

# Planning Committee Agenda Packet

April 17, 2018 |  
Room 280  
5:00 p.m. |



Charlotte-Mecklenburg Planning Commission  
 Planning Committee Meeting Agenda  
 April 17, 2018 – 5:00 p.m.  
 CMGC – 2<sup>nd</sup> Floor, Room 280



Open Space	Neighborhoods	Sectors	Centers
Open Space - Preserved	Neighborhood 1	Business	Community Center
	Neighborhood 2	Employment	
Open Space - Recreational	Neighborhood 3	Campus	Regional Center
	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 March 20, 2018 Minutes. Attachment 1** (Action Required)

3. **Ongoing Business**

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

**M.R. #18-05: Proposal by Mecklenburg County ABC Board to Acquire Property Located at 1625 Windsor Square in the Town of Mathews for an ABC Store**

Mecklenburg County ABC Board proposes to purchase 2 acres of land with an existing 5,578 sf building located in the Windsor Square Shopping Center (Tax Parcel 165-041-03) in the Town of Mathews for an ABC Store. **Attachment 2**

**M.R. #18-06: Proposal by Mecklenburg County Asset & Facility Management to Acquire Property for the Future Expansion of Stewart Creek Greenway**

Mecklenburg County Asset & Facility Management proposes to acquire two vacant parcels totaling approximately 5 acres located along Stewart Creek, in the Lakewood area of west Charlotte (Tax Parcels 071-143-25 and 071-131-44) for expansion of the greenway. **Attachment 3**

**M.R. #18-07: Proposal by City Real Estate to Acquire Property Located at 11217 Providence Road West for a New Charlotte-Mecklenburg Police Department (CMPD) South Division Station**

The City of Charlotte proposes to purchase 7.5 acres of vacant land for the construction of the CMPD South Division Station (Tax Parcel 223-132-08). **Attachment 4**

**South End Vision Plan Review (5:30-6:15 PM)**

Ed McKinney, Monica Holmes

Committee Discussion and Consider Recommendation

**Place Types (6:15-6:45PM)**

Kathy Cornett

- Discussion of the Summit

Committee discussion but no action required



**Planning Committee Meeting Minutes**

**March 20, 2018 – 5:00 p.m.**

**CMGC – 2<sup>nd</sup> Floor, Room 280**

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**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

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

**Planning Staff Present:** Kathy Cornett, Laura Harmon, Monica Holmes, Taiwo Jaiyeoba (Planning Director), Garet Johnson, Linda Keich, Melony McCullough, Ed McKinney, Amanda Rosen and Bryman Suttle

**Other Staff Present:** Gwen Cook, Mecklenburg County Park and Recreation; Angela Hagerman, City Real Estate; and Tracy Newsome Charlotte Department of Transportation

**Welcome and Introductions**

Chairperson Ryan called the meeting to order at 5:10 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 Wiggins to approve the February 20, 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 Gussman stated that he would like to learn more about M.R. #18-04.

**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 (Tax Parcel #165-012-01), the second parcel is 0.06 acres of vacant land located off of City View Drive (Tax Parcel #165-041-03), and the third parcel is 0.25 acres of vacant land also located off City View Drive (Tax Parcel #165-041-04).

*A motion was made by Commissioner Samuel and seconded by Commissioner Wiggins to state that the Planning Committee reviewed M.R. #18-03 on March 20, 2018 and has no additional comments for the submitting agency.*

**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 (Tax Parcel #083-137-12 & 13). These properties were acquired by the City in 2001 for the Parkwood/Plaza intersection improvement project.

Amanda Rosen gave a brief overview of M.R. #18-04. She explained the recommendations in the *Belmont Area Revitalization Plan* (2003). The proposal for residential development is not exactly consistent with the plan's recommendation for a retail node at this location. Commissioner Gussman stated that he thinks that the area is ripe for affordable housing and that he hopes that there is a way to meet both objectives. Commissioner Wiggins asked if more than one residential unit will be placed on the property. Ms. Rosen answered that they are interested in more than two.

Commissioner Watkins asked how much affordable housing is designated for the eastside. Ms. Rosen said that she does not have that information. Commissioner Watkins said that she would like more information on that. Chairperson Ryan stated that the question deserves time and needs to be revisited.

*A motion was made by Commissioner Gussman and seconded by Vice Chairperson Ham to state that the Planning Committee reviewed M.R. #18-04 on March 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 City Council will receive an update and overview of the plan on March 26. Council is scheduled to receive public comment on April 9. Staff will come back to this Committee and the Transportation and Planning Committee in April. Staff would like a recommendation from this Committee and TAP Committee as quickly as possible in order to move forward to Council for adoption.

**Place Types**

Kathy Cornett (Planning) gave a presentation on Place Types. To view presentation, [click here](#). She said that staff has revisited what they heard at the last meeting about height, differentiators, mapping, etc. She reiterated that the Committee's comments are being cataloged. Tonight, staff will review information about the Summit and the Place Type sheets. Next, Ms. Cornett gave an update on public engagement.

Ms. Cornett explained the Place Types project and shared background information. She said that the place types palette is broken down into 4 major groupings – Open Space, Neighborhoods, Sectors, and Centers. Tonight's presentation will focus on Sectors and Centers. The Place Types within this category are: Business, Employment, Campus, Light Industrial, and Heavy Industrial. The primary differences between the categories are permitted land uses, building scale and orientation, and accessibility.

