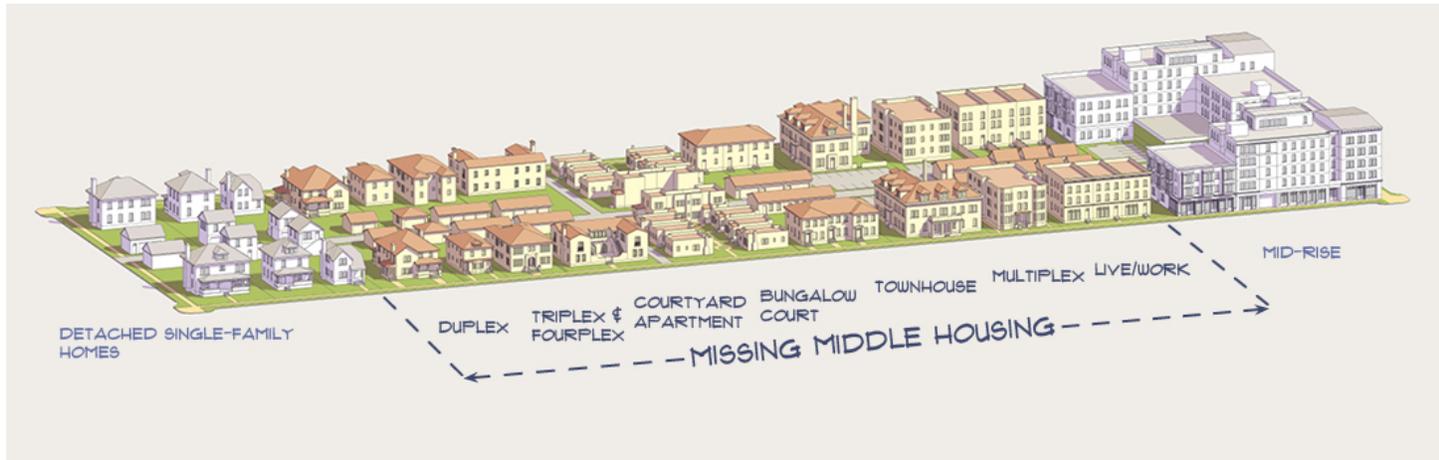


# Planning Committee Agenda Packet

January 16, 2018 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
 January 16, 2018 – 5:00 p.m.  
 CMGC – 2<sup>nd</sup> Floor, Room 280



<http://missingmiddlehousing.com>

1. **Call to Order and Introductions (5:00-5:10PM)**
2. **Old Business (5:10-5:15PM)**

**Approve December 19, 2017 Minutes. Attachment 1 (Action Required)**

3. **Ongoing Business**

**Mandatory Referral (Action Required) (5:15-5:30PM)**

**M.R. #17-36: Proposal by Mecklenburg County to Dispose of Property Located at Fourth and Graham Streets for Mixed Use Development to Include Affordable Housing**

Mecklenburg County proposes to sell 1 acre of surplus land located near the corner of West Fourth and South Graham streets (Tax Parcels 073-16-201 & 202 and 073-16-101, 103 & 106) to support the county’s real estate strategy and Mecklenburg County Board of Commissioner’s policy on affordable housing. **Attachment 2**

**South End Vision Plan Update (5:30-5:35PM)**  
 Committee discussion but no action required

Ed McKinney

**Place Types (5:35-6:50PM)**

Kathy Cornett, Garet Johnson, Mandy Rosen

- Neighborhood 1, 2, and 3 Place Type Sheets
- How Place Types Elements Translate into Zoning
- Public Engagement Update
- Project Schedule Update

Committee discussion but no action required

**TODO Tasks (6:50-7:00PM)**



### Attendance

**Planning Committee Members Present:** Vice Chairperson John Ham and Commissioners Phillip Gussman, Victoria Nwasike, Keba Samuel, and Nancy Wiggins

