

Planning Committee

Agenda Packet

February 20, 2018 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
February 20, 2018 – 5:00 p.m.
CMGC – 2nd Floor, Room 280



<https://www.planning.org/nationalcenters/hazards/innovations/>

1. Call to Order and Introductions (5:00-5:10PM)

2. Old Business (5:10-5:15PM)

Approve January 16, 2018 Minutes. Attachment 1 (Action Required)

3. Ongoing Business

Mandatory Referrals (Action Required) (5:15-5:30PM)

M.R. #18-01: Proposal by Mecklenburg County to Accept the Donation of Land for Construction of McAlpine Creek Greenway

Mecklenburg County proposes to accept the donation of 1 acre of vacant land located along McAlpine Creek Greenway, east of Colony Road and Weirton Place (Tax Parcel 211-612-01) for the future construction of the McAlpine Creek Greenway. **Attachment 2**

M.R. #18-02: Proposal by Mecklenburg County Storm Water Services to Acquire Several Flood Prone Properties

Mecklenburg County proposes to acquire 24 properties located throughout the County that are subject to periodic and severe flooding. Please see mandatory referral for locations and tax parcel numbers. **Attachment 3**

South End Vision Plan Update (5:30-5:35PM)

Ed McKinney

Committee discussion but no action required

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

Kathy Cornett, Garet Johnson, Mandy Rosen

- Neighborhood Node, Community Activity Center, Regional Activity Center and Center City 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: Chairperson Deborah Ryan, Vice Chairperson John Ham and Commissioners Phillip Gussman, Victoria Nwasike, Keba Samuel, Cozzie Watkins, and Nancy Wiggins

Planning Staff Present: Scott Adams, Kathy Cornett, Alan Goodwin, Garet Johnson, Sonda Kennedy, Julia Lund, Melony McCullough, Ed McKinney, Catherine Mahoney, Grant Meacci, Amanda Rosen, Bryman Suttle, and Stanley Watkins (*Consultant - City Strata Consulting*)

Other Staff Present: Tracey Newsome (Charlotte Department of Transportation), John Muth and Brian Nadolny (Charlotte Area Transit System), and Dennis LaCaria (Mecklenburg County)

Welcome and Introductions

Chairperson Ryan called the meeting to order at 5:03 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve the December 19, 2017 minutes. The minutes were unanimously approved.

Mandatory Referral

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.

Catherine Mahoney (Planning) briefly explained the mandatory referral. She stated that the County was approached by a private developer interested in purchasing two parcels for mixed use development that would include 40 affordable housing units or 35% of the total development; whichever is greater.

Both parcels are currently zoned UMUD and they fall within the boundary of the *Charlotte Center City 2020 Vision Plan*; which does not make a specific land use recommendation for the site. However, the plan does encourage a mix of housing and redevelopment of surface parking lots to create neighborhoods uptown. It also references creating a multi-modal network in the area around the proposed Charlotte Gateway Station.

The private developer's proposal is consistent with the goal to provide mixed uses and affordable housing in the area. However, it is inconsistent with the *Charlotte Center City 2020 Vision Plan* goal of a local and regional multi-modal transportation hub.

Commissioner Wiggins asked if this property is for mixed use only and how a transportation hub would affect the development of affordable housing. Garett Johnson (Planning) said that the request is to dispose of the property and that the County would be able to continue with the sale.

Ms. Mahoney explained that there have been a lot of conversations between CATS and the County; Planning staff is encouraging those conversations to continue. She said that representatives from CATS and the County are available for questions.

Chairperson Ryan said that she needed clarification because she did not understand why the County wanted to sell the property. Denis LaCaria (County) explained that the County was approached by a private developer interested in purchasing the property. However, CATS would like control of the parcels and would honor the affordable housing commitment. Chairperson Ryan asked why sell the property, regardless of affordability. Mr. LaCaria answered that CATS will also turn the property over to private developers. Commissioner Watkins stated that she is concerned about the transition of the property from the County to CATS. She asked if the private developer will provide assurance that affordable housing will be built.

