

# Planning Committee

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## Agenda Packet

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



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**December 19, 2017 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> 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 (5:10-5:15PM)**

**Approve November 21, 2017 Minutes. Attachment 1 (Action Required)**

**TODO Tasks**

3. **Ongoing Business**

**Mandatory Referrals (Action Required) (5:15-5:40PM)**

**M.R. #17-35: Proposal by Mecklenburg County to Acquire the Former Northpark Mall for a Community Resource Center and Other Uses**

Mecklenburg County proposes to purchase approximately 20.4 acres located at 101 and 103 Eastway Drive, formerly Northpark Mall, (Tax Parcels 097-111-20, 22 and 99) to support the “Bringing Mecklenburg County to You” initiative. **Attachment 2**

**M.R. #17-36: Proposal by the City of Charlotte to Dispose of Ten City Owned Surplus Properties**

Charlotte Water Department proposes to sell or dispose of ten surplus parcels located throughout the City (see Mandatory Referral for locations and Tax Parcel Numbers). These parcels were former well, storage, and lift station sites acquired through a series of private water system purchases. **Attachment 3**

**M.R. #17-37: Proposal by Mecklenburg County to Acquire by Donation Land Located along North Prong Clarke Creek in Huntersville's ETJ for Greenway**

Mecklenburg County proposes to accept the donation of approximately 1.5 acres located along both sides of North Prong Clarke Creek (Tax Parcel 019-441-11) in the town of Huntersville's extraterritorial jurisdiction for the future construction of the North Prong Clarke Creek Greenway.

**Attachment 4**

**South End Vision Plan Update (5:40-5:45PM)**

Ed McKinney

Committee discussion but no action required

**Place Types (5:45-6:30PM)**

Kathy Cornett, Garet Johnson, Mandy Rosen

- Schedule Update
- Public Engagement Activities
- Place Type Sample

Committee discussion but no action required

**4. TODO Tasks (6:30-6:45PM)**

### **Attendance**

**Planning Committee Members Present:** Chairperson Deb Ryan and Vice Chairperson John Ham and Commissioners Victoria Nwasike, Keba Samuel, Cozzie Watkins and Nancy Wiggins

**Planning Committee Members Absent:** Phillip Gussman

**Other Commissioners Present:** Planning Commission Vice Chairperson John Fryday

**Planning Staff Present:** Ed McKinney (interim Planning Director), Monica Holmes, Garet Johnson, Linda Keich, Julia Lund, Catherine Mahoney, Melony McCullough, Grant Meacci and Mandy Rosen

### **Welcome and Introductions**

Chairperson Ryan called the meeting to order at 5pm, welcomed those present and asked everyone to introduce themselves.

### **Approval of Minutes**

*A motion was made by Commissioner Wiggins and seconded by Commissioner Ham to approve the October 17, 2017 minutes. The minutes were unanimously approved.*

### **South End Vision Plan Public Comment**

Monica Holmes (Planning) gave a brief overview of the draft *South End Vision Plan* which the Committee has been discussing for a couple of months. She reminded the Committee that the *South End Vision Plan* includes amendments to the *South End Station Area Plan* (2005) and the *Newbern Station Area Plan* (2008). Click the following links to view the [South End Vision Plan](#), [South End Station Area Plan - Updates](#) and [New Bern Station Area Plan - Updates](#).

Ms. Holmes noted that this plan was developed in response to growth in the South End area. The plan development process was led by Charlotte Center City Partners (CCCP) working with the City of Charlotte, the Planning Department, Stantec and the South End Steering Committee.

Ms. Holmes highlighted the key steps in the process and summarized the plan's Vision, Goals, Focus Areas, Top 10 Initiatives and Design Guidelines. Ms. Holmes explained that the Design Guidelines set the framework for a lot of the Planning Committee's work on Transit Oriented Development (TOD). She shared a draft of the proposed review and adoption schedule and emphasized that the schedule could change. The next steps in the process include City Council receiving public comment. Click [here](#) to view Ms. Holmes' presentation.

Chairperson Ryan recognized those who signed up to speak. Steve Allen, a ten year resident of South End and a member of the South End Steering Committee spoke in support of the plan. He indicated that he moved from the Elizabeth neighborhood to South End in 2007 primarily because of its proximity to uptown and the soon to open Lynx Blue Line. He shared what he likes about the area and some of the area's challenges. Mr. Allen likes the synergy of the area including the density, walkability, access to the light rail, diverse population, local retail establishments and rail trail. He stated that South End has enjoyed growth for many reasons but there are challenges such as traffic, rapidly disappearing open space, pedestrian safety, bike safety, the cross-sections of primary streets, multi-family design standards and lack of employment areas.

Mr. Allen spoke about how the *South End Vision Plan* addresses some of the area's challenges such as capital improvements to the rail trail, completion and expansion of Centennial Park and new public space in the Gold District. The plan also includes design standards that would help achieve the type of neighborhood envisioned.

The next speaker was Kristen Tucker, a minister at Pritchard Memorial Baptist Church, and a South End resident. She moved to the area in December 2014 and the church has been in South End since 1901. She acknowledged that people have returned to the area to live, work and play. She also acknowledged the importance of the rail trail in the area. She concluded by saying that she is honored to work in this community. She thinks that the South End Vision Plan brings back community and a sense of belonging.

