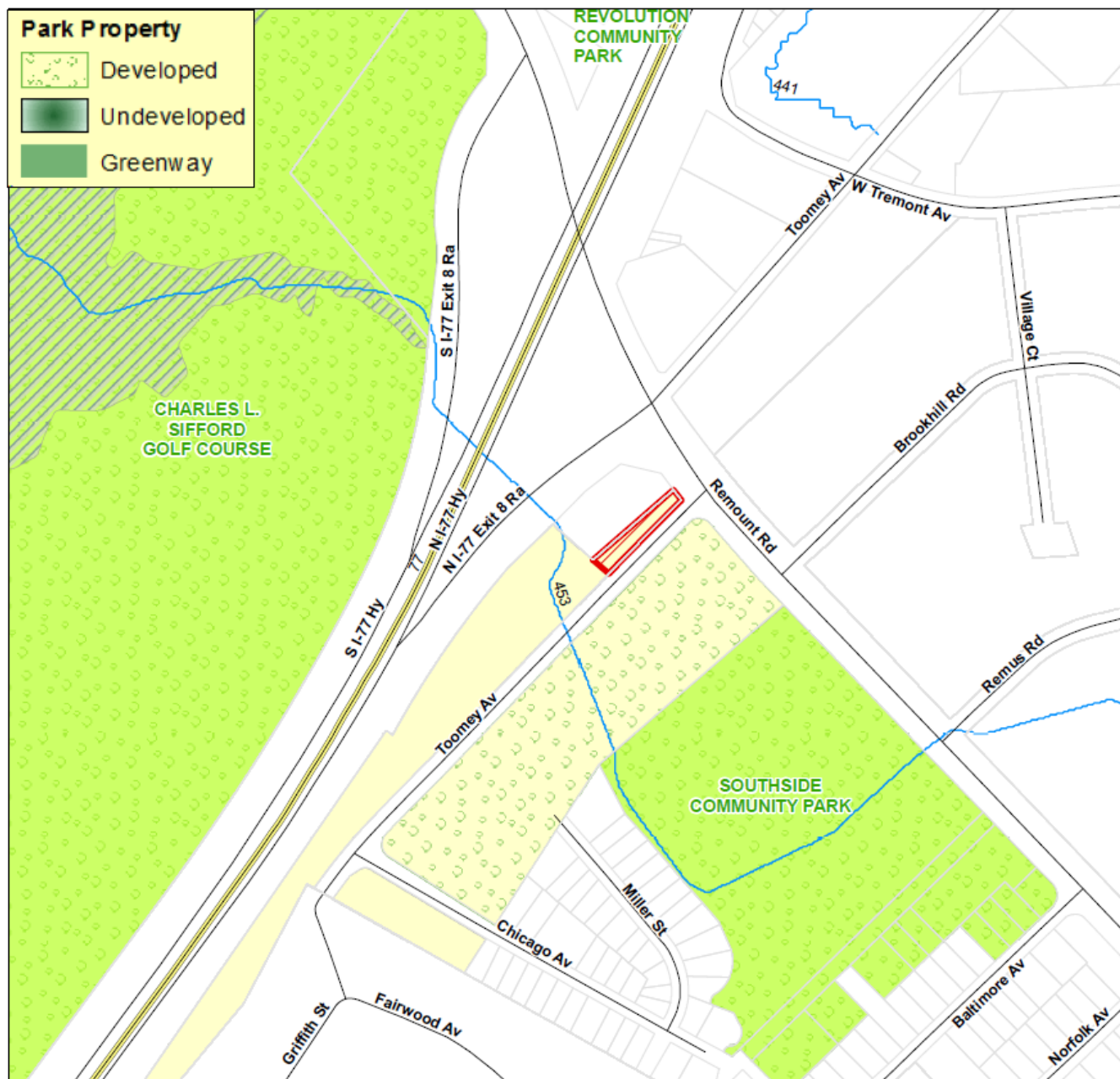
- The *New Bern Transit Station Area Plan (2008)* recommendation for institutional uses recognized the established institutional use, the Humane Society of Charlotte. The subject property, however, is separated from the Humane Society facility by a creek with a 35 foot SWIM buffer and 35 foot post construction. Therefore, there is little relationship between the subject property and the existing institutional facility.
- The adjacent, privately-owned property (parcel identification number 145-018-01) is currently zoned R-22MF (multifamily residential up to 22 dwelling units per acre) allowing residential, institutional, and recreational uses.
- The adjacent, privately-owned property is also subject to the *New Bern Transit Station Area Plan (2008)*. The plan recommends office uses for this site.
- The adjacent property has limited accessibility and cannot be used or developed without use of the subject property.
- If the adjacent property owner wants to develop the site for uses not permitted in the R-22MF zoning district they would need to request a rezoning.
- Due to the size of the subject property, residential construction is not feasible as a standalone use. The zoning for the subject site and adjacent property could allow for residential construction. If the potential buyer of the adjacent property plans to develop the site for a residential use, it would be consistent with council priorities to explore partnering with the property owner on a mix of units that furthers Council's housing production goals.

Adopted Goals and Policies:

- The *New Bern Transit Station Area Plan (2008)* recommends institutional uses.

CMPC PLANNING COMMITTEE REVIEW:

At their September 19, 2017 meeting the Planning Committee



Mandatory Referral 17-31

Initiated by: CMPD

Submitted by: E&PM

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

Produced by the Charlotte-Mecklenburg Planning Department