Mr. Muth stated that the *Charlotte Center City 2020 Vision Plan* talks about creating a regional multi-modal hub that would include the Greyhound Station, Amtrak and connections to the light rail system. The subject parcels have been identified as property that is needed for development of the Gateway Station. It would have to be determined if this site is best used for affordable housing or if affordable housing would be incorporated on other properties as part of the Gateway Station development.

Commissioner Wiggins stated that both, affordable housing and the Gateway Station are desperately needed.

Commissioner Samuel asked that a stipulation be included in the sale that guarantees any purchaser will develop affordable housing units. Mr. LaCaria said affordable housing will not be ignored. Commissioner Samuel said that she will support CATS acquiring the property if there is a guarantee that affordable housing would be developed. Commissioner Nwasike asked how many units have been set aside for affordable housing. Commissioner Wiggins stated that both, affordable housing and the Gateway Station are desperately needed.

Mr. Muth said that CATS has been working with North Carolina Department of Transportation (NCDOT) for almost 20 years on a multi-modal station for this area. He said that the County, the City, the rail and the State own parcels in the area. The plan is to get the entire rail infrastructure built on these properties. Mr. Muth said that CATS will work with the County on how the City and CATS can purchase this property. He said that the City is very interested in purchasing this property; combining it with other properties and making it part of the overall Gateway Station master development.

A motion was made by Commissioner Wiggins and seconded by Commissioner Samuel to state that the Planning Committee reviewed M.R. #17-34 on January 16, 2018 and makes the following comment: It is appropriate for the County to dispose of these parcels in either of two fashions; either to the developer that has asked to build affordable housing, as outlined in the mandatory referral, as a part of their complex or more importantly to the CATS Station Project. If the property is sold to the CATS Gateway Station Project, the commitment to build units of affordable housing will remain.

The motion was seconded, however; there was further discussion. Commissioner Samuel said that she wants to ensure that there is a guarantee that the affordable housing piece is not diminished by the purchase; whether it is CATS or a private developer. Commissioner Watkins asked if a private developer will take into consideration the Gateway Station. Mr. LaCaria stated that he does not think any developer would ignore the realities of what is going on in the area and would definitely consider the Gateway Station.

Commissioner Samuel said that she fully supports CATS and thinks their vision should be considered if they have been working on the project this long. She would hate for a private developer to circumvent all the work that CATS has done. She fully supports the transition to CATS as long as the guarantee of affordable housing remains. John Muth (CATS) re-iterated that they have received federal funding and this project has gained momentum in the last eighteen months. He referenced City Council's letter to the Community stating that affordable housing is a high priority and will be considered during this project development.

Commissioner Nwasike asked how many total units will be available. Mr. LaCaria stated that the developer did not provide the final number because discussions have not been finalized. Mr. Muth explained that the affordable housing may not be on these parcels but he hopes to factor in a large amount of affordable housing in the overall master development.

Commissioner Watkins asked how this fits in with Place Types. Chairperson Ryan said the Committee has not discussed Place Types in Uptown yet. Commissioner Nwasike asked if the street that goes through the property is well used and how many units will be impacted by abandoning the street.

Mr. LaCaria said that whoever develops the master plan for the site will look at all of the parcels and determine where streets, pedestrian connections, etc. will be located.

Commissioner Wiggins added a friendly amendment to the motion to send the recommendation to CATS and the County.

A motion was made by Commissioner Wiggins and seconded by Commissioner Samuel to state that the Planning Committee reviewed M.R. #17-34 on January 16, 2018 and makes the following comment to Mecklenburg County and Charlotte Area Transit System (CATS): It is appropriate for the County to dispose of these parcels in either of two fashions; either to the developer that has asked to build affordable housing, as outlined in the mandatory referral, as a part of their complex or more importantly to the CATS Station Project. If the property is sold to the CATS Gateway Station Project, the commitment to build units of affordable housing will remain. The motion was unanimously approved.