Commissioner Wiggins asked Mr. Allen what he recommends to make the rail trail more successful. Mr. Allen answered mini concerts and pop up artists as well as opening The Arlington to the trail. Commissioner Wiggins asked Mr. Allen if he thinks it needs more retail. Mr. Allen said that consideration is being given to partnering with apartments nearby for a dog walk. Commissioner Wiggins thinks that retail is needed along the rail trail. She said that she has been advocating for underground parking but an article in the newspaper reminded her of the brownfields in the area which makes underground parking difficult. Chairperson Ryan thanked CCCP for their work on this plan.

Commissioner Watkins asked about diversity on the South End Steering Committee. Cheryl Myers (CCCP) replied that consideration was given to location, neighborhood, age and race for Steering Committee membership.

Commissioner Wiggins asked if there was representation from the Arts Community. Clint Mullis said there were two members from the Arts Community.

Commissioner Watkins asked if the area can accommodate an urgent care facility. Ms. Tucker said there is one located at the intersection of South Boulevard and East Park Avenue. Ms. Myers said planning for health services should be considered.

Commissioner Wiggins said that she hopes that Brownfields are considered when planning developments. Chairperson Ryan thanked the public for sharing their comments on the draft plan.

## **Place Types**

Garet Johnson (Planning) described the vision and implementation components. She stated that the vision for the future and existing growth framework are being refreshed and strengthened. She shared the definition of Place Types as a way to classify land for planning purposes. She explained how the Place Types and the Unified Development Ordinance (UDO) staff teams are organized and recognized the staff members that are leading each team. She reviewed updates to the previous schedule and shared information about the Place Types/UDO Summit planned for March. Ms. Johnson highlighted the three phases of public engagement. She said that staff will share the “Tear Sheets” (Design Elements) with the Committee at the December meeting. The “Tear Sheets” have specific information for each place type and include some general development guidance. Chairperson Ryan thanked Ms. Johnson for sharing this information and said that it addresses what the Committee has requested.

Ms. Johnson summarized what staff has heard from the Committee in regards to public engagement. The Committee said that public engagement should include some fun, manage expectations and focus on topics most relevant to Place Types, define the public realm, direct people to an interactive website and involve the Planning Commission in engagement strategies.

Catherine Mahoney (Planning) provided more details about the public engagement strategy. She provided information on the expected outcomes, information sharing and community engagement. Ms. Mahoney shared the goal for neighborhoods. She said that the answers to the following questions need to be developed:

- What types of neighborhoods do people want to live in?
- What types of housing will be needed?
- How should neighborhoods transition to other place types?

Ms. Mahoney explained that the purpose for the Place Types/UDO Summit is to engage the broader public around key issues that require hands-on input. This includes hosting a series of events and gathering critical input during the drafting stage of Place Types/UDO.

The schedule for the Summit is outlined below:

- Thursday Evening - National Speaker (Speaker series in partnership with CCCP)
- Friday Morning - Coffee Talk (Targeted discussion)
- Saturday Morning - Half-Day Summit (Self-guided exhibit & interactive discussion/activities)

Click [here](#) to view Ms. Johnson and Ms. Mahoney’s presentation.

Commissioner Wiggins suggested inviting safety officials to talk about how to make Place Types safer for the community. Chairperson Ryan stated that perhaps urban design elements should be shared such as how more eyes on an area can make it safer. Vice Chairperson Ham asked if Council will only be involved at the end of the process. Ms. Johnson stated that the Council meetings are not shown but information will be shared with Council throughout the process. She said that an overlay can be added to the schedule once a new Council Committee is formed.

Commissioner Nwasike would like to make sure that the Summit is inclusive. She suggested using University City Partners to assist with outreach. Ms. Johnson clarified that staff has partnered with CCCP for the Summit speaker. Commissioner Nwasike said that the public does not know that they make a difference in these processes. She asked how the community will be informed of their impacts. Ms. Mahoney stated that during Phase 2 staff will be very clear about how community input impacts policy. Ms. Johnson added that staff will show how things have changed since last year. Chairperson Ryan said that it is important to manage expectations because comments may or may not shape a plan but it is important to acknowledge comments.

Commissioner Samuel suggested using the hashtag #shapecharlotte for the process. She asked how true interaction can take place at the Summit to allow public input. Chairperson Ryan said the Committee may hear more about that next month. She suggested reaching out to the apartment association and homeowners associations. Chairperson Ryan asked Commissioner Samuel if she would like to review the mailing list and she answered yes.

Commissioner Wiggins suggested targeting unusual groups for participation in the process. Commissioner Watkins suggested reaching out to social workers as a unique group. Ms. Johnson stated that social media will be used to help reach different groups. Commissioner Wiggins suggested that people like the Facebook page. Chairperson Ryan said that her students can share information on social media.

Commissioner Wiggins asked if a different term can be used for "Tear Sheets." Commissioner Samuel suggested using the term "Swatches" instead of "Tear Sheets."

Chairperson Ryan thanked staff for sharing the information.

The meeting adjourned at 6:40 p.m.



**MANDATORY REFERRAL REPORT NO. 17-35**  
**Proposed Acquisition of Site for Community Resource Center and Other Uses to be Determined**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire property to support the "Bringing Mecklenburg County to You" Initiative. The Parcel Identification Number(s) are 097-111-20 (12.618 AC), 097-111-22 (8.09 AC) and 097-111-99 (.272 AC) near the corner of Eastway Drive and North Tryon Street in east Charlotte, at a site formerly referred to as "Northpark Mall" (101 and 103 Eastway Drive). The site is currently zoned B-2 according to the Charlotte Zoning Ordinance and features one operating retailer and several vacant retail structures which may be demolished or renovated. The parcels are located near a CATS Blue Line Extension stop and directly adjacent to a Carolinas Healthcare Systems family clinic. To the southeast of the parcel, and across the rail corridor, is the Eastway Regional Park, which will be home to a new Mecklenburg County recreation facility.