**Planning Committee Members Absent:** Chairperson Deborah Ryan and Commissioner Cozzie Watkins

**Other Commissioners Present:** Vice Chairperson John Fryday and Commissioner Bolyn McClung

**Planning Staff Present:** Kathy Cornett, Alan Goodwin, Laura Harmon, Monica Holmes, Garet Johnson, Linda Keich, Julia Lund, Catherine Mahoney, Melony McCullough, Ed McKinney, Grant Meacci, Amanda Vari, Jonathan Wells, and Stanley Watkins (*Consultant - City Strata Consulting*)

**Other Staff Present:** Angela Hagerman, City Real Estate and Jacqueline McNeil, County Asset Facility Management

### Welcome and Introductions

Vice Chairperson Ham called the meeting to order at 5:00pm, welcomed those present and asked everyone to introduce themselves.

### Approval of Minutes

*A motion was made by Commissioner Wiggins and seconded by Commissioner Samuel to approve the November 21, 2017 minutes. The minutes were unanimously approved.*

### Mandatory Referrals

**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 & 99) to support the “Bringing Mecklenburg County to You” initiative.

**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.

**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.

Vice Chairperson Ham asked the Committee if they would like to pull any of the mandatory referrals for discussion. None of the Mandatory Referrals were pulled for discussion.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Gussman to state that the Planning Committee has reviewed M.R. #17-35, M.R. #17-36, and M.R #17-37 and has no additional comments for the submitting agencies. The motion was unanimously approved.*

### **Draft South End Vision Plan**

Ed McKinney (Interim Planning Director) gave an update on the schedule for the draft *South End Vision Plan*. He explained that the plan adoption process has temporarily been placed on hold because of the election of new City Council members. The meeting for Council to receive public comment was postponed. The new Council committees have been established but their meeting schedule has not been shared yet. Mr. McKinney said that staff will update the new Council on the plan and reschedule the meeting for Council to receive public comments on the draft plan.

Mr. McKinney reviewed the plan adoption schedule and explained how staff will address comments received on the draft plan. He stated that staff is in the process of gathering comments from the public, Planning Committee, elected officials, and others. Staff will track all comments received on the draft plan and prepare a report that includes a matrix with all of the comments. Staff will consider all comments received and present them along with a recommendation to the Planning Committee and Transportation and Planning Committee (TAP).

Mr. McKinney emphasized that staff will not make any changes to the draft *South End Vision Plan* at this time. The draft plan will be accompanied by a report that includes all comments received on the document along with staff's recommendation on the comments or any proposed changes. The Planning Committee and TAP Committee will make recommendations on any proposed changes to the draft *South End Vision Plan*.

Commissioner Gussman asked when the plan will be adopted. Mr. McKinney replied that it depends on discussions with TAP Committee. The discussions could take more than one meeting. He also said that the same information (draft plan and compilation of comments) that staff presents to the Planning Committee for a recommendation will be presented to Council along with any comments from the Planning Committee. He emphasized that everyone will continue to see the same draft plan with a compilation of comments and recommended changes throughout the plan adoption process. Once the draft plan and revisions are adopted, the document will be revised to reflect the changes.

Commissioner Nwasike asked if the addendum will have the actual language that will be included in the final document. Ms. Johnson answered that the addendum will include general changes such as grammatical errors that will be cleaned up. However, if there is a substantial change, the addendum will show both the existing language or map and the new language or new map.

### **Place Types**

Kathy Cornett reviewed what staff heard from the Committee at last month's meeting. She also provided an update on the schedule, engagement activities, Summit and Place Type sheets. Ms. Cornett noted that safety will be addressed over the next few months during discussions about the broader Place Types policy framework.

Ms. Cornett highlighted key milestones in the Place Types process which includes the Summit in March, a draft document in August, and Council adoption in January 2019. Click [here](#) to view the Place Types PowerPoint presentation.

Ms. Cornett said that information will be shared with the Planning Committee monthly. Last month, the Committee asked staff to include meetings with City Council and the TAP Committee on the schedule. Ms. Cornett said that the new TAP Committee members were recently appointed and their meeting schedule has not been developed yet. However, staff developed a draft schedule with potential meeting dates with both Council and the TAP Committee.