South End Vision Plan Update

Ed McKinney (Planning) explained that the Transportation and Planning Committee has not developed their new meeting schedule. Staff will bring the draft *South End Vision Plan* back to the Planning Committee for a recommendation after meeting with the new Transportation and Planning Committee (TAP).

Commissioner Wiggins shared that recently there was a nice article in the newspaper expressing sadness that two art galleries are leaving South End. She encourages maintenance of the Gallery Walk.

Place Types

Kathy Cornett (Planning) followed up on outstanding questions about Place Types from the previous Committee meeting. Commissioner Wiggins asked if copies of the Camiros interviews of Planning Commissioners are available on the project website for the public to view. Ms. Cornett said that staff has notes from those interviews, but they are not posted on the project webpage. Committee members asked for a list of the additional Summit-related events and dates. Ms. Cornett said that there will be events on Thursday and Friday. Staff is working through the details and will share the information with the Committee when it is finalized.

At the last meeting, Ms. Cornett shared a sample Place Type sheet and explained that staff will continue to receive feedback, however; the drafts will not be updated at this time.

Place Types Schedule

Ms. Cornett reviewed key milestones on the schedule which includes the Summit on March 24 that will include several input opportunities. She said that the Committee requested that staff overlay meetings with City Council and the TAP Committee. The TAP Committee has not developed their new meeting schedule. Staff will update the Place Types schedule once the TAP Committee meeting schedule is available. However, the topics that staff would like to discuss with them are listed on the schedule. Ms. Cornett pointed out that the schedule is being revised to show completing the Place Type Sheets' review in March and not February.

She stated that after the Committee reviews the draft Place Type Sheets, the drafts will be released to the public for review. Staff will track the comments but the sheets will not be revised during the review process. This will allow full consideration of all comments received before changes are made. The Committee will also review other elements of the document and receive updates on community involvement. During the review and adoption phase, the Committee will formally receive public comment and will make a recommendation to Council on the Place Types Policy Document.

Place Types Engagement Update

Ms. Cornett gave an update on public engagement activities and the Summit. She said that staff is continuing to update the website with fresh content. Staff has uploaded the Planning Committee presentation from last month with a recording of the presentation and will do the same after this meeting. Staff is summarizing information from the online polls on the 'What We've Heard' page. The blog launched on December 19 with the first article titled 'Planning for 400,000 new neighbors.' December 19 and 20 experienced the most daily views ever with 221 views in two days.

Staff will continue to use the suite of online engagement tools to raise awareness of the project and engage the community around specific themes to prepare the public for the Summit. In December, the focus was on Growth and Vision and in January, the focus was on Neighborhoods. In February, the focus will be on Activity Centers. During this phase we will provide information about the economic importance of centers, get input on ideal characteristics of future centers, and highlight transitions between centers and surrounding neighborhoods.

A newsletter will be distributed at the end of this month to our mailing list which has 1,900 subscribers. It will also be shared on the project website and via social media.

Ms. Cornett summarized upcoming public engagement activities by reminding the Committee that the intent of the Summit is to provide an in-person event and engage the community around key issues that require hands-on input.

Place Types Overview

Next, Ms. Cornett transitioned to the Place Type sheet review. She reminded the Committee that this is a single project with two major parts. The first part of this project, Place Types, provides the vision and policy guidance.

Place Types is a new classification system for Charlotte to guide growth and development. The classifications are similar to typical land use categories such as residential, employment, and industrial. Place Types include design elements that guide the form and pattern of development in addition to use. They are not ordinance or law.

The second part of this project is the Unified Development Ordinance – this is the process to develop the rules that govern development, including the zoning ordinance. These projects are aligned to ensure our vision is implementable with our tools.

Ms. Cornett referenced the use of existing tools as the foundation for this process. *Centers, Corridors, and Wedges* and the *General Development Policies* provide a high level vision and guidance for how Charlotte will grow.

The adopted future land use map is a more refined tool used to guide decisions related to growth. She explained that area plans provide the additional level of policy guidance to address form and pattern. However, area plans lack guidance and specificity for a large part of the community. Much of the City is lacking in policy guidance related to form and pattern of development and mixed use development was not addressed in older plans. Currently, a variety of zoning tools are used to implement land use recommendations.