Commissioner Wiggins stated that employment and light industrial have light retail uses such as car lots. She said there are some uses that were not highlighted that she thinks should be identified on the list. Some of these uses offer retail services. She suggested that car lots and fabric shops need to be added to this category.

Chairperson Ryan pointed out that some the categories are silent on pedestrians. She is concerned that some categories state no pedestrian priority. When there is silence, it appears that we do not care about pedestrians.

Chairperson Ryan asked if consideration is being given to developing trends whether in terms of breweries or warehouses. She noted that warehousing is a growing trend. She asked if consideration is given to where people work and if they want to come outside and walk to a place. She is not convinced that restaurants should not be located in light industrial. She further shared her concern about sectors being single use. She pointed out that although staff said all these uses could be included, it does not read that way.

Chairperson Ryan stated that the lack of maps continue to be a problem. She thinks maps are needed to help the Committee see how this all works. Commissioner Wiggins suggested the southwest as an area to start mapping because it is an employment center. She said in the last 20 years, many neighborhoods have been established in the southwest, creating a diverse area. Chairperson Ryan asked how University Executive Park would be classified. Ms. Cornett answered as employment. She said that testing most areas will be easier than some others. Some areas may require further study.

Ms. Cornett said that she understands the Committee's frustration about not seeing the areas mapped. She thinks the palette has to be defined first. She said that does not mean the palette will not change again. Once the zoning districts are established and the palette is tested, additional changes will be needed.

Chairperson Ryan asked why there is a single use business category. Ms. Johnson explained that we are trying to balance the community's needs and there can be a lot of different uses. She said that staff thinks this Place Type will be used very sparingly, especially when you think about what our city is transitioning to and aspiring to be.

Commissioner Nwasike said that she thinks Ikea and University City are activity centers and now she hears they may be classified as business. She thinks this is confusing and thinks the community will also be confused. She said that it would be great to have the maps sooner than later.

Ms. Cornett said that some areas like South Park could be many place types. South End is similar. There are some portions of South End that are light industrial that may be completely different in the next 15 years. Consideration will be given to our land use vision and station area plans when mapping place types.

Commissioner Wiggins shared concern about changing light industrial to residential. She thinks that gas stations should be convenient. She also thinks that an ADA component should be stressed on campuses. Commissioner Fryday asked if each category will have pages of supporting text. Ms. Cornett answered yes.

Commissioner Samuels suggested that the “differentiators” title be changed to “identifiers” to capture the elements that describe these places.

Chairperson Ryan said these Place Types seem to describe what places are today rather than what we want them to become. Commissioner Gussman said these areas do not have the detail of other presentations – like TOD-A. Ms. Cornett explained that TOD-A is a specific zoning category.

Commissioner Wiggins said that she thinks employment is needed near transit too – not just neighborhoods. Ms. Johnson said that when the transit station area plans were developed for South End, property was designated for transit land uses in the future. Much of that area is transforming to different uses as recommended in the plan.

Ms. Cornett continued with her presentation and reviewed the key policies. She said that all place types will include the following changes to policy guidance:

- Site design elements in place of density (Lot size, building placement, height).
- Specific zoning districts will be identified for each Place Type.
- Place Types will also allow appropriate types of smaller open spaces and to recognize that parks, churches and schools are part of Neighborhoods, Centers, and Sectors.
- Place Types will integrate elements of the streetscape to better tie land use to some transportation policies.

Next Ms. Cornett reviewed Open Space. The 2 place types are Preserved Open Space and Recreational Open Space. Preserved open space is undisturbed land intended to be protected in perpetuity. Recreational open space is land dedicated for recreational uses. The main differences between these two places are:

- The types of permitted land uses
- The percent of allowable impervious surfaces
- The number and size of buildings or programmable spaces.

Commissioner Nwasike stated that a lot of the open space is attached to schools and asked if schools fall under neighborhood node. Ms. Cornett replied yes.

Commissioner Gussman asked if there is any reason why we could not have private open spaces in these Place Types categories. Ms. Cornett said that in theory you could (i.e. golf courses, stables).

Vice Chairperson Ham asked if the process is still on schedule, Ms. Cornett answered yes.

Chairperson Ryan stated that at the beginning of the presentation staff said that they heard us and she appreciates that. She would like to be more than heard. She wants to impact what is being done. She said that open space was brought up a year ago and yet that issue is still not dealt with. She thinks the Committee would like the opportunity to preserve farms. The open space is not reflecting what the Committee wants. She said there is a disconnect between the vision and the principles. She is concerned that the open space piece seems to reflect what is rather than being aspirational. She said there is a vast amount of open space along our creeks and along our greenways. She said that if we were paying attention to the vision and principles, this open space section would be different. She said there is so much more open space than what is being mapped. She asked if floodplains can be mapped as open space or preserve. Ms. Johnson said that it would have to be an overlay

Ms. Cornett said that staff is tracking comments but not making changes to the draft until the end of April. Chairperson Ryan said that if some of the comments made earlier had been addressed, it would have helped later with some of the comments on place types. The Committee continues to have the same concerns. Commissioners keep asking for maps and are not getting them.

Commissioner Wiggins said that there is a big controversy politically about wanting to have a designation for farms in Mecklenburg County. We did have that 30 years ago and now residents are going to Council about it. She thinks it would be wise to consider some options there.