Staff would like to meet with TAP in February to give them an overview of Place Types and the Unified Development Ordinance (UDO). Although staff would like to regularly update the TAP Committee, it may be difficult to get on their agenda because of their workload. Staff also thinks updating Council is important and shows this occurring before and after the Summit.

Ms. Cornett said that the Planning Committee will begin reviewing the Place Type sheets tonight and will continue to review them until the Summit. As staff shares the draft Place Type sheets with the Committee, they will also be released to the public. Staff will track comments on the Place Type sheets until mid-April. The Place Type sheets will not be revised during this time to allow consideration of all comments received before changes are made. During the review and adoption process, the Committee will formally receive public comment and will make a recommendation to Council on the Place Types Policy document.

Ms. Cornett reviewed some of the updates to the UDO/Place Types webpage. She said that the webpage has been reorganized to include different engagement options. Frequently asked questions have also been added to the page. She noted that updates and improvements will continuously be made to the webpage. Ms. Cornett explained that each month there is a theme. The first month's theme is growth and next month's theme will be neighborhoods. In addition to the webpage, there are posts on Facebook to educate the community.

Vice Chairperson Ham asked if the date for the Summit has been solidified. Ms. Cornett replied yes, the date is Saturday, March 24 at UNC Charlotte Center City. Mitchell Silver is the keynote speaker. This will be a multi-day event with a variety of options for input.

Commissioner Nwasike asked how will people RSVP, will attendance be limited by neighborhood or geography, and how will you ensure diversity. Ms. Cornett replied that Eventbrite has been used in the past. This tool will help with planning the event as well as registering participants.

Ms. Cornett said that staff is still working through some of the Summit's details. The facility can accommodate 300 people and staff does not anticipate having to limit participation. The event is open to the public but there is some focus on industry professionals. She said there is an industry coffee scheduled for the Friday morning before the Summit that is open to the public as well. There will also be a similar event on Thursday evening.

Commissioner Wiggins stated that at the beginning of the Place Types/Unified Development Ordinance process staff interviewed Planning Commissioners to get their input on various issues and asked if a synopsis of those interviews are on the website for the public to view. Ms. Cornett answered that they are not on the website and that she will have to follow up with the Committee on this question.

Commissioner Samuel suggested listing the Summit event dates on the schedule slide.

Commissioner Wiggins asked if staff has given any consideration to Commissioner Samuel's suggestions to use #shapeclt and the term "swatches" instead of "tear sheets". Ms. Cornett said that a project branding effort was started last year for the project which includes a hashtag. However, staff will continue to consider how to use #shapeclt. Ms. Cornett said that the "tear sheets" will be referred to as Place Type sheets. Commissioner Samuel asked what is the current hashtag. Ms. Cornett replied #cltudo.

Next, the discussion transitioned to the Place Type sheet review. Amanda Vari (Planning) reminded the Committee that the Place Types/Unified Development Ordinance is a single project with two major parts. One part is the vision and policy guidance - Place Types which is a new classification system for Charlotte to guide growth and development. The classifications are similar to typical land use categories. Place Types include design elements that guide the form and pattern of development in addition to use. The second part of this project is the UDO which is the process to develop the rules that regulate development, this includes the zoning ordinance.

Ms. Vari said that much of the city does not have policy guidance into form and pattern. Place Types will provide that guidance for the entire city, particularly in areas of the city that do not have any guidance today. Place Types will update the future land use map and will be used similar to how the future land use maps are used today. Place Types will establish a baseline for our future area plans by covering the form and pattern of development in a place type which allows the focus to center on issues specific to the area. This will allow for more efficient development of area plans in the future.

Ms. Vari further explained that the Place Types policies and map will eventually be adopted by City Council. Staff, officials and the community will use them when making decisions related to growth. Place Types will provide more community design policies for the entire city. Some transportation elements will also be included in Place Types.