The Appendix will include the methodology for developing the Place Types Plan and how policies we use today inform the development of our new tools. It will also include the methodology for updating the Place Types Plan and the Place Types Map and a glossary of terms.

Ms. Cornett highlighted the current Place Types Palette. Place Types are divided into four major categories: Open Space, Neighborhoods, Sectors, and Centers. Those categories are divided into 14 total Place Types. At this meeting, the discussion will focus on the Neighborhood category.

Neighborhood 1, 2 & 3

Ms. Cornett provided highlights from each Neighborhood Place Type Sheet. She said that after each set of highlights, Alan Goodwin (Planning) will provide examples of how the Unified Development Ordinance (UDO) will implement some of these elements.

There are four place types in the Neighborhood category. The main differences between these four places types are types of permitted land uses, building types, building heights, and types of open spaces. Each Neighborhood Place Type is cumulative and they build upon each other. Neighborhood 1 uses are allowed in Neighborhood 2 and 3 and Neighborhood 2 uses are allowed in Neighborhood 3. Neighborhood 1 and 2 permits residential, civic and institutional land uses. Nonresidential uses are introduced at a small scale in Neighborhood 3 and are permitted in Neighborhood Node.

Neighborhood 1 is the least intense place in this category. It is a residential neighborhood characterized by detached homes with a uniform rhythm and pattern which is established by having one principal building per lot at a consistent distance from the street and from each other. Buildings are low-rise and may include detached houses, detached accessory dwelling units, and plex houses. The predominant type of open space is private yards.

Alan Goodwin (Planning) explained the connection to the Zoning Ordinance. He noted that North Carolina law limits what can be regulated such as design. Setbacks, yards and heights can be regulated. Mr. Goodwin pointed out that the current ordinance regulates permitted uses in single family zoning districts. It does not reference building types.

The UDO could regulate the types of buildings allowed in each zoning district. For example, zoning districts in a Neighborhood 1 Place Type could limit the permitted building types to those supported by the building type's policies. He also stated that the new ordinance could establish a context-based "build-to-zone", which will inform where new buildings are placed. Commissioner Wiggins said that she likes that a building setback could vary.

Commissioner Gussman said he wonders if a build-to-zone is the best way to handle infill. He agrees that a house on a block that has a different setback does disrupt the rhythm of a street. Mr. Goodwin stated that during this process, there will be conversations about some of the policies that the community may or may not support. The final decision will be reflected in the ordinance.

Commissioner Watkins asked if yards and setbacks are considered when utilities are installed and if setbacks impact the cost and location of utilities. Ms. Cornett answered that the utility companies are responsible for the location of utilities and the zoning ordinance does not address utilities.

Chairperson Ryan stated that Place Types address what is above ground. She said that if it is underground, it is not a planning issue. The build-to-line is really fundamental in other cities. Chairperson Ryan said it seems like Place Types addresses the public realm. She questioned why we are leading off with "A typical mix of land uses" if we are going toward a form based code. She suggests being silent on use if we are focusing on form.

Chairperson Ryan asked if we want to diversify neighborhoods, can a house be located behind a house or can a duplex or triplex be located in the middle of the block in Neighborhood 1. She added that this is an opportunity to diversify our neighborhoods and places like Alexander Michael's Restaurant should be allowed in residential neighborhoods.

Chairperson Ryan commented that the symbol for non-residential looks like a school/government building. She also suggested using the word "Respect" in the goals instead of "Protect". Commissioner Wiggins said that she likes the variation of buildings and she thinks places like Alexander Michael's should be located in more neighborhoods. She said that granny flats need to be addressed because it is state law. Mr. Goodwin said they are an accessory dwelling unit.

Chairperson Ryan asked if front doors have to front a street or can they orient toward open spaces. Mr. Goodwin said that we cannot regulate design for a single family/two family home.

Commissioner Nwasike asked how big are the neighborhoods (square footage, blocks, etc.) in the different categories. Ms. Cornett explained that this is part of the methodology. She said that Dilworth could be Neighborhood 1, 2 or 3 in some areas. Vice-chairperson Hamm asked what percentage of land would be located in Neighborhood 1.