Ms. Cornett said the greenways are not only recreational facilities but recreational and transportation facilities for people to get around the city. The rail trail may need different design standards for frontage on trails.

Ms. Cornett said that in looking at the Place Type concept, staff realized that the *Centers, Corridors and Wedges Growth Framework - 2010 (CCW)* needs to be refined and our ordinances need to tie directly to the place type categories. CCW does not recognize some of the environmental components. Ms. Johnson added that stronger language may be needed. Ms. Johnson explained the CCW and that Place Types further refines it.

Chairperson Ryan said that she thought CCW was going away and asked why it is being kept. She said that it has been held up as our comprehensive plan and it is not aspirational. Ms. Cornett said that it gets refined and not discarded. Ms. Johnson said that CCW is a broad concept. We have a lot of area plans and district plans that are pretty dated. We started using CCW as a broad concept. The Place Types will refine CCW and give it more detail.

Taiwo Jaiyeoba (Planning Director) said that we are still struggling with the vision. There are cumulative pieces that strive to achieve a vision. The “vision” of a walkable community is not clear in these Place Types materials we’ve reviewed. Some are “self-contained.” This is not a good way to be. Maybe they should be integrated with their surroundings edges.

Chairperson Ryan questioned if we have to keep CCW because old plans are tied to it. She asked if we will hang on to this dinosaur rather than fix it. Ms. Johnson said that we are not holding on to it because our plans are tied to it, some of our regulations are tied to CCW. Place Types will address this.

Mr. Jaiyeoba said that boils down to this, what is vision, we talked a lot about aspiration we see that Place Types is more aspirational than what we have today in CCW. It may not appear that way at this moment. The commitment is not necessarily to CCW, but Place Types and what can we get out of that.

Chairperson Ryan said that she does not see an articulation of the vision of what we are striving to achieve with these things. We desire a mixed use walkable place that speaks to affordability. She said that it doesn’t seem like the vision is clear in Place Types. She is thrilled to hear staff talk about Place Types being aspirational. However, when we continue to have something that looks like an office park, she wonders about the vision. She thinks uses need to be more integrated.

### **Adjournment**

The meeting adjourned at 7:16 p.m.

**Initiated by:** Michael J. Tully, Mecklenburg County ABC Board

**Submitted by:** Michael J. Tully, Chief Financial Officer, Mecklenburg County ABC Board

**Staff Review by:** Bryman Suttle, Charlotte Mecklenburg Planning Department & Kathy Ingrish, Town of Matthews Planning Department

## **MANDATORY REFERRAL | REPORT NO. 18-05**

Mecklenburg Co. ABC Board proposed acquisition of property located at 1625 Windsor Square in the Town of Matthews for future ABC Store

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

Potential purchase from FGLW Properties, LLC of approximately 1.88 acres of land in Mecklenburg County, with approx. 5,578 sf building as preliminarily shown on Exhibit A. The Mecklenburg County ABC Board proposes to operate an ABC Store on the site. The property is zoned B-1(CD) (Town of Matthews), with the use currently restricted to a restaurant; the ABC Board will pursue a rezoning to specifically allow its proposed use. Neighboring parcels are zoned B-1, B-3 and B-H.

### **PROJECT JUSTIFICATION:**

In the exercise of the ABC Board's business judgment, this is an appropriate location for an ABC Store. The project falls within the ABC Board's statutory authority.

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

The purchase falls within the ABC Board's statutory authority and is consistent with its mission to manage the sale of distilled spirits in compliance with laws that govern the sale and use of alcoholic beverages. The proposed use is consistent with the B-1 zoning district, and the ABC Board will pursue a rezoning to specifically allow its proposed use.

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

The *Town of Matthews Land Use Plan* (2012) recommends a mix of land uses to include different retail types in this location. The establishment of an ABC retail store is considered by Matthews planning staff to be consistent with this plan.

### **PROJECT IMPACT:**

The ABC Board's proposed use of this site will not have a significant negative impact on traffic or other public infrastructure beyond that which would be created by any retail use, which is permitted in the B-1 zoning district.

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

NCDOT planned road project U-2509 will make thoroughfare improvements to the section of Independence Park Pointway that could potentially impact this site with respect to land acquisition, limiting drive access, and landscaping.

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

The proposed purchase likely will close in the second or third quarter of 2018. The purchase has been approved by the Board and funded.

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

The Joint Use Task Force reviewed the proposed transaction at their April 4<sup>th</sup>, 2018 meeting and the following comments were offered:

- CDOT staff noted NCDOT project plans to make thoroughfare improvements for the section of Independence Park Pointway.
- Staff from the Town of Matthews pointed out that the proposed LYNX Silver Line will not impact this area because the alignment shifts to Monroe Road before it reaches this area.

### **Agencies Represented:**

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 Finance, County Park & Recreation, County Manager's Office, County Health Department, County Asset & Facility Management, Central Piedmont Community College, Medic, Town of Matthews, Town of Huntersville

### **PLANNING STAFF REVIEW:**

The Town of Matthews Planning staff has reviewed the proposed transaction and their key findings are listed below:

#### **Conclusions:**

- Town Planning staff has concluded this retail use would be acceptable at this location.
- There is conditional zoning in place for the site, so a rezoning will be required to revise the conditions currently limiting the site to a restaurant use.
- Transit supportive uses are not applicable to this location as it is not within a transit station area, although transit is planned nearby.