**PROJECT JUSTIFICATION:**

Mecklenburg County developed the "*Bringing Mecklenburg County to You*" Plan to transform the way County services are delivered to our residents. A key feature of this plan was the siting and development of "Community Resource Centers," ("CRCs") which are to be single-stop to access the range of County services. (The first Community Resource Center is under construction at the Valerie C. Woodard Center on Freedom Drive; additional CRCs are planned in southwest Charlotte, the West Boulevard corridor, Beatties Ford Road, and the Albemarle Road corridor. The North Tryon corridor was also identified as a location for a CRC.)

Additionally, the redevelopment of the Main Library has caused the County to seek a permanent site for the "back-office" functions of that facility; it is believed that this site can accommodate that use, as well. This function requires a location that is as centrally-located as possible, with good access to the major road network (including interstates).

This site is ideal for these uses because of the light rail and robust bus service offered by CATS on Eastway. This location, in "the crescent," is well-positioned for residents in the northeast quadrant. Acquiring commercial property rather than residential also ensures that the residents being served are not displaced by the project. And finally, this site remains relatively affordable for the taxpayers given its rail adjacency. Funding for these items was included in Mecklenburg County's adopted CIP.

Other sites along the corridor were evaluated for the CRC use; none were comparable at per-acre asking prices. Several other locations throughout Mecklenburg County were evaluated for the Library Services Center, but none offered the mix of access, location, and potential for adding to a campus-type environment with other County uses.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

"*Bringing Mecklenburg County to You*" Master Plan outlines the County's goals and objectives related to CRC's; the Mecklenburg County CIP supports this plan (and the Main Library redevelopment) through funding commitments.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Blue Line Extension Transit Station Area Plans (2013)* identify this site as being within the Old Concord Transit Station Area and located approximately ½ mile walk distance from the station. All three properties are recommended for Transit Supportive Uses and have a recommended maximum height of 50 feet. The land use policies encourage a mix of transit supportive land uses (residential, retail, civic/institutional, park and open space) within the Transit Station Area. The policies seek to ensure that scale and massing of new development/redevelopment is sensitive to the existing neighborhood-scale retail and established neighborhoods. Connections to Eastway Park should be provided where possible. Eastway Drive is recommended to be improved with a 6' sidewalk, 8' planting strip, and accommodate a bike lane and two 11' travel lanes in each direction. A 24' setback is recommended along Eastway Drive. Additionally, a future street is proposed to connect through the site to Old Concord Road as part of the Philemon Avenue extension.

**PROJECT IMPACT:**

This project may bring as many as 500 employees to a neglected site in northeast Charlotte. The CRC, being customer-facing, will serve 1/6<sup>th</sup> (or more) of the County population. With the exception of a Public Health clinical operation, every other health and human service will be available to any County resident. These include Veteran's Services, Child Support Enforcement, and the Department of Social Services; all will be provided in a customer-focused environment. Potential exists for the adaptive reuse of existing buildings, total redevelopment of the site, or any combination. Increased traffic along North Tryon, Eastway, and especially on CATS buses and trains which serve this site, is to be expected. Opportunities for additional partners who support the County's goals are available. It is hoped that this will transform the way services are delivered, and received, by the residents through what goes on inside the facility; it is hoped to transform this center through the construction and operation of the facility.

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

As noted, this site is intended to be a multi-use campus. Adjacency to Eastway Regional Park and the CHS clinic provide opportunities for families and individuals to leverage their visits. Potential exists for the relocation of the Sugar Creek Library Branch on North Tryon Street to this site, should Charlotte Mecklenburg Police Department (with whom the Library shares the building) wishes to acquire the library's portion of that mixed-use facility. Other joint use opportunity discussions would be welcomed.

**ESTIMATED PROJECT COMPLETION DATE:**

Land acquisition for CRC and Library Services Center funded; construction of Library Services Center and CRCs included in current adopted CIP.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

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

- County will likely retain the two "big box" structures on the site but demolish the ancillary mall structure.
- County also plans on looking to extend proposed Northpark Mall Drive through the site.
- County wants to establish pedestrian connections to the Blue Line Extension station to the east and to the planned recreation center to the south across the railroad tracks.
- County needs to set "best practices" example of a TOD redevelopment at a station area as it is proposed to be a major public project.
- Charlotte Water reported that this is a low pressure area, and they need to get a clearer idea of the planned development on the site in order to determine what infrastructure will be needed in order to serve the development.

**Agencies Represented:** City Housing & Neighborhood Services, County Park & Recreation, City Real Estate, Centralina COG, City Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, County Asset Management, Central Piedmont Community College, C-M Planning, County Public Health, C-M Police, Carolina Health Systems, CATS, City Attorney's office, and Charlotte Fire.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed purchase of the property and below are the key findings:

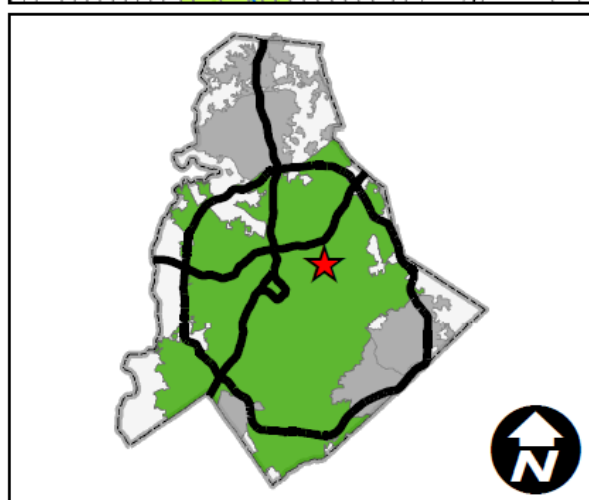
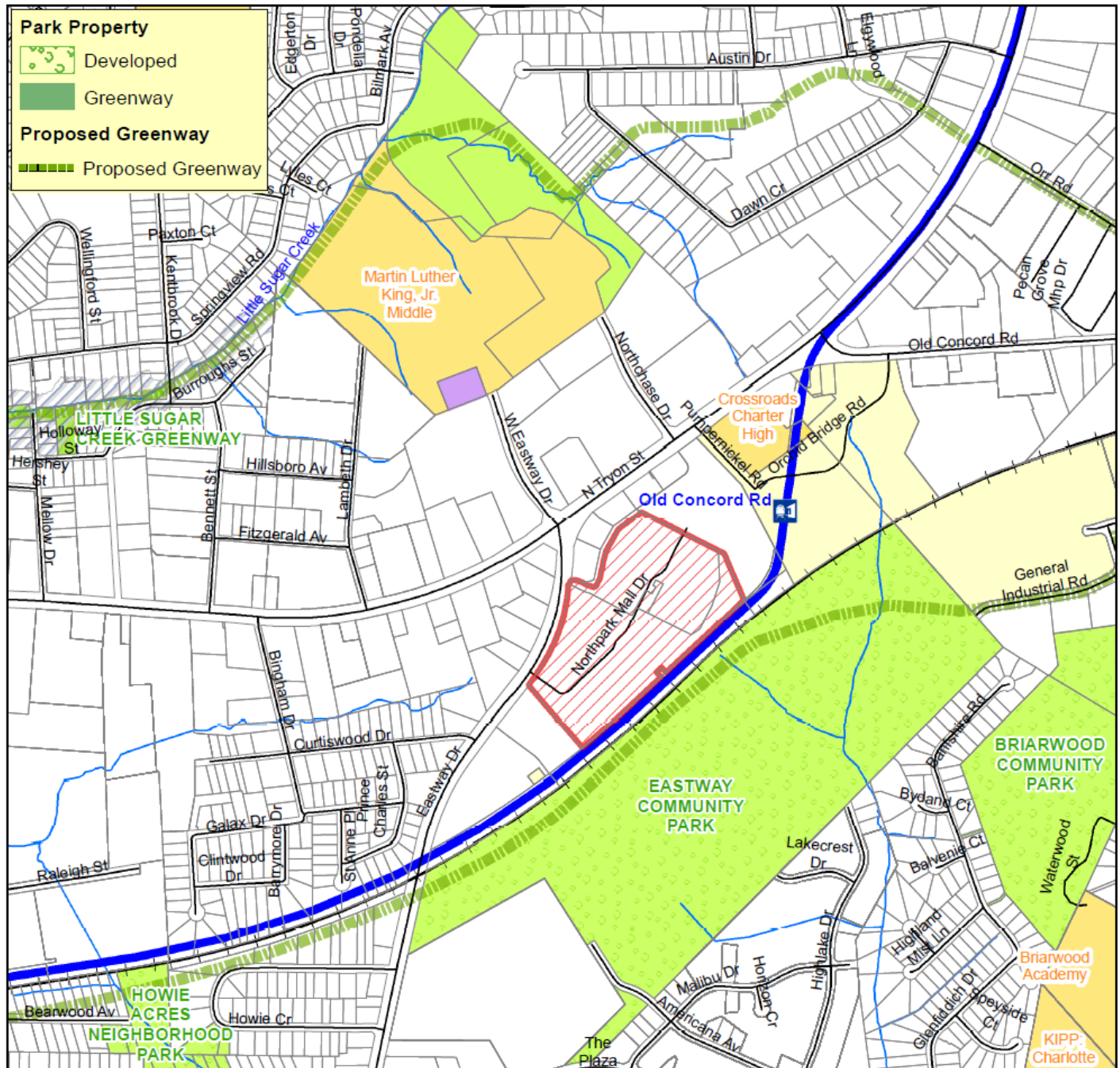
**Conclusions:**

- The services the County intends to locate here would benefit from transit access this site offers.
- If redeveloped, the site should be rezoned to a transit supportive zoning district to align new development with the adopted policies in the Transit Station Area Plan.
- New development under existing B-2 zoning would likely be incompatible with the vision for the area.
- City Council at the request of Mecklenburg County recently approved a rezoning (2017-086, approved 9/18/17) for the Eastway Community Park property immediately to the south of this property to enable development of a regional recreation center (and related improvements) in Eastway Community Park. These uses will be complementary to the proposed County facilities on the subject site, and would particularly benefit in the event a pedestrian link can be established across the railroad tracks that separate the two sites.
- The site has fairly good light rail access to the Old Concord Blue Line Extension Transit Station, which could be improved over time with additional street connectivity.

**Adopted Goals and Policies:**

- The *Blue Line Extension Transit Station Area Plans (2013)* identify civic and institutional uses as appropriate types of uses within a transit station area. The site is recommended for Transit Oriented Development.
- Mecklenburg County's "*Bringing Mecklenburg County to You*" Plan identified a goal of siting and development of Community Resource Centers as a single-stop to access a range of community services.