Ms. Cornett gave an overview of Neighborhood 2. She explained that this is where we begin to accommodate moderate-intensity residential uses; sometimes referred to as the missing middle. Neighborhood 2 accommodates residential uses characterized by attached building types which may include townhomes or house courts. Buildings are low rise but the moderate intensity of this Place Type provides a good transition between Neighborhood 1 and Neighborhood 3. They share similar characteristics to Neighborhood 1 such as being residential in scale and having a similar relationship between the building and the street with somewhat of a front yard area that is typically shared.

Mr. Goodwin summarized the connection to the UDO. The current ordinance does not require Neighborhood 2 building types (such as townhomes) to orient to the street. Also, there is no requirement for raised entrances for privacy. The UDO would require principal buildings to orient to, and connect with, the street. A minimum ground floor height above grade requirement could be another zoning tool used to achieve the goals of this policy. It could also set a maximum building length, which could differ according to the building type. Commissioner Wiggins asked how recommending raised entrances for townhomes meet ADA requirements.

Commissioner Gussman asked how an existing single family neighborhood transforms to include a range of housing types and uses. Commissioner Wiggins responded that this is happening near South Park along Sulkirk.

Ms. Cornett gave an overview of Neighborhood 3. This is still a residential neighborhood but it allows more moderate to high intensity residential uses and provides for a range of housing types including multi-family buildings. Buildings may range from 1 to 4 stories. Most buildings are 3 to 4 stories. Neighborhood 3, like Neighborhood 2, includes shared common open spaces. This place type is often located near employment areas and shopping centers and can provide a transition between Neighborhood 1, 2, and a Neighborhood Node.

Again, Mr. Goodwin summarized the connection to the UDO. He said that the current ordinance does not set a maximum building length and that the UDO could set a maximum building length, which could differ according to the building type.

Ms. Cornett reviewed next steps in the process. In February, staff will review Neighborhood Node, complete the review of Activity Centers, and provide updates on the Place Type/UDO Summit. Ms. Cornett shared a sample Regional Activity Center Place Type Sheet. In March, staff will review Sectors and Open Space Place Types and host the Summit. In April, the discussion will center on what was heard at the Summit and updates to the schedule.

Commissioner Gussman said that it will be important to show examples when presenting this information to the community. This will help them understand the difference between what is required today and what is being proposed. Commissioner Nwasike asked if the requirements will raise housing prices and impact affordability.

Chairperson Ryan shared that she is thrilled with the stoops and their contribution to the public realm. In regards to the missing middle, she suggested that consideration be given to the height limit of 4 stories. She said that most multi-family buildings are built at 6 stories. She asked if those should be in Neighborhood 3. She asked if there is a height bonus for affordable units. Chairperson Ryan recommends limiting building lengths to 180' to eliminate the Texas Donut. She thinks this could influence affordability. Commissioner Wiggins asked what is wrong with a Texas Donut. Chairperson Ryan replied that the parking decks make the buildings longer. Commissioner Wiggins said that particular design is convenient for some residents. Chairperson Ryan suggested thinking of the future and designing for transit use, autonomous vehicles, etc.; not the convenience of parking. Ms. Johnson said that the information from tonight's meeting will be placed on the web and she passed out the Regional Activity Center handout.

Adjournment

The meeting adjourned at 6:54 p.m.

MANDATORY REFERRAL | REPORT NO. 18-01

Proposed County acceptance of land donation for future construction of McAlpine Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing to accept the donation of Tax Parcel 211-612-01 (± 1.14 acres) in Charlotte for the future construction of the McAlpine Creek Greenway. The property is currently vacant and zoned R-3 (Single-family Residential). The surrounding uses are primarily residential.