Next, Ms. Vari focused on what Place Types will not do. Place Types are not a standalone tool and are not a regulatory tool. Place types will be used to develop zoning districts. Zoning districts will be the regulatory tool and will be developed with guidance from the Place Types policies. There will be a menu of appropriate districts for each place type. The UDO will serve to regulate development.

The current Place Types Palette is divided into four major categories - Open Space, Neighborhoods, Sectors, and Centers. These categories are further divided into 14 total Place Types. Ms. Vari explained how each category is divided into varying levels of intensity and development.

Ms. Vari reviewed an example of a Place Type sheet for Neighborhood 1. She said that a template has been set up for all the Place Types to provide consistency across Place Types. She explained the first page of a Place Type sheet and said that it is intended to provide an idea of what this place is envisioned to be. The overview and objectives are explained through the goals of each Place Type, followed by a summary of the general land use, urban design, and transportation elements.

The Place Types map is similar to the future land use map as it will show all areas that are envisioned to be a Neighborhood 1 Place Type. Some areas may currently be developed with a Neighborhood 1 pattern; other areas may not have those characteristics today. However, they are envisioned to be developed or redeveloped in the future to accommodate this type of development. The typical mix of land uses is intended to provide a general idea of the mix of uses in a Place Type. There are general land use terms like Residential, Non-residential, and Open Space. Specific land uses are dealt with in zoning districts. The zoning district description helps convey the need for multiple zoning districts

Commissioner Wiggins asked if staff is considering the size of sideyards because there have been recent reports of adjacent houses catching fire because sideyards are too small. Ms. Vari said that zoning will address sideyards.

Commissioner Nwasike asked how Place Types will affect established neighborhoods or if Place Types only apply to new development. Ms. Vari said that Place Types will consider existing and recommended land use. Place Types will influence new development as it occurs and will help inform decisions about future investments such as infrastructure.

Commissioner Gussman asked if there will be similar imagery on all the Place Type sheets. Ms. Vari answered yes; they all have a similar layout. Commissioner Gussman asked if anyone will have to change their building. Ms. Cornett answered no because elements will be incorporated as areas develop or redevelop.

Vice chairperson Ham asked how the list of neighborhood organizations was developed and if agencies on the list are expected to disseminate information to their contacts. Ms. Cornett answered that staff has a variety of resources such as the Neighborhood Organization Contact List and that staff does expect agencies to disseminate information. Staff also expects the mailing list to grow.

### **New Planning Director**

Mr. McKinney shared information about the new Planning Director, Taiwo Jaiyeoba. Commissioner Wiggins asked to see his resume.

The Committee thanked Mr. McKinney for his service and expressed their hopes to continue working with him.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Gussman for the Committee to express their appreciation to Mr. McKinney for his service as Interim Planning Director. The motion was unanimously approved.*

Meeting adjourned at 6:35pm.



**MANDATORY REFERRAL REPORT NO. 17-34**

**Proposed Disposition of Property at 4<sup>th</sup> and Graham for Mixed Use Development, to Include Affordable Housing**

**PROJECT PROPOSAL AND LOCATION:**

The County is proposing to sell surplus County-owned parcels to support their real estate strategy and Mecklenburg County Board of Commissioners' policy on affordable housing. The parcel Identification Number(s) are 073-16-201, 073-16-202, 073-16-101, 073-16-103, and 073-16-106, together totaling 1.073 acres near the corner of West 4<sup>th</sup> and South Graham Streets, at a site currently used as surface parking, located in Charlotte Center City. The property is also known as 212, 224, & 505 South Graham Street; 526 West 3<sup>rd</sup> Street; and 515 West 4<sup>th</sup> Street.

Mecklenburg County was approached by a private developer seeking to acquire and redevelop the subject parcels in a manner consistent with existing zoning while also addressing County goals associated with affordable housing. The property is currently zoned UMUD, according to the Charlotte Zoning Ordinance and intended for a mixed-use development consisting of a mix of residential and ground floor retail (or other active space).

