

Planning Committee

Agenda Packet

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

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



Open Space

Neighborhoods

Sectors

Centers

Open Space - Preserved	Neighborhood 1	Business	Community Center
	Neighborhood 2	Employment	
	Neighborhood 3	Campus	Regional Center
Open Space - Recreational	Neighborhood Node	Light Industrial	Uptown
		Heavy Industrial	

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

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

Approve February 20, 2018 Minutes. Attachment 1 (Action Required)

3. Ongoing Business

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

M.R. #18-03: Proposal by City Real Estate to Acquire Property along Independence Boulevard for the new Charlotte-Mecklenburg Police Department (CMPD) Independence Division Station

The City of Charlotte proposes to purchase three parcels for the construction of the CMPD Independence Division station. The first parcel is 5.05 acres of vacant land located at 5809 East Independence Boulevard (parcel identification number 165-012-01), the second parcel is 0.06 acres of vacant land located off of City View Drive (parcel identification number 165-041-03), and the third parcel is 0.25 acres of vacant land also located off City View Drive (parcel identification number 165-041-04). **Attachment 2**

M.R. #18-04: Proposal by City Real Estate and Housing & Neighborhood Services to Sell or Donate two City-owned properties for affordable housing

The City of Charlotte proposes to sell or donate two City-owned properties for construction of affordable housing. The parcels consist of 0.26 acres of land located on Parkwood Avenue (parcel identification numbers 083-137-12 & 13). These properties were acquired by the City in 2001 for the Parkwood/Plaza intersection improvement project. **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

- Public Engagement Update
- Project Schedule Update
- Sectors and Open Space
- Place Type Sheets

Committee discussion but no action required

Attendance

Planning Committee Members Present: Chairperson Deborah Ryan, Vice Chairperson John Ham and Commissioners Phillip Gussman, Victoria Nwasike, Cozzie Watkins, and Nancy Wiggins

Planning Committee Members Absent: Keba Samuel

Planning Staff Present: Kathy Cornett, Alan Goodwin, Laura Harmon, Taiwo Jaiyeoba, Gareth Johnson, Sonda Kennedy, Julia Lund, Melony McCullough, Ed McKinney, and Bryman Suttle

Other Staff Present: Gwen Cook (Mecklenburg County Park and Recreation)

Welcome and Introductions

Chairperson Ryan called the meeting to order at 5:06 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Gussman and seconded by Commissioner Watkins to approve the January 16, 2018 minutes. The minutes were unanimously approved.

Mandatory Referral

Chairperson Ryan asked if there was any discussion or questions in regards to the mandatory referrals. Commissioner Watkins stated that she has questions about M.R. #17-36 (Charlotte Gateway Station Area) which was discussed at the January meeting. She asked if a builder agrees to make a development affordable, are they locked into this commitment. Gareth Johnson (Planning) explained that the mandatory referral that Commissioner Watkins is referring to was for county owned land that a developer is interested in purchasing. Charlotte Area Transit System (CATS) is also interested in purchasing the property for the Gateway Station. Both the developer and CATS said that affordable housing would be included in their development. Chairperson Ryan said that she is also concerned about this proposal and thinks that it would be good to receive an update on it in the future.

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 construction of the McAlpine Creek Greenway.

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.

A motion was made by Commissioner Wiggins and seconded by Commissioner Gussman to state that the Planning Committee reviewed M.R. #18-01 and M.R. #18-02 on February 20, 2018 and has no additional comments for the submitting agency."

The motion was unanimously approved.

South End Vision Plan Update

Ed McKinney (Planning) explained that staff is updating the Transportation and Planning Committee on the plan. This is taking longer than anticipated. As soon as this process is completed, the document will move forward to the adoption phase.

Place Types

Chairperson Ryan said that she is confused by Neighborhood 1, 2, and 3 because they are saying the same thing but different. She said it would be helpful to point out the differences. Kathy Cornett (Planning) explained that the information is in draft form and can be modified. Chairperson Ryan said that because we are moving to a form based code, she does not think the Place Type Sheets should begin with land use. She would like more information on affordability. Commissioner Gussman thinks that pointing out the differences is important for all categories. Ms. Johnson said that the Committee will see that at this meeting when Centers are discussed. Chairperson Ryan said a chart would be helpful.