PROJECT JUSTIFICATION:

Several segments of McAlpine Creek Greenway are currently constructed with the section from Sardis Road to Providence Road currently being in design. The section from Providence Road to Colony Road is currently unfunded, but this property will be needed to extend this portion of the greenway. At full build-out, McAlpine Creek Greenway will connect several residential communities to commercial, recreational and institutional uses.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the *Park and Recreation Master Plan* which identifies McAlpine Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County.

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 dwelling units per acre, or for Park and Open Space use based on their floodplain designation.
- The *South District Plan* supports continuing greenway development along McAlpine Creek to provide recreational opportunities and bicycle transportation.

PROJECT IMPACT:

Acceptance of this donation will allow for potential expansion of the greenway system. Once constructed this greenway trail will provide a park and recreation amenity to the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects in the area.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property should be completed in spring 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their February 7th, 2018 meeting and no comments were offered.

Agencies Represented:

Charlotte Attorney's Office, Charlotte Neighborhood & Housing Services, Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Mecklenburg Library, Charlotte Mecklenburg Planning Department, Charlotte Mecklenburg Police Department, County Park & Recreation Department, County Finance Department, County Manager's Office, County Public Health Department, County Asset & Facilities Management, Central Piedmont Community College, Town of Matthews, Charlotte Mecklenburg Planning Commission (Board of Education)

PLANNING STAFF REVIEW:

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

Conclusions:

- The parcel in question is in the path of the proposed McAlpine Creek Greenway, which is identified as a future greenway corridor.
- The subject parcel is the only remaining privately owned property along McAlpine Creek within a sizeable stretch of County owned land east of Colony Road.
- The subject parcel is located in a FEMA floodplain.
- Housing & Neighborhood Services has reviewed this Mandatory Referral and concluded that the property is not appropriate for the construction of affordable housing due to its inaccessibility and location within a flood prone area.

MANDATORY REFERRAL | REPORT NO. 18-01

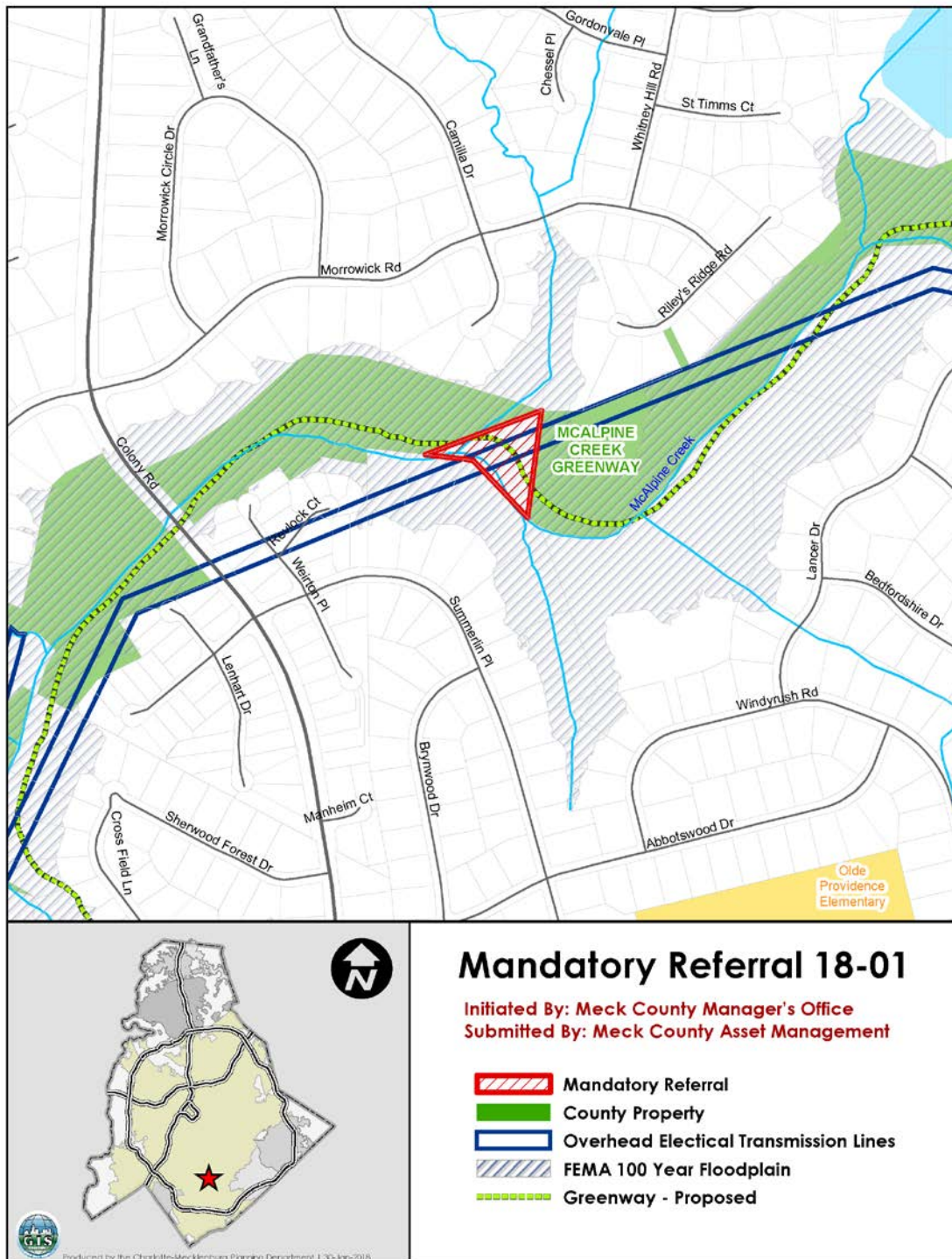
Proposed County acceptance of land donation for future construction of McAlpine Creek Greenway