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

MANDATORY REFERRAL | REPORT NO. 18-05

Mecklenburg Co. ABC Board proposed acquisition of property located at 1625 Windsor Square in the Town of Matthews for future ABC store

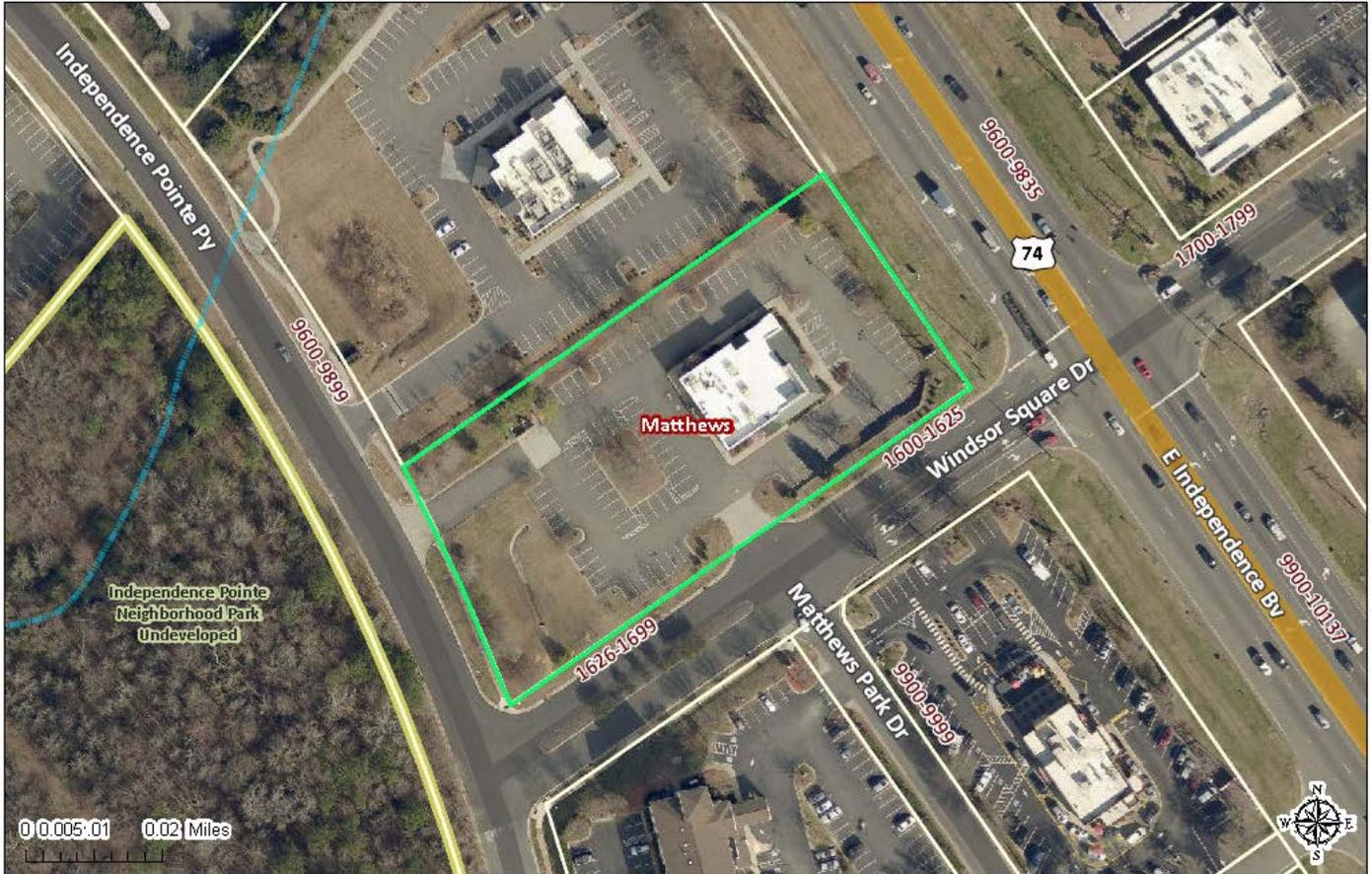
- The use is consistent with the *Town of Matthews Land Use Plan* adopted in 2012, which recommends a mix of retail uses at this location.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 17<sup>th</sup>, 2018 meeting, the Planning Committee reviewed the proposed acquisition...