**CMPC PLANNING COMMITTEE REVIEW:**



## Mandatory Referral 17-35

Initiated & Submitted by:  
Mecklenburg County Government

- Mandatory Referral
- City Property
- County Property
- Local Historic Landmark
- Blue Line Extension Station
- Blue Line Extension



Produced by the Charlotte-Mecklenburg Planning Department



**MANDATORY REFERRAL-REPORT NO. 17-36**  
**Proposed Disposition of Ten City-Owned Surplus Properties**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte Water Department proposes to sell or dispose of ten surplus parcels listed below:

	PARCEL ID	ADDRESS	ZONING <sup>(1)</sup>	CURRENT USE	LOT SIZE (AC.)	ADOPTED FUTURE LAND USE	ADOPTED LAND USE PLAN
1	111-308-62	7420 Bondhaven Drive	R-MH	Capped well & well house	.975	Single Family up to 6 DUA	East District Plan (1990)
2	105-271-01	Plaza Road Extension	R-3	Capped well & well house	1.08	Greenway & Single Family up to 4 DUA	Rocky River Road Area Plan (2006)
3, 4	111-521-38, 111-521-37	5426, 5430 Starflower Drive	R-3	Well house	.493, .416	Residential up to 4 DUA	Albemarle/I-485 Interchange Study (2003)
5	111-532-97	11551 Stewarts Crossing Drive	R-4(CD)	Storage building	.721	Residential up to 4 DUA and Greenway	Albemarle/I-485 Interchange Study (2003)
6	111-094-99	9912 Aventide Lane	R-4	Well house	.721	Residential up to 4 DUA	Albemarle/I-485 Interchange Study (2003)
7	111-392-30	Kishorn Court	R-12PUD	Well	.732	Residential up to 4 DUA	Rocky River Road Area Plan (2006)
8	111-343-48	8897 Brookstead Drive	R-3	Well	1.0	Residential up to 4 DUA	Rocky River Road Area Plan (2006)
9	111-342-98	11600 Bowsby Court	R-3	Well	.784	Greenway and Single Family up to 4 DUA	Rocky River Road Area Plan (2006)
10	223-481-02	6860 Barrette Place	R-3	Lift station	.946	Greenway & Multi-Family up to 8 DUA	South District Plan (1993)

(1) Per. City of Charlotte Zoning Ordinance

**PROJECT JUSTIFICATION:**

These parcels were former well, storage, and lift station sites acquired through a series of private water system purchases. Charlotte Water staff has determined that there is not a need to retain these parcels. The City's Real Estate Division is tasked with selling or otherwise disposing of any surplus property not needed for current or future programmed use. They will be sold individually rather than as a package.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale or disposition of parcels not needed for operations of the City's core services is consistent with the City Council adopted Asset Management Guidelines.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use and reference to the adopted plan are listed in the above table under Project Proposal and Location for each site.

**PROJECT IMPACT:**

No impacts are anticipated associated with the proposed transactions.

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

There are no known relationships to other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Charlotte Water will complete capping and abandonment of the wells and demolition and removal of any improvements on these sites. The properties will be advertised for sale or upset bid, depending on the appraised value, and market interest will dictate the completion of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 6, 2017 meeting and the following comment was offered:

- County Park & Recreation is interested in two of the properties for future greenway use.

**Agencies Represented:** City Housing & Neighborhood Services, County Park & Recreation, City Real Estate, Centralina COG, City Engineering & Property Management, City Stormwater, County Manager's Office, Town of Matthews, County Asset Management, Central Piedmont Community College, C-M Planning, County Public Health, C-M Police, Carolina Health Systems, CATS, City Attorney's Office, and Charlotte Fire.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed sale of multiple properties and below are the key findings:

**Conclusions:**

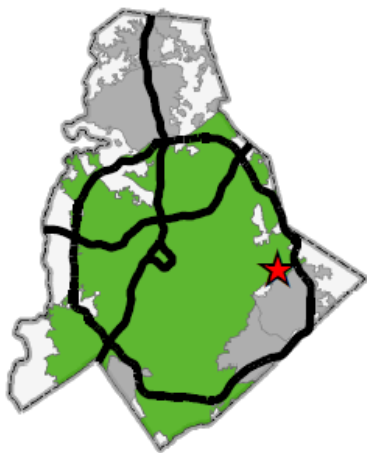
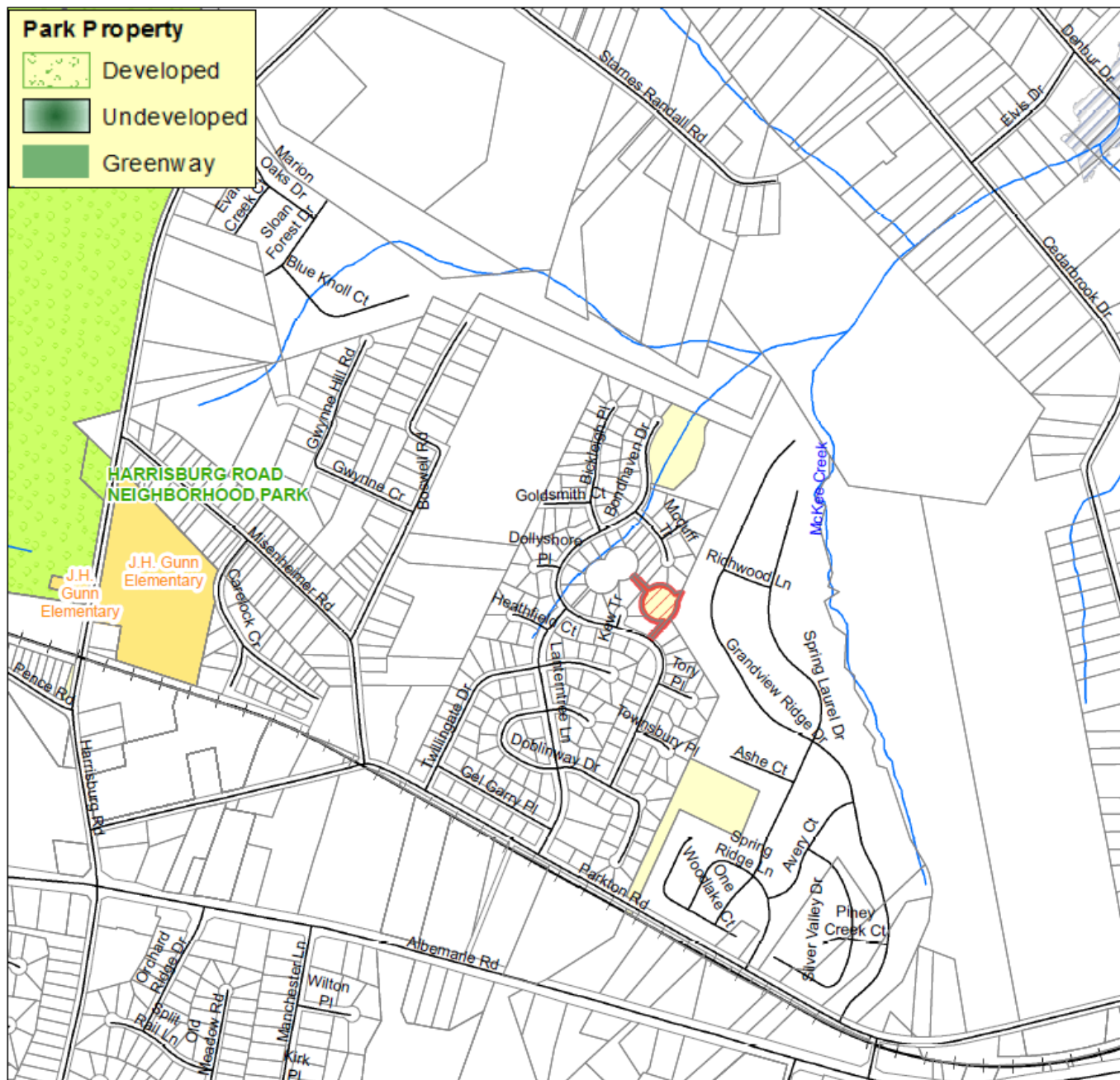
- The Plaza Road Extension, Bowsby Court and Barrette Place sites are encumbered by the FEMA floodplain.
- The Plaza Road Extension and Bowsby Court sites are identified in adopted plans for future greenway facilities and should be considered for such use by Mecklenburg County Park & Recreation.
- The Stewarts Crossing Drive, Kishorn Court, and Brookstead Drive sites do not have frontage along a public street and are landlocked.
- The Aventide Lane and Starflower Drive (2) parcels are being reviewed for consideration for affordable housing sites by Neighborhood and Housing Services and Real Estate.

**Adopted Goals and Policies:**

- The *Mecklenburg County Greenway Master Plan (2008-2018)* identifies the parcels located on Plaza Road Extension and Bowsby Court for future greenway locations.
- Charlotte City Council's Housing and Neighborhood Development Committee identifies "preserving and creating neighborhoods that offer affordable housing options" as one of its objectives in the FY2018 & FY2019 Strategic Focus Area Plan. A strategy mentioned is to expand the supply of newly constructed affordable and workforce housing geographically dispersed throughout the City.