The proposed project would include a minimum of 40 affordable housing units or 35% of the total development, whichever is greater, serving households earning 60% of Average Median Income. Fifty percent of the total affordable units would be restricted to families and the other 50% for seniors (age-restricted 55+) for a period of 30 years after completion.

**PROJECT JUSTIFICATION:**

Mecklenburg County's Board of Commissioners ("Board") has supported a strategy to generate "first-dollar" and long term property tax revenue through the disposition of appropriate parcels where and when possible. Furthermore, the Board has adopted an affordable housing policy whereby the County may elect to use its private-sale authority to support the generation of affordable housing units in appropriate redevelopments of Mecklenburg County land.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Mecklenburg County's Real Estate Strategy, endorsed by the Board, and the Mecklenburg County Affordable Housing Policy, adopted by the Board, both guide this opportunity.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site. The plan includes a goal of providing "housing and amenities for people and families of all cultures, ages, and incomes." To accomplish this goal, the plan recommends a number of actions including the following:

- Provide a mix of housing options to residents in Center City;
- Stimulate redevelopment of surface parking; and
- Encourage active uses at the ground floor of buildings.

The plan also includes a goal of being "the hub of local and regional multi-modal transportation." To accomplish this goal the plan recommends construction of "a new multi-modal regional Gateway Station so that it can grow with the increasing demands for transit, offices, and retail."

**PROJECT IMPACT:**

The proposed development could serve as a catalyst for other future development nearby. It is to be expected that the developer would petition for the abandonment of the connector which bisects the site currently.

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

As noted, this site is intended to see a mix of uses. Adjacency to the proposed Gateway Station means this development could catalyze or complement the planned station development. Additional residential, and specifically additional affordable residential, will contribute positively to this portion of the City.

Potential exists for the incorporation of Charlotte Area Transit System/NC Department of Transportation goals for the station area. County staff looks forward to discussion around other joint use opportunities.

**ESTIMATED PROJECT COMPLETION DATE:**

The contract has not yet been executed and the upset bid of price as well as affordable housing components to follow.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

This matter was discussed at the December 6, 2017 and January 3, 2018 Joint Use Task Force meetings and the following comments were offered:

CATS noted in December that they have been in discussions with the County to purchase property so it can be leveraged with other property in the area being compiled for development of the Charlotte Gateway Station and redevelopment of the surrounding area. This is consistent with the *Charlotte Gateway Station: Multimodal Station Area Plan* recently completed in July 2017 and CATS intends to develop an RFP for the project by spring of 2018. Additionally, the plan recommends the entire block be master planned for redevelopment to accommodate multiple modes of transportation,

including a new Greyhound station and CATS bus facility to be located at the subject site. It was agreed by both parties to defer this Mandatory Referral until January to allow time for more discussion to occur.

At the January 3<sup>rd</sup>, 2018 JUTF meeting, CATS requested another deferral as it considers the County's request to include the affordable housing provisions and meet the real estate appraisal proposed by an interested private developer. CATS indicated they will also need to do an appraisal to purchase the property since this is a requirement should they need to use federal funding as part of the project. Additionally, Neighborhood & Housing Services suggested that the affordable housing component could be located anywhere within the larger development, as well as in this general location. CATS' staff preferred this approach over limiting the affordable units to the subject site because it would provide more flexibility to a prospective developer making the RFP more marketable. Follow-up discussions with the County, since they were not in attendance at the January meeting, resulted in their agreeing that greater flexibility in the location of affordable units was appropriate so long as the provision of affordable housing units was included in the RFP. Both parties are still committed to working together and CATS has subsequently withdrawn their request for a second deferral of the Mandatory Referral.