**Polaris 3G Map – Mecklenburg County, North Carolina**  
Exhibit A

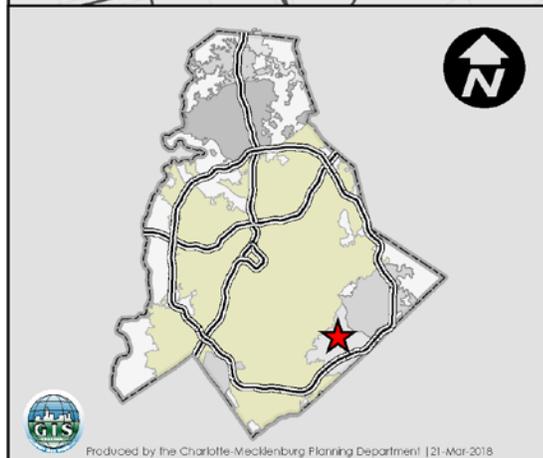
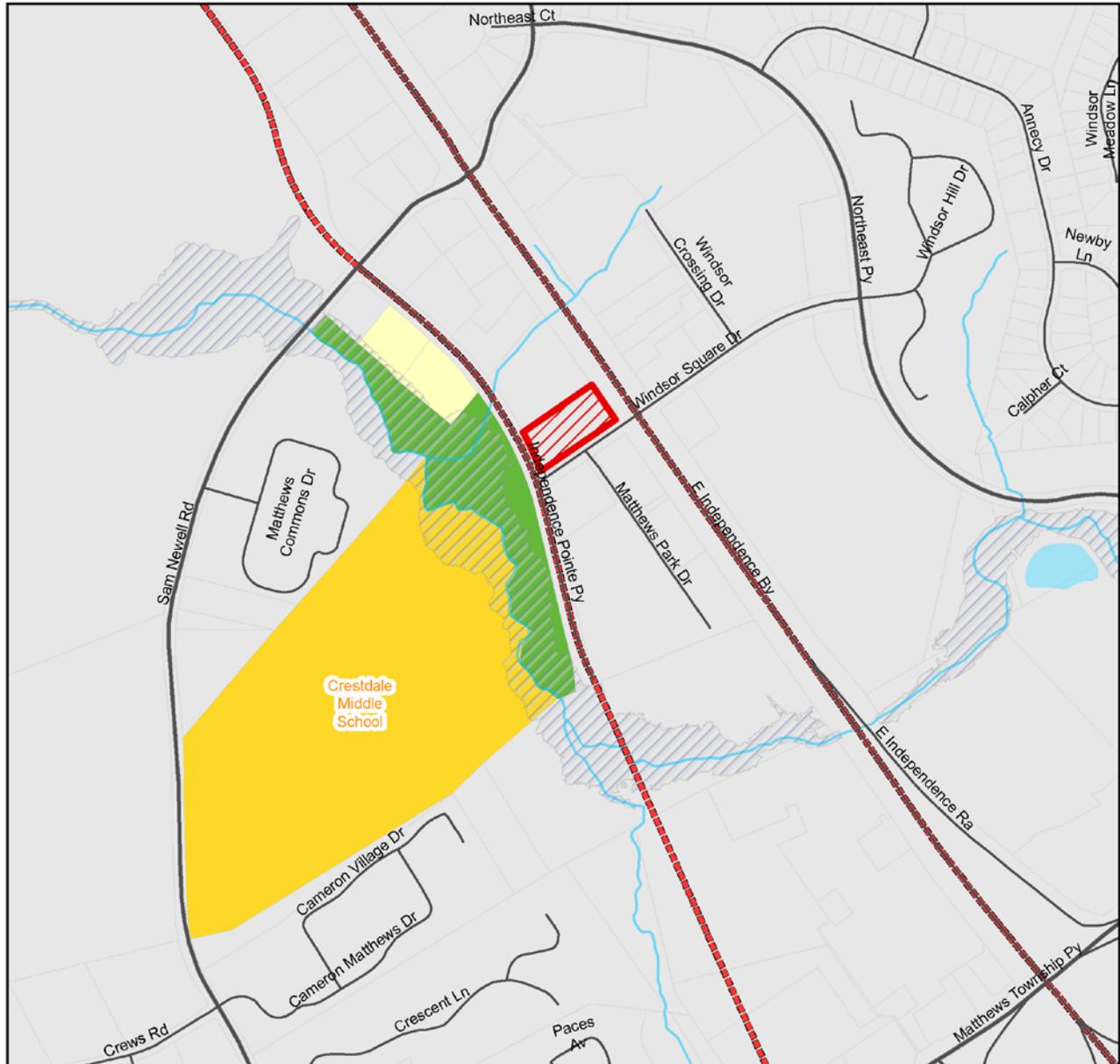
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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

MANDATORY REFERRAL | REPORT NO. 18-05

Mecklenburg Co. ABC Board proposed acquisition of property located at 1625 Windsor Square in the Town of Matthews for future ABC store



### Mandatory Referral 18-05

Initiated & Submitted By: Mecklenburg County ABC Board

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- Schools
- City Property
- Existing Thoroughfare
- Proposed Thoroughfare Improvement

Produced by the Charlotte-Mecklenburg Planning Department | 21-Mar-2018



## **MANDATORY REFERRAL | REPORT NO. 18-06**

**Mecklenburg Co. Asset & Facility Management proposed acquisition of two properties for future expansion of Stewart Creek Greenway**

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

The County would like to acquire tax parcels 071-143-25 (+/- .665 acres) and 071-131-44 (+/- 4.07 acres), located along Stewart Creek, in the Lakewood area of west Charlotte for Stewart Creek Greenway. Zoned R-5 Single Family Residential according to the City of Charlotte Zoning Ordinance, the properties are vacant and surrounded by a mix of improved and unimproved properties. Both acquisitions are located mostly within the flood plain.

The Lakewood Avenue to State Street stretch of Stewart Creek Greenway is currently in the conceptual design phase. However, it is slated to start at the northern terminus of Wesley Heights Greenway at State Street, continue through MLK Park, and then follow a Stewart Creek tributary to Lakewood Avenue. Along with greenway construction, County Storm Water Services is investigating potential partnership with Park & Recreation for stream improvements along the conceptual greenway alignment.