**CMPC PLANNING COMMITTEE REVIEW:**





## Mandatory Referral 17-36

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

- Mandatory Referral
- City Property
- County Property

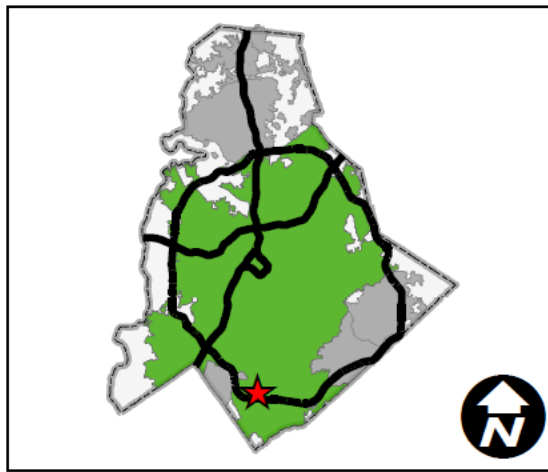
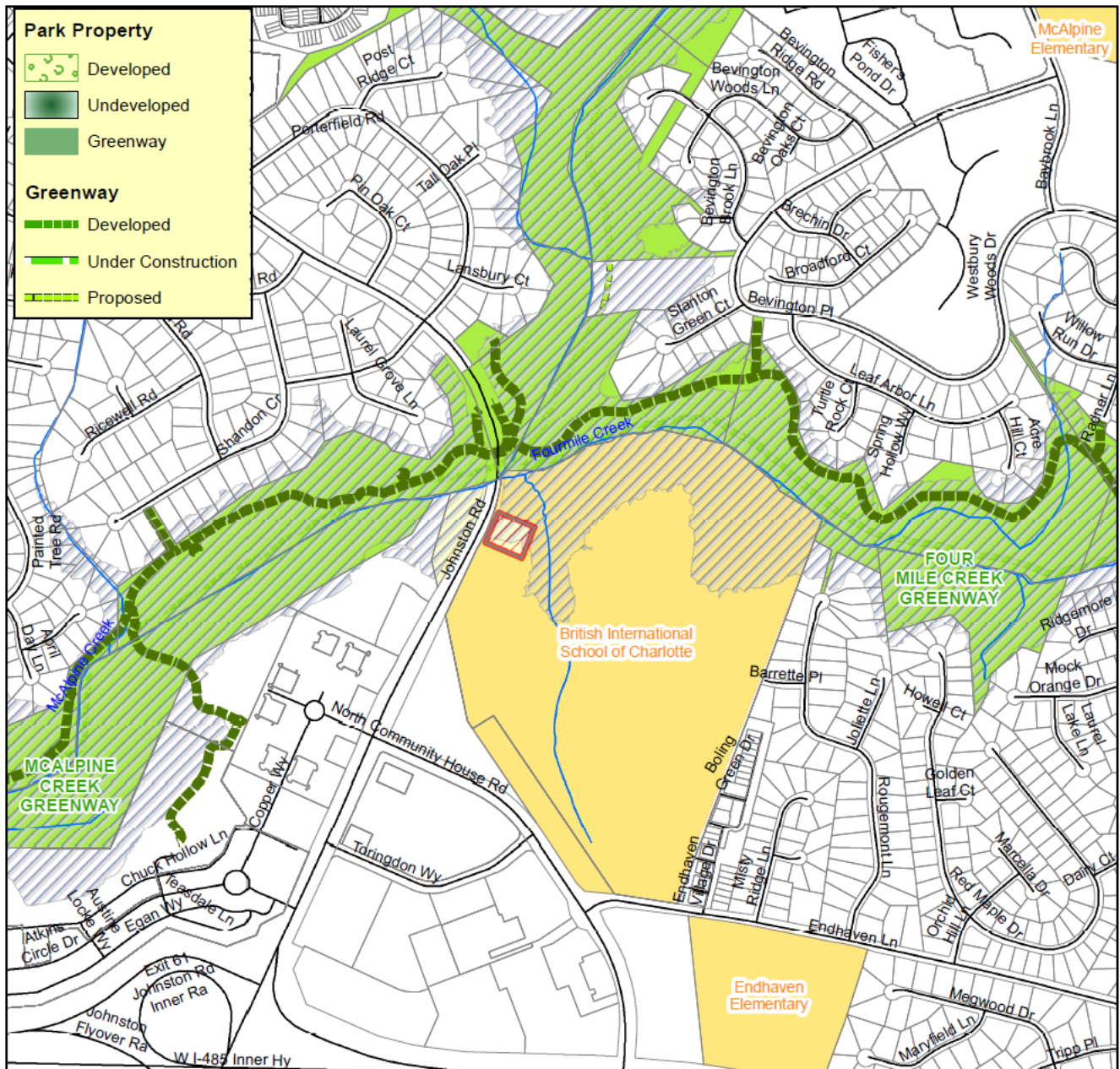


Produced by the Charlotte-Mecklenburg Planning Department









## Mandatory Referral 17-36

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

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



Produced by the Charlotte-Mecklenburg Planning Department

**Initiated by:** Leslie Johnson, Assistant County Manager

**ATTACHMENT 4**

**Submitted by:** Katie Daughtry, County Asset Management

**Planning staff resource:** Jonathan Wells (C-M Planning), Sushil Nepal (Town of Huntersville)

## **MANDATORY REFERRAL-REPORT NO. 17-37**

### **Proposed County Acquisition by Donation of North Prong Clarke Creek Greenway in Huntersville ETJ**

#### **PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County is proposing to accept the donation of Tax Parcel 019-441-11 ( $\pm 1.48$  acres) in the town of Huntersville's extraterritorial jurisdiction for the future construction of the North Prong Clarke Creek Greenway. The property is vacant and currently zoned Conditional Zoning Neighborhood Residential (NR-CD) according to the Huntersville Zoning Ordinance. The surrounding land uses are primarily residential.

This property is being donated to the County as part of the land transaction related to the proposed Ramsey's Glen single-family neighborhood development in Huntersville.

#### **PROJECT JUSTIFICATION:**

North Prong Clarke Creek Greenway is a planned greenway on the County's Master Plan that is anticipated to extend from Clarke Creek to Ramah Church Road at build-out and will be approximately 2.25 miles long. The trail will connect residential neighborhoods to Oehler Nature Preserve to the south as well as to Clarke Creek Greenway which will eventually terminate at the Cabarrus County line.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this property is consistent with the *Park and Recreation Master Plan* which identifies North Prong Clarke Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County. It is also consistent with the adopted *Huntersville Greenway and Bikeway Master Plan* (2014).

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The construction of greenways and bikeways is supported by the *Huntersville's 2030 Community Plan*, which encourages the installation of greenways, bikeways and sidewalks to connect the residential, commercial, employment, recreational and institutional uses (Policy T-6).

#### **PROJECT IMPACT:**

Once constructed this greenway trail will provide a park and recreation amenity to the area.

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

This property transaction is related to the proposed Ramsey's Glen single-family neighborhood development as the developer of that community is donating this property to the County.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property should be final in early 2018.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

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

**Agencies Represented:** City Housing & Neighborhood Services, County Park & Recreation, City Real Estate, Centralina COG, City Engineering & Property Management, City Stormwater, County Manager's Office, Town of Matthews, County Asset Management, Central Piedmont Community College, C-M Planning, County Public Health, C-M Police, Carolina Health Systems, CATS, City Attorney's Office, and Charlotte Fire.