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.
- The *South District Plan* supports continuing greenway development along McAlpine Creek to provide recreational opportunities and bicycle transportation.

CMPC PLANNING COMMITTEE REVIEW:

At their February 20th, 2018 meeting, the Planning Committee reviewed the proposed land donation...



Initiated by: David Love, Mecklenburg County Storm Water Services
Submitted by: Katie Daughtry, Mecklenburg County Asset & Facility Management
Staff Review by: Mandi Rosen, Charlotte-Mecklenburg Planning Department

Attachment 3

MANDATORY REFERRAL | REPORT NO. 18-02

Mecklenburg County Storm Water Services proposed acquisition of flood prone properties

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services proposes acquisition of the flood prone properties listed in the table below. These properties are subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of these properties. Parcel owner participation is voluntary, no condemnation is proposed.

MAP	PARCEL ID	PROPERTY ADDRESS	LAND USE	ZONING	ADOPTED FUTURE LAND USE	ADOPTED PLAN
A	069-071-02	816 Prince Street Charlotte	Multi-Family Residential	R-5	Single Family 4 DUA; Greenway	Central District Plan (1993)
B	085-022-10	144 Atando Avenue Charlotte	Commercial	I-2	Industrial-Warehouse- Distribution	N. Tryon Area Plan (2010)
C	221-021-20	109 Reid Lane Pineville	Multi-Family Residential	RMX	n/a	n/a
	221-021-17	111 Reid Lane Pineville	Multi-Family Residential	R-MF	n/a	n/a
	221-021-05	617 Main Street Pineville	Single-Family Residential	RMX	n/a	n/a
	221-021-08	709 Main Street Pineville	Commercial	RMX	n/a	n/a
	205-021-01	810 Main Street Pineville	Commercial	RMX	n/a	n/a
D	059-131-04	3601 Urbana Drive Charlotte	Single Family Residential	R-3	Single Family 4 DUA; Greenway	Northwest District Plan (1990)
E	093-125-16	3014 Airlie Street Charlotte	Single Family Residential	R-4	Greenway	Central District Plan (1993)
F	031-077-06	221 Fielding Road Charlotte	Single Family Residential	R-3	Greenway	Northwest District Plan (1990)
	031-073-06	435 Gum Branch Rd Charlotte	Single Family Residential	R-3	Greenway	Northwest District Plan
G	129-05C99	1207 Green Oaks Ln Charlotte	Multi-Family Residential	R-22MF	Residential up to 22 DUA	Independence Blvd. Area Plan (2011)
	129-05C97	1213 Green Oaks Ln Charlotte	Multi-Family Residential	R-22MF	Residential up to 22 DUA	Independence Blvd. Area Plan (2011)
	129-05C98	1217 Green Oaks Ln Charlotte	Multi-Family Residential	R-22MF	Residential up to 22 DUA	Independence Blvd. Area Plan (2011)
H	175-13C97	237 Wakefield Drive Charlotte	Multi-Family Residential	R-22MF	Multi-Family; Greenway	South District Plan (1993)
	175-13C97	241 Wakefield Drive Charlotte	Multi-Family Residential	R-22MF	Multi-Family; Greenway	South District Plan (1993)
	175-13C97	349 Wakefield Drive Charlotte	Multi-Family Residential	R-22MF	Multi-Family; Greenway	South District Plan (1993)
I	131-092-17	2028 Woodland Drive Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-04	3742 Dresden Dr. East Charlotte	Multi-Family Residential	R-22MF	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-19	3748 Dresden Dr. East Charlotte	Multi-Family Residential	R-22MF	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-18	3756 Dresden Dr. East Charlotte	Multi-Family Residential	R-22MF	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-11	3701 E Independence Blvd Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-12	3745 E Independence Blvd Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)
	131-092-15	3751 E Independence Blvd Charlotte	Commercial	B-2	Transit Oriented Development – Residential	Independence Blvd. Area Plan (2011)