### **PROJECT JUSTIFICATION:**

Stewart Creek Greenway is included in County's adopted 2019-2023 Capital Improvement Plan and acquisition of these parcels will allow the County to fulfill that plan. Acquisition of these parcels will also allow the County to expand the greenway system by providing more contiguous miles for greenway users.

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

Acquisition of these properties is consistent with the County's *Park & Recreation Master Plan* which identifies Stewart Creek as a greenway corridor as well as the County's adopted 2019-2023 Capital Improvement Plan.

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

- Both parcels fall within the *Central District Plan* (1993) and are recommended for single family residential up to 5 dwelling units per (DUA) or for park and open space based on their flood plain designation.
- The *Central District Plan* supports continuing greenway development along Stewart Creek to provide recreational opportunities and bicycle transportation.

### **PROJECT IMPACT:**

Acquisition of this property would allow expansion of the County's greenway system and the potential for stream improvements along Stewart Creek. The Stewart Creek Greenway project will connect users to several park facilities in the area as well as existing sections of Stewart Creek Greenway further south that connect users to Uptown.

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

There are no known related public or private projects.

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

Acquisition of these parcels is expected to be complete in FY19

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

The Joint Use Task Force reviewed the proposed transaction at their April 4<sup>th</sup>, 2018 meeting and no joint use comments were offered.

### **Agencies Represented:**

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 Finance, County Park & Recreation, County Manager's Office, County Health Department, County Asset & Facility Management, Central Piedmont Community College, Medic, Town of Matthews, Town of Huntersville

### **PLANNING STAFF REVIEW:**

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

### **Conclusions:**

- The parcels in question are in the path of the proposed Stewart Creek Greenway, which is identified as a future greenway corridor.
- The subject parcels are mostly located in a FEMA floodplain and those areas outside of the floodplain have severe topographical challenges and are likely not large enough to be developable.
- Housing & Neighborhood Services has reviewed this Mandatory Referral and concluded that the property is not appropriate for the construction of affordable housing due to their location within a flood prone area.

# MANDATORY REFERRAL | REPORT NO. 18-06

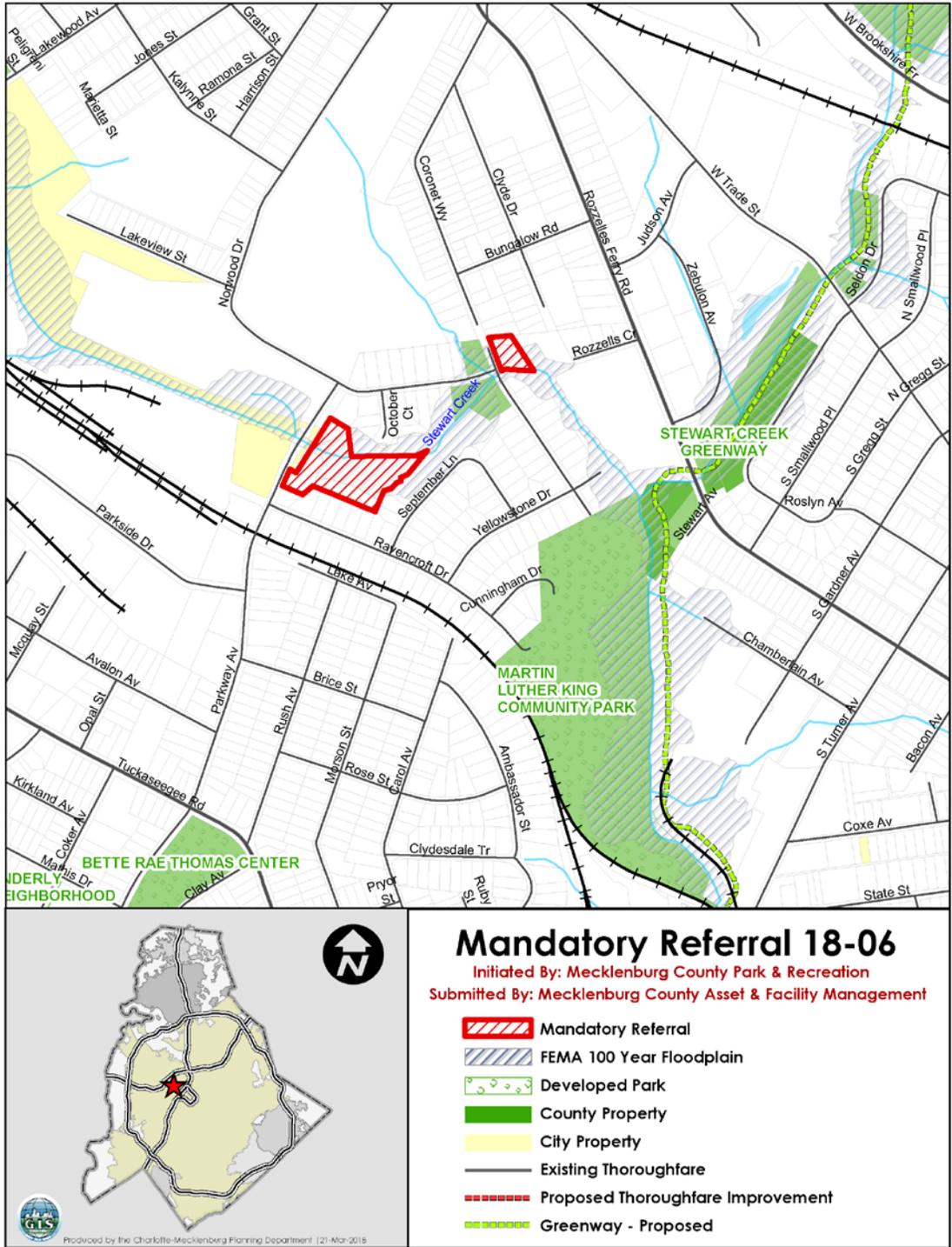
Mecklenburg Co. Asset & Facility Management proposed acquisition of two properties for future expansion of Stewart Creek Greenway