**Agencies Represented** (December 6, 2017 meeting): Charlotte Neighborhood & Housing Services, Charlotte Fire Department, Charlotte Department of Transportation, Charlotte Area Transit System, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Attorney's Office, Charlotte Mecklenburg Planning Department, Charlotte Mecklenburg Police Department, Charlotte Mecklenburg Schools, County Park & Recreation, County Manager's Office, County Health Department, County Asset Management, Central Piedmont Community College, Carolina Health System, Town of Matthews, Centralina Council of Governments

**Agencies Represented** (January 3, 2018 meeting): Charlotte Neighborhood & Housing Services, Charlotte Fire Department, Charlotte Department of Transportation, Charlotte Area Transit System, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Mecklenburg Planning Department, Charlotte Regional Transportation Planning Organization, Charlotte Mecklenburg Police Department, Charlotte Mecklenburg Schools, County Park & Recreation, County Manager's Office, County Health Department, County Asset Management, Central Piedmont Community College, Carolina Health System, Town of Matthews

#### **PLANNING STAFF REVIEW:**

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

#### **Conclusions:**

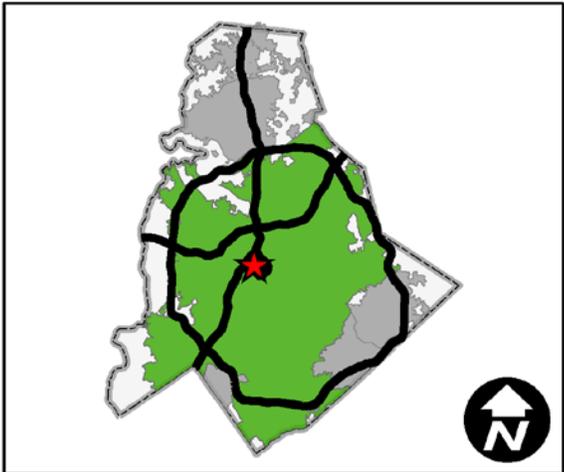
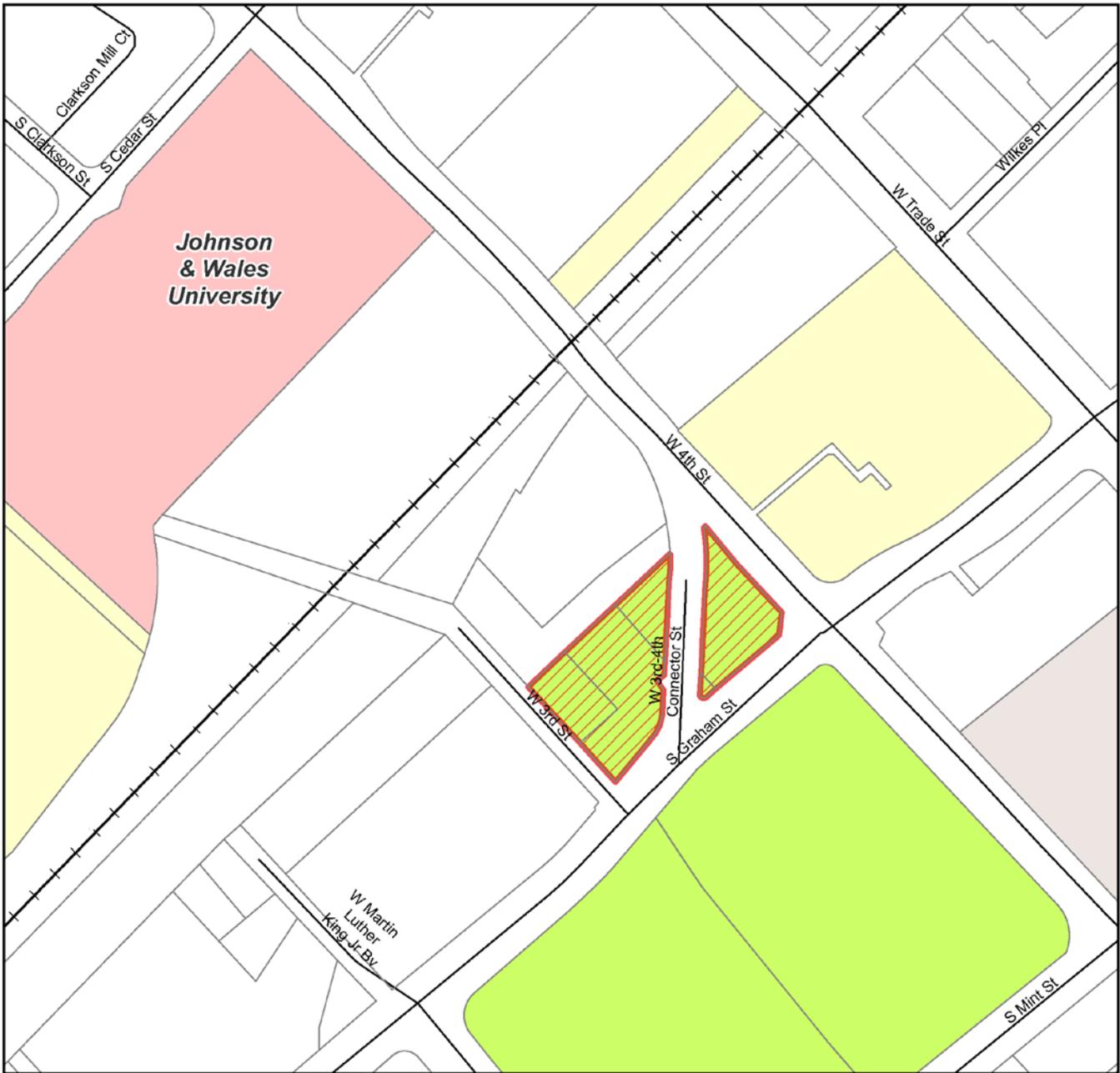
- The proposed development is consistent with the intent of the Uptown Mixed Use Development District.
- The proposed development will include a minimum of 40 affordable housing units. This is consistent with the *Charlotte Center City 2020 Vision Plan* goal of providing housing and amenities for people and families of all cultures, ages, and incomes by providing a mix of housing options, redeveloping surface parking lots, and providing active ground floor uses. This is also consistent with Mecklenburg County's Affordable Housing Policy.
