

Planning Committee

Agenda Packet

June 19, 2018 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
June 19, 2018 – 5:00 p.m.
CMGC – 2nd Floor, Room 280



Image from the South End Vision Plan

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

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

Approve May 15, 2018 Minutes. Attachment 1 (Action Required)

3. **Ongoing Business**

Mandatory Referrals (Action Required) (5:15-5:45PM)

M.R. #18-08: Proposal by Charlotte Fire Department to Acquire Property Located Along Beam Road for the Relocation of Fire Station #30

The City of Charlotte proposes to purchase 3 acres of vacant land located on the westerly side of Beam Road north of Shopton Road adjacent to Charlotte Vehicle Operations Center (Tax Parcel 141-241-04) for the relocation of Fire Station #30. **Attachment 2**

M.R. #18-09: Proposal by Mecklenburg County Park & Recreation to Acquire Property Located on Old Statesville Road (Highway 115) in the Town of Cornelius for North Mecklenburg Regional Recreation Center

Mecklenburg County proposes to acquire 2 acres of vacant land located on Old Statesville Road (N. C. Highway 115) (Tax Parcels 005-021-11, 12, & 13) for park property. **Attachment 3**

M.R. #18-10: Proposal by City Engineering and Property Management (E&PM) to Acquire Property Located in the Mallard Creek Area for Tree Canopy Preservation

The City of Charlotte's engineering and Property Management Department proposes to accept the donation of approximately 5 acres of vacant and forested land located off North Tryon Street and adjacent to Mallard Creek Greenway (Tax Parcel 051-411-03) for tree canopy preservation. **Attachment 4**

M.R. #18-11: Proposal by City Engineering and Property Management (E&PM) to Acquire Property Located in the Biddleville Area for Tree Canopy Preservation

The City of Charlotte's Engineering and Property Management Department proposes to accept the donation of approximately .12 acres of vacant and forested land located off Rozzelles Ferry Road near Johnson C. Smith University for tree canopy preservation. **Attachment 5**

Planning Committee Meeting Minutes

May 16, 2018 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

Attendance

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

Planning Committee Members Absent: Commissioner Watkins

Planning Staff Present: Kathy Cornett, Monica Holmes, Garet Johnson, Linda Keich, Melony McCullough, and Sonja Sanders

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 Vice Chairperson Ham to approve the April 17, 2018 minutes. The minutes were unanimously approved.

Chairperson Ryan stated that there are no mandatory referrals this month.

South End Vision Plan Update

Chairperson Ryan asked Monica Holmes to give a brief overview and update on the draft *South End Vision Plan*. Ms. Holmes reviewed changes that have been made to the draft plan document in response to the Committee's comments as well as comments from others. She explained next steps in the process and asked the Committee to consider making a recommendation to City Council.

Commissioner Wiggins stated that currently there may be a limited number of children in the area but there are a lot of millennials and the plan does not address daycare facilities. She also said that consideration must be given to urban terrorism. She said that wide sidewalks could be problematic because cars could be driven on sidewalks to harm people. Next, Commissioner Wiggins shared her concern about building sizes and noted that with smaller buildings you can't have vertical economics which could provide affordable housing. She added that she would like to see the same principles that are in the plan applied further down South Boulevard. Chairperson Ryan said that 10' sidewalks are appropriate and that we don't design for terrorism. She said that it is important to develop the urban realm and she is willing to weigh the risk of terrorism.

Commissioner Nwasike stated that she appreciates that information was added to the document assigning tasks and management of resources. She thinks it is a good plan and thanked staff for listening to the Committee's input. Commissioner Nwasike also likes that Section 7 addresses parking in a futuristic way and considers parking a common resource. She agrees with Commissioner Wiggins' suggestion that the same principles be applied further down South Boulevard.

Commissioner Samuels stated that on page 20 the language needs to be more direct toward affordable work places because it is important to have affordable work places.

Commissioner Gussman stated that he likes seeing the use of some of the TOD principles in the plan. He recommended planning for areas to the south and thinks that the TOD work will help those areas. He would also like to see more connectivity. Commissioner Gussman asked if the Committee's affordable housing principles can be referenced in the document.

Chairperson Ryan stated that she is impressed with the responses to the Committee's comments and she thinks that this is an excellent plan. She noted that the drawings on pages 19 and 44 are the same and asked that the same drawing not be used twice. She asked that references to public parking on pages 28 and 38 clarify that it should not be publicly funded.

Commissioner Wiggins stated that parking is needed and that parking could be a nice revenue stream. She suggested including a statement in the plan noting that parking decks funded by the city could be converted to affordable housing at some point.

Chairperson Ryan said that she is glad to see the Planning Commission's *Livable City Policy Statement* referenced in the plan and that she would also like to see a reference to the Commission's *Affordable Housing Policy* in the plan. She also