**Adopted Goals and Policies:**

- The adopted future land use for the parcels and surrounding area is for single family residential use or for park and open space based on their floodplain designation.
- The *Central District Plan* supports continuing greenway development along Stewart Creek to provide recreational opportunities and bicycle transportation.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 17<sup>th</sup>, 2018 meeting, the Planning Committee reviewed the proposed acquisition...



## **MANDATORY REFERRAL | REPORT NO. 18-07**

### **Proposed Acquisition of 11217 Providence Road West for new CMPD South Division Station**

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

The City of Charlotte proposes to purchase 11217 Providence Road West (parcel identification number 223-132-08) for the construction of the Charlotte-Mecklenburg Police Department (CMPD) South Division station. The parcel is 7.5 acres of vacant land and is zoned R-3 according to the Charlotte Zoning Ordinance.

#### **PROJECT JUSTIFICATION:**

City Real Estate has searched for land to build the CMPD South Division station for the past two years but has been unsuccessful due to rapid development and high prices. The proposed acquisition will provide enough land to build a division station capable of staff expansion as well as house the co-location of a Code Enforcement office.

City Real Estate regularly assists CMPD in the search for property to house Division stations. The parcel is located within the South Division boundaries. The South Division is currently housed in leased facilities located at 8050 Corporate Center Drive.

#### **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 parcel is within the *South District Plan* (1993) and is recommended for residential use at a density of up to 3 dwelling units per acre. The General Development Policies (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. With appropriate design standards, the GDP criteria could support consideration of increased residential densities on some portion of, or the entire site. Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Rather, such uses are evaluated on a case by case basis.

#### **PROJECT IMPACT:**

The project will heighten community safety to the South Charlotte area and alleviate some perceptions about CMPD's weaker presence in this part of town. The acquisition may also offer further development opportunities for the surplus acreage not required for construction of the division station. In particular, the city is considering affordable housing for the remaining acreage.

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

This parcel is adjacent to ongoing commercial development including the recently completed retail hub, Ballantyne Town Center. To the east, a branch of the Bank of North Carolina, office space and a hotel are under construction.

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

Engineering & Property Management's Special Projects team estimates that construction will be completed within five years. The project received CIP funding for land acquisition in FY17.

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

The Joint Use Task Force reviewed the proposed transaction at their February 7<sup>th</sup>, 2018 meeting and the following comments were offered:

- City Real Estate said that they hope to do a co-location with code enforcement and that there will be surplus land remaining that could be considered for affordable housing.
- Park and Recreation shared their interest in a greenway connection. Clems Branch is included in the Long Range Master Plan for an overland connector to McAlpine Creek. They would like to reserve an easement

**MANDATORY REFERRAL | REPORT NO. 18-07**  
**Proposed Acquisition of 11217 Providence Road West for new CMPD South Division Station**

for a greenway trail. The City Real Estate representative said there is a dry creek on the east side and that consideration could be given to accommodating the trail.

- Charlotte Water said that a lift station project to improve sewer capacity in this area began in February and is a 13 month project.

**Agencies Represented:**

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 Finance, County Park & Recreation, County Manager's Office, County Health Department, County Asset & Facility Management, Central Piedmont Community College, Medic, Town of Matthews, Town of Huntersville

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

- The potential residential use is supported by the *South District Plan*. Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Rather, such uses are evaluated on a case by case basis. A police station use at this location would be compatible with surrounding non-residential uses as developed.
- Civic/Government buildings are permitted in residential zoning districts subject to certain prescribed conditions involving access from major streets and buffers to residential areas.
- The property is zoned R-3 (single family residential), but is entirely surrounded by properties in multi-family, commercial center, and Institutional uses. It has frontage on Ballancroft Parkway, a new street accessing a mixed use development across the street that includes a bank, a Sprouts grocery store, office space, and a hotel. A rezoning petition is underway at present (petition 2018-014) for a Novant medical campus in institutional zoning just to the south.
- Housing & Neighborhood Services has reviewed this Mandatory Referral. While the amount of land available for a housing element is not yet determined, a site in this general size range would be sufficient for an appropriate affordable housing development.