- The *Charlotte Gateway Station: Multimodal Station Area Plan* Final Report (completed by NCDOT in partnership with the City of Charlotte, July 2017) recommends that the subject sites are needed for the construction of the Charlotte Gateway Station, specifically for both the Greyhound and CATS bus facilities, and therefore, the proposed development is inconsistent with the *Charlotte Center City 2020 Vision Plan* goal of being the hub of local and regional multi-modal transportation by constructing a new multi-modal regional Gateway Station.
- The proposed development would require the abandonment of the W. 3<sup>rd</sup>-4<sup>th</sup> Connector Street, which is contingent upon:
  - Consent from all abutting property owners, which includes NCDOT and Mecklenburg County;
  - Determination that abandonment is in the best interest of the general public; and
  - Approval by Charlotte City Council.
- CATS and the County should continue to work together to meet their mutual priorities to increase the supply of affordable housing near transit and support the Gateway Station being the hub of local and regional multi-modal transportation.

#### **Adopted Goals and Policies:**

- The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the site.
- The *Charlotte Center City 2020 Vision Plan* has a goal of providing housing and amenities for people and families of all cultures, ages, and incomes by providing a mix of housing options, redeveloping surface parking lots, and providing active ground floor uses.
- The *Charlotte Center City 2020 Vision Plan* has a goal of being the hub of local and regional multi-modal transportation by constructing a new multi-modal regional Gateway Station.
- Both the City and Mecklenburg County have Affordable Housing Policies.

#### **CMPC PLANNING COMMITTEE REVIEW:**

At their January 16, 2018 meeting, the Planning Committee reviewed the Mandatory Referral and offered the following comments:



# Mandatory Referral 17-34

**Initiated & Submitted by:**  
**Mecklenburg County Government**

-  Mandatory Referral
-  City Property
-  Colleges
-  County Property