Chairperson Ryan said that Neighborhood 1 pictures do not look like most Charlotte neighborhoods. She suggested the need for a N1A and N1B to differentiate between urban and suburban neighborhoods. Ms. Johnson explained that there will be a statement at the beginning of each category and pictures could be replaced with a model. Alan Goodwin (Planning) said that the models are intended to reflect policy. Commissioner Watkins said that she needs pictures because they make more sense for people like her. Commissioner Wiggins suggested using Google to capture images of what staff wants to illustrate in place types sheets.

Chairperson Ryan inquired about the four story limit. Ms. Cornett explained that it provides for a transition in neighborhoods. Chairperson Ryan asked if the six story buildings in Dilworth and South End are in nodes or neighborhoods. She asked where can you locate six story buildings. Ms. Johnson replied typically in nodes and centers. She added that some areas may be atypical. Chairperson Ryan said it may be good to have data on what is being built and where. Commissioner Wiggins said that she hopes that there is no height limit. She said some people will only be able to afford housing if it goes up in height. Commissioner Nwasike said mapping could help because knowing the size of the neighborhood would give context.

Ms. Cornett reviewed the highlights from the January meeting. The discussion was focused on the Neighborhood Place Types policies and implementation ideas. Staff heard both support for and concerns about yards and built-to-zones, relaxing restrictions on accessory dwelling units and duplexes in Neighborhood 1 (missing middle housing) and raised entrances and entrances onto the street in Neighborhood 2 as well as limiting building length in Neighborhood 3.

The Committee also asked how and when Place Types will be mapped. Place Types will be mapped in a separate phase that will include public input; after the Place Type Manual is adopted. There was a recommendation to use the word “respect” rather than “protect” when referencing the relationship to established character.

Ms. Cornett reviewed the schedule and provided an update on community engagement.

Next, Ms. Cornett revisited the Neighborhood Node and Center Place Type sheets. Neighborhood Node is a mixed use place that offers higher intensity residential uses and neighborhood services or retail like grocery stores. She explained the main difference between the Neighborhood Node and the other Neighborhood Place Types are the types of permitted land uses. Neighborhood 1 – 3 permits residential, civic and institutional land uses. Nonresidential uses are allowed in the Neighborhood Node. Nodes have a concentration of activities which makes them the focal point of an area and they typically serve people within a one mile radius or less. Nodes can include a range of building types and uses can be horizontally or vertically integrated.

Ms. Cornett explained that Centers range in scale from Community Center to Center City and will be important areas for growth and change in Charlotte over the next 20 years. She shared examples. Many existing Centers need infill development to better integrate uses and become more walkable.

The Community Center is intended to provide for a concentration of commercial and civic activity, in a well-connected and walkable format. They typically serve several neighborhoods within a 10 minute drive. This place type is primarily comprised of retail, service and offices uses. Community Centers typically include low to mid-rise commercial or mixed use buildings and land uses may be either horizontally or vertically integrated. The average height is 2-4 stories, but the maximum is 8. Commissioner Watkins asked if affordability could be integrated into centers.

Ms. Cornett explained that Regional Activity Centers are located in areas that have the transportation infrastructure and land area to accommodate a significant amount of growth. They provide for a diverse mix of land uses including retail, office, moderate to high-intensity residential, institutional and entertainment uses, often in vertically mixed use buildings. Regional Centers may include a range of building types with an average height of up to 15 stories. They are generally located at key interstate interchanges, linked to public transit and connected internally by a multi-modal street network. Chairperson Ryan asked if staff is describing what is there or what is desired. She suggested using “ground floor retail” instead of “vertically integrated” because Charlotte does not have a market for vertical integration beyond two uses.

Commissioner Nwasike asked where Ballantyne fits. Ms. Johnson replied that it is a Regional Center. Commissioner Wiggins thinks Ballantyne and South Park should be treated in a similar manner to Uptown.