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.

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 FY18 Flood Risk Assessment and Risk Reduction Plan Implementation Guide (approved by Storm Water Advisory Committee June 2017).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

See table above.

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. 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.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by late summer 2018, subject to owner participation and availability of funding.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 7, 2018 meeting and several departments provided input. Mecklenburg County Park and Recreation staff acknowledged that several parcels are within future Greenway corridors and County Asset Management staff confirmed that trails and non-vertical supportive structures (such as retaining walls) can be constructed on these sites. Housing and Neighborhood Development staff indicated that sites within FEMA floodplains are not typically suitable locations for affordable housing. Planning Department staff noted that some of these sites may be considered by the Southeast Land Acquisitions CIP team and the Independence Boulevard Sidewalk and Bicycle Connections CIP team for future projects.

Agencies Represented:

Charlotte Attorney's Office, Charlotte Neighborhood & Housing Services, Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, Charlotte Mecklenburg Library, Charlotte Mecklenburg Planning Department, Charlotte Mecklenburg Police Department, County Park & Recreation Department, County Finance Department, County Manager's Office, County Public Health Department, County Asset & Facilities Management, Central Piedmont Community College, Town of Matthews, Charlotte Mecklenburg Planning Commission (Board of Education)

PLANNING STAFF REVIEW:

Charlotte-Mecklenburg Planning staff and Town of Pineville Planning staff has reviewed the proposed transactions and below are their key findings:

Conclusions:

- All sites are located within FEMA floodplain areas, are flood prone, and are not suitable for development or habitable structures.
- Housing & Neighborhood Services has reviewed this Mandatory Referral and concluded that the property is not appropriate for the construction of affordable housing due to its location within a flood prone area.
- Trails, pedestrian facilities, and non-vertical structural facilities (such as retaining walls) can be constructed on these parcels.

MANDATORY REFERRAL | REPORT NO. 18-02

Adopted Goals and Policies:

- The Town of Pineville supports the transactions within their jurisdiction as they are consistent with the Town's FEMA floodplain ordinance section of the *Zoning Ordinance (adopted 2016)* which supports acquisition of flood prone properties.
- *Mecklenburg County Greenway Master Plan (2008-2018)* identifies several parcels as part of future greenway corridors in both Charlotte and Pineville jurisdictions.
- The applicable district plans for these parcels adopted by Charlotte City Council support continuing greenway development along area creeks to provide recreational and mobility opportunities.

CMPC PLANNING COMMITTEE REVIEW:

At their February 20th, 2018 meeting, the Planning Committee reviewed the proposed transactions ...