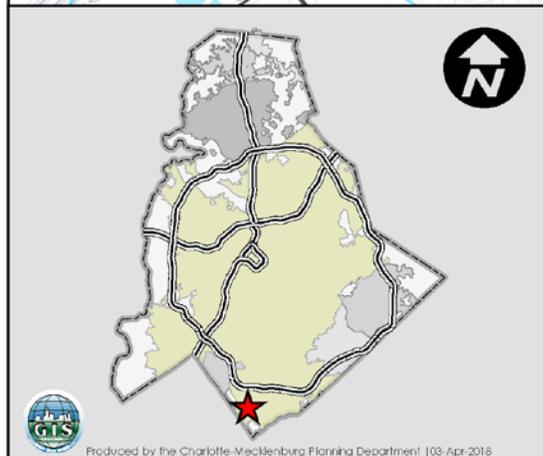
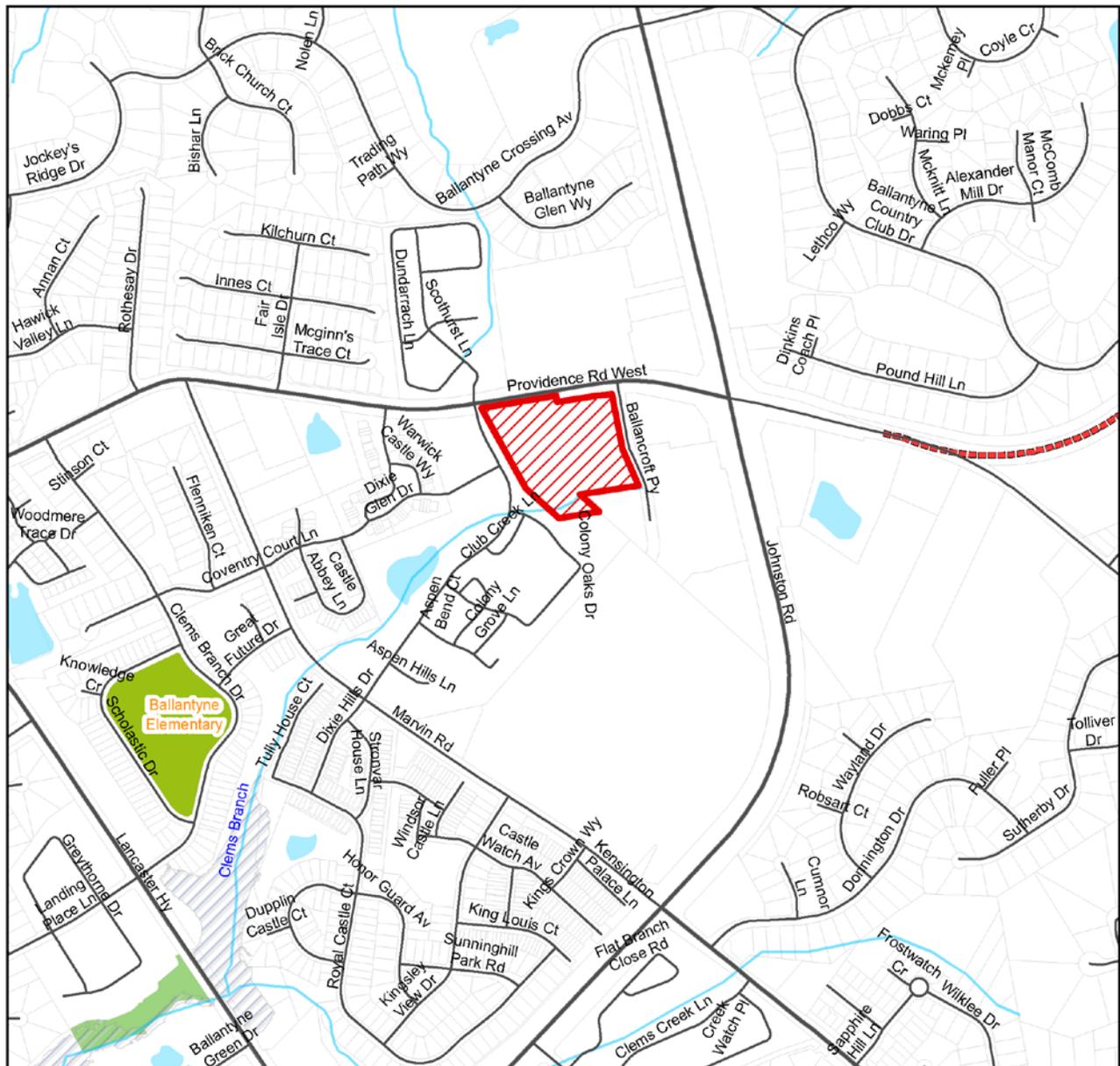
**Adopted Goals and Policies:**

- The adopted future land use for the parcel is for single family residential use and would likely meet GDP criteria for densities above 4 dwellings per acre. A rezoning would be required to increase the residential density above what is allowed in the existing zoning (R-3). Future locations of civic uses, such as police stations, are not typically identified in adopted land use plans. Rather, such uses are evaluated on a case by case basis.
- A police station at this location would be permitted as currently zoned.
- 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 April 17<sup>th</sup>, 2018 meeting, the Planning Committee reviewed the proposed acquisition...

**MANDATORY REFERRAL | REPORT NO. 18-07**  
**Proposed Acquisition of 11217 Providence Road West for new CMPD South Division Station**



## Mandatory Referral 18-07

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

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  Schools
-  Ponds
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement

Produced by the Charlotte-Mecklenburg Planning Department | 103-Apr-2018