The current zoning ordinance regulates permitted uses in zoning districts. It does not reference building types. The UDO could be designed to enforce the place types policies by regulating the types of buildings allowed in the kinds of zoning districts that might be used in a Regional Activity Center.

Commissioner Wiggins asked if consideration has been given to designating the airport a regional transportation center. Mr. Goodwin replied that it is more of an industrial mixed use center.

Ms. Cornett reviewed the key differentiators for each Place Type. Chairperson Ryan asked about a bargaining chip for unlimited heights in the Center City. She said that a lot of cities do not have unlimited heights. She also does not think the number of tenants in a building matter if we are going to a form-based code. She asked how does single family fit into Center City. The Chairperson also thinks it is important for the Community Activity Center to be walkable. Commissioner Wiggins suggested giving consideration to taller buildings in exchange for green space.

Commissioner Watkins shared her concern about people that generally do not have access to this information and will not understand it. She questioned how centers will address low income areas versus affluent areas and integrate differing levels of affordability.

Ms. Cornett said that next month the Committee will review the Sectors and Open Space categories. Commissioner Nwasike asked if staff will have examples of Sector Place Types at the next meeting. Ms. Cornett replied yes.

Adjournment

The meeting adjourned at 7:16 p.m.

MANDATORY REFERRAL | REPORT NO. 18-03

Proposed acquisition of three properties along Independence Boulevard for new CMPD Independence Division Station

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to purchase three parcels for the construction of the Charlotte-Mecklenburg Police Department (CMPD) Independence Division station. The first parcel, 5809 East Independence Boulevard (parcel identification number 165-012-01), is 5.05 acres of vacant land and is zoned B-2 (business) according to the Charlotte Zoning Ordinance. The second parcel, off City View Drive (parcel identification number 165-041-03), is 0.06 acres, zoned B-2 (business), and improved with a billboard sign. The third parcel, also off City View Drive (parcel identification number 165-041-04), is 0.25 acres of vacant land, zoned B-2 and adjacent to a single-family home to the east.

PROJECT JUSTIFICATION:

NCDOT purchased the 5-acre tract in December 2012 for construction staging for the Independence Boulevard (U.S. Highway 74) widening and improvements project. NCDOT completed this phase of the project in Fall 2017 and has determined that it has no immediate need for the property. Both properties off City View Drive are owned by private citizens. Acquisition of these parcels will increase the usability of the larger NCDOT parcel because it would align CMPD's boundary line with City View Drive and improve access to the Division station.

City Real Estate regularly assists CMPD in the search for property to house Division stations. These three parcels are located within the Independence Division boundaries. The Independence Division is currently housed in leased facilities located at 9315 Monroe Road.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

In February 2010, CMPD adopted the Facilities Strategic Plan, which outlines division facility goals through 2025. In this plan, CMPD prioritized the transition from renting leased spaces to occupying City-owned facilities. This recommendation supports CMPD's objectives to be highly visible and accessible within the community, reduce operating costs, and accommodate future personnel growth. The Facilities Strategic Plan was updated in 2016 to address the progress made since 2010 and to prioritize construction moving forward.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Independence Boulevard Area Plan* (2011) recommends this site for Transit Oriented Development – Mixed Use. The site is within the adopted Conference Drive Station Area Plan. Specifically the plan recommends transit oriented development mixed use on the north side of Independence with improved streetscapes and pedestrian environments along Idlewild Road leading to Conference to facilitate safer and more comfortable access to the station.

The adopted streetscape of Conference Drive is a 5-lane Avenue with 6.5' bike lanes, an 8' planting strip, and a 6' sidewalk. On-street parking may be appropriate in select locations in lieu of a planting strip. Tree planting should be installed as required by the Charlotte Tree Ordinance. The recommended width is 69 feet from back of curb to back of curb (and may be wider near intersections and with turn lanes). Additional street connectivity between Conference Drive and City View Drive is recommended, eventually extending to Wallace Lane.