#### **TOWN OF HUNTERSVILLE PLANNING STAFF REVIEW:**

Huntersville Planning staff has reviewed the proposed acquisition of the parcel to serve as a greenway segment and offers the following comments and observations:



**Conclusions:**

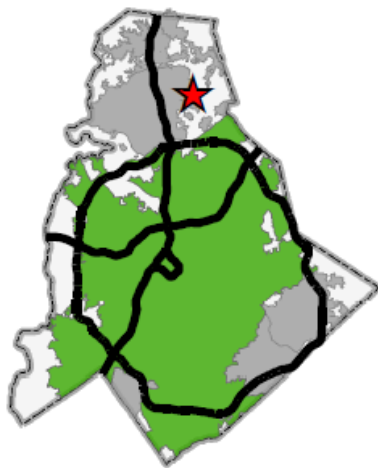
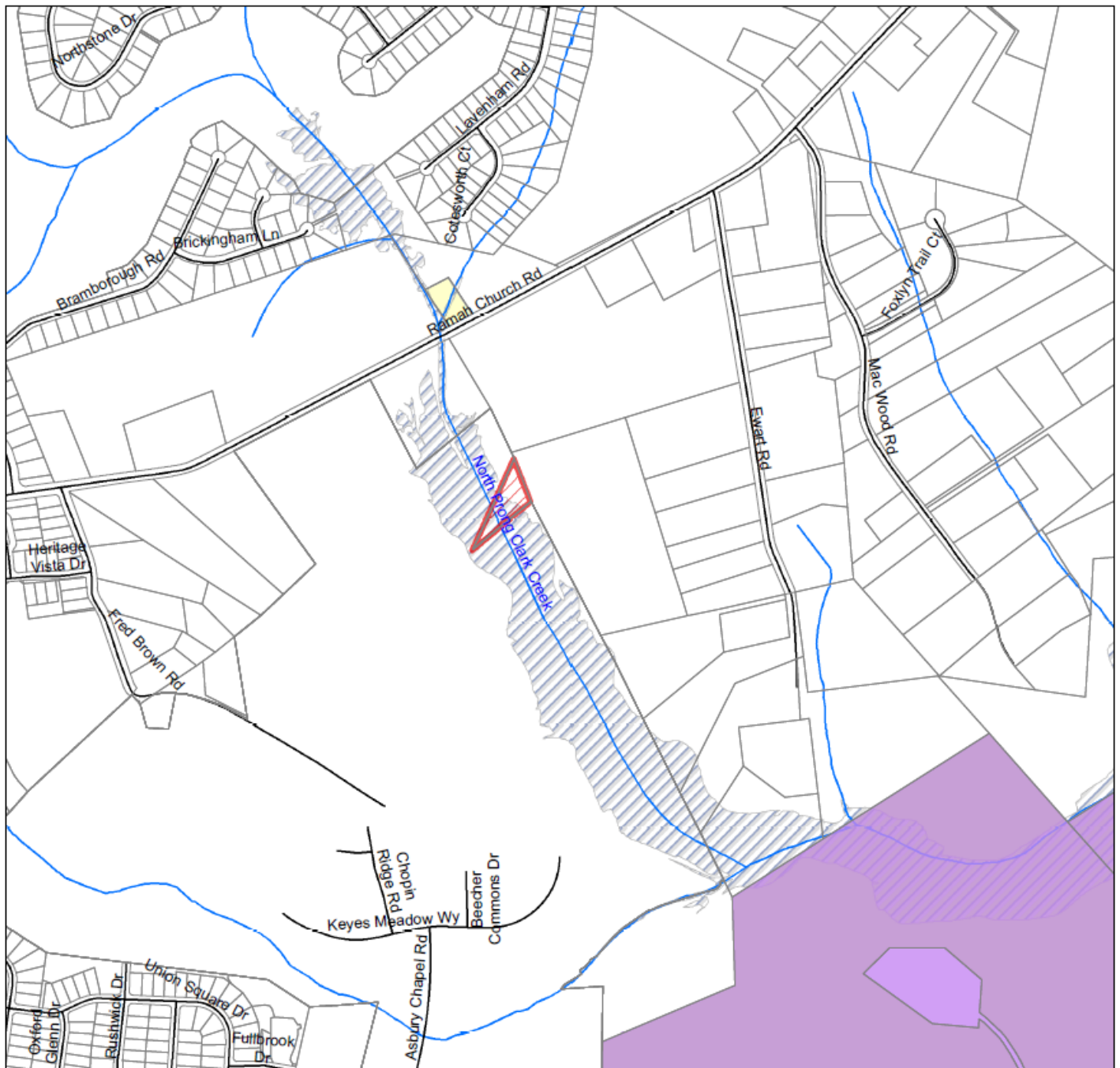
The parcel in question is in the path of the proposed North Prong Clarke Creek Greenway, which is identified as a future greenway in both the County's and Huntersville's *Greenway Master Plan*.

**Adopted Goals and Policies:**

*Huntersville 2030 Community Plan* adopted policy and action:

- Policy T-6: Pedestrian Connections Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
- Action T-6.2: Greenways and Bikeways - Implement "Greenway and Bikeway Master Plan," including the prioritization and funding of greenway trails and bikeways through a combination of public and private funding.



**CMPC PLANNING COMMITTEE REVIEW:**



## Mandatory Referral 17-37

**Initiated by: Assistant County Manager**

**Submitted by: Katie Daughtry**

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



Produced by the Charlotte-Mecklenburg Planning Department