PROJECT IMPACT:

The proximity of the site to the major thoroughfare of Independence Boulevard is ideal to help CMPD achieve the visibility and accessibility, objectives outlined in the Facilities Strategic Plan.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

- CDOT has efforts underway to increase connectivity in the area, particularly a new 60-foot right-of-way to connect City View Drive and Buick Drive. CATS is searching for a new Park & Ride and/or Bus Transfer facility in the area. CMPD has met with E&PM, CATS and CDOT to ensure the various projects are coordinated with the construction of a new police station. Discussions are still ongoing.
- LYNX Silver Line is expected to run along Independence Boulevard to Village Lake Drive area and will provide maximum visibility and accessibility to the station. Funding has not been awarded or construction dates scheduled at this time.
- Independence Area Sidewalk/Bikeway Improvements Project is located across Independence Boulevard. This project will create a multi-modal facility south of and roughly paralleling Independence Boulevard from the Briar Creek Greenway to Mason Wallace Park. This project will increase accessibility to the Division station but no direct impact is expected.

MANDATORY REFERRAL | REPORT NO. 18-03

Proposed acquisition of three properties along Independence Boulevard for new CMPD Independence Division Station

ESTIMATED PROJECT COMPLETION DATE:

The Independence Division received CIP funding in July 2016 to acquire land for the project. Construction funding will be awarded from the CIP in July 2018. Engineering & Property Management's Special Projects team estimates that construction will be completed within four years.

JOINT USE TASK FORCE REVIEW COMMENTS:

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

Agencies Represented: Charlotte Neighborhood & Housing Services, Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, 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, 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 *Independence Boulevard Area Plan* (2011) recommends this site for Transit Oriented Development – Mixed Use. The site is within the adopted Conference Drive Station Area Plan. However, the Metropolitan Transit Commission adopted an alternative alignment in November 2016 that changed the preferred mode from bus rapid transit to light rail and shifted the alignment. The future station locations and design of the alignment has not been completed and there is not currently funding for this project.
- Police Stations are an important community facility that should be designed and sited to maximize services to the community, and be designed to respect existing surrounding uses.
- Additional street connectivity will provide alternative route choices from Independence Boulevard and improved streetscapes enable more mode choices for people traveling on foot or by bicycle.

Adopted Goals and Policies:

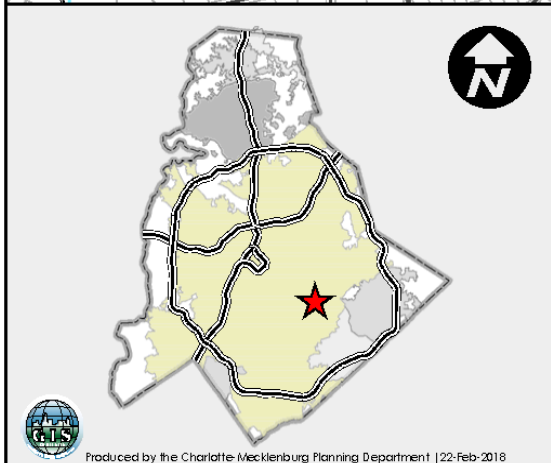
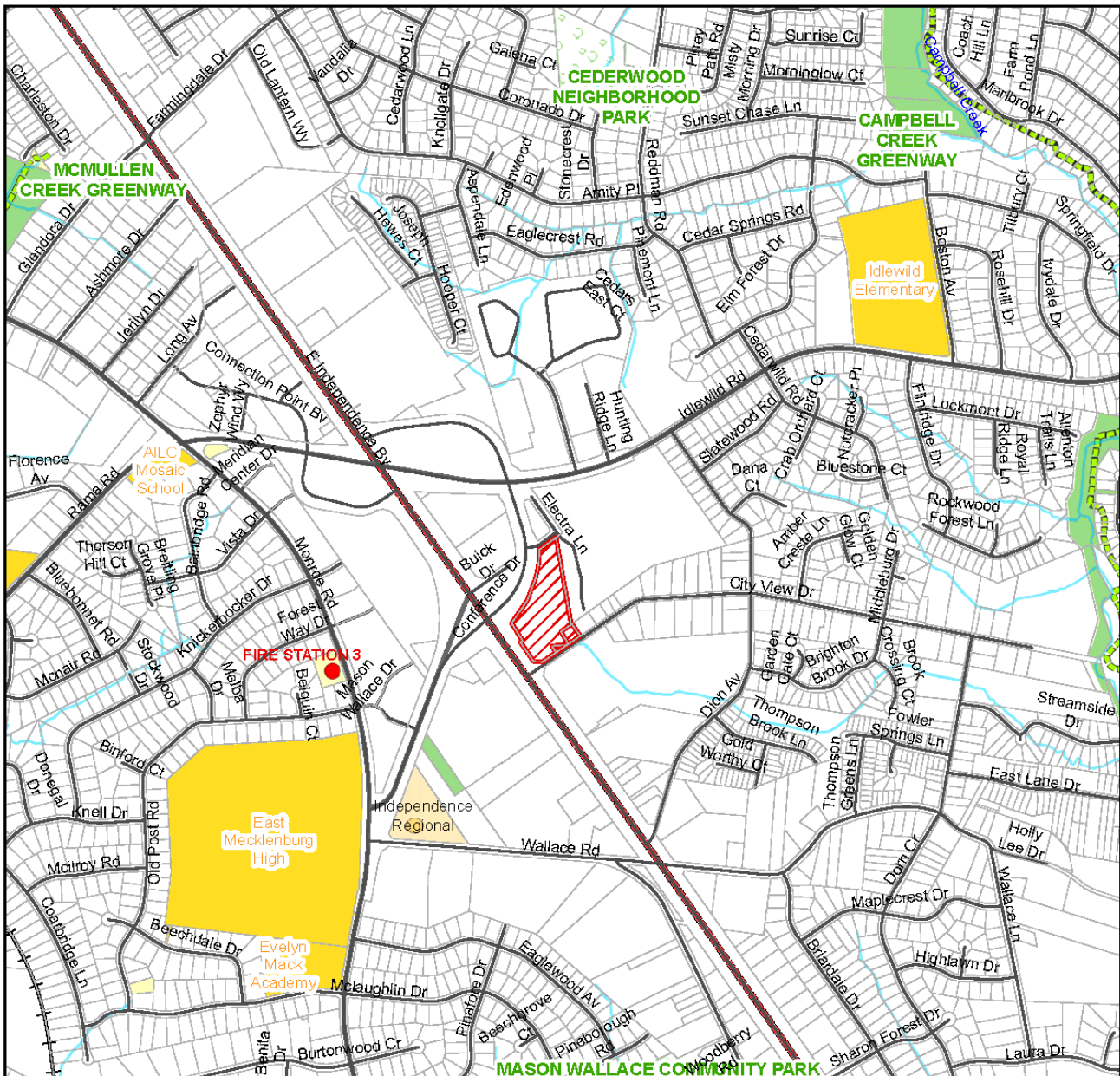
- Charlotte City Council's Community Safety Committee's adopted FY 2018&2019 Strategic Focus Area Plan identifies minimizing loss of life, property, damage and injury and improvement in perception of safety and level of trust in Community Safety as objectives to accomplish. Strategies include improving response times for emergency calls and improving and protecting quality of life in Charlotte neighborhoods and corridors.

CMPC PLANNING COMMITTEE REVIEW:

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

MANDATORY REFERRAL | REPORT NO. 18-03

Proposed acquisition of three properties along Independence Boulevard for new CMPD Independence Division Station



Mandatory Referral 18-03

Initiated By: Charlotte-Mecklenburg Police Department (CMPD)
Submitted By: City Real Estate | Engineering & Property Management (E&PM)

- Mandatory Referral
- Developed Park
- County Property
- City Property
- Greenway - Proposed
- Existing Thoroughfare
- Proposed Thoroughfare Improvement



Produced by the Charlotte-Mecklenburg Planning Department | 22-Feb-2018

Initiated by: Miles Vaughn, Housing and Neighborhood Services (H&NS)
Submitted by: Roberta Whitner, City Real Estate, Engineering & Property Management (E&PM)
Staff Review by: Mandy Rosen, Charlotte Mecklenburg Planning Department

ATTACHMENT 3

MANDATORY REFERRAL | REPORT NO. 18-04

City Real Estate and Housing & Neighborhood Services proposed disposition of two City-owned properties for affordable housing

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell or donate two City-owned properties for construction of affordable housing. These properties were acquired by the City in 2001 for the Parkwood/Plaza intersection improvement project.

The Department of Housing and Neighborhood Services works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) and private developers to partner to making affordable housing available in neighborhoods throughout the City. If none of the non-profit organizations and CDCs is interested in these properties, they would be marketed and offered for sale to the public and to private developers.

The two properties consist of 0.26 acres of land located on Parkwood Avenue (Parcel ID No. 083-137-12 & 083-137-13). The properties are zoned B-1.

PROJECT JUSTIFICATION:

These properties were acquired in 2001 for the Parkwood/Plaza intersection improvement project. The City incurs the expense of year-round mowing and maintenance. Housing and Neighborhood Services works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) and private developers to partner to making affordable housing available in neighborhoods throughout the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels supports City Council's recommendation to develop affordable housing. The proposed disposition of these parcels supports the goal to develop affordable housing and aligns with work from the Response to the Community Letter creating 5,000 affordable and workforce housing units within a three-year period.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan* (2003) recommends retail uses for both sites. The Plaza/Parkwood retail node would have a mix of local-serving retailers and personal services firms, possibly anchored by an institutional or government office or service.

The small retail project located at the intersection of Parkwood Avenue and The Plaza is proposed as a local-serving retail node that expands the existing commercial uses on the northwest corner to span the entire block. For both sides, street frontage devoted to outdoor seating, shared rear parking, pedestrian amenities and streetscaping to include street pavers are proposed. The plan shows the development of approximately 30,000 square feet of retail space in this retail node.

PROJECT IMPACT:

The project provides support for home ownership opportunities and neighborhood revitalization.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project will make flood control / erosion control improvements within the approximately 340-acre watershed located in the Briar Creek Drainage Basin. This watershed is bordered by The Plaza to the Northwest, Belvedere Avenue.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the properties for use by developers to undertake rehabilitation or rebuilding will dictate the completion of disposition.

JOINT USE TASK FORCE REVIEW COMMENTS:

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

Agencies Represented: Charlotte Neighborhood & Housing Services, Charlotte Department of Transportation, Charlotte Engineering and Property Management (Engineering, Real Estate & StormWater Services), Charlotte Water Department, 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, Charlotte Mecklenburg Planning Commission (Board of Education)

MANDATORY REFERRAL | REPORT NO. 18-04

City Real Estate and Housing & Neighborhood Services proposed disposition of two City-owned properties for affordable housing

PLANNING STAFF REVIEW:

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

Conclusions:

- While inconsistent with the adopted *Belmont Area Revitalization Plan*, the site is within close proximity to Uptown Charlotte, is located on a bus corridor, and is within a 1 mile walk from the Parkwood light rail station.
- The project would be more consistent with the adopted area plan if it includes ground floor retail or office spaces along the Parkwood Avenue building frontage.
- The height and design of new buildings should respect the character of the exiting residential homes in the area.
- Streetscape improvements should be coordinated with the City's Parkwood Avenue Improvements project. This site is identified as a Community Gateway in the Belmont Area Revitalization Plan. Gateways should establish a graphic and visual identity to both motorists and pedestrians and include signage, hardscapes, decorative fencing, and landscaping.

Adopted Goals and Policies:

- City Council's Letter to the Community (2016) identified open access to safe, affordable housing as critical to our community's success. The letter set a goal of creating 5,000 workforce and affordable housing units over the next three years.
- Charlotte City Council's Housing and Neighborhood Development Committee adopted their FY 2018 & 2019 Strategic Focus Area Plan, which includes the objective to preserve and create neighborhoods that offer affordable housing options. A proposed strategy is to expand and disperse the supply of newly constructed affordable and workforce housing geographically throughout the city.

CMPC PLANNING COMMITTEE REVIEW:

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

MANDATORY REFERRAL | REPORT NO. 18-04

City Real Estate and Housing & Neighborhood Services proposed disposition of two City-owned properties for affordable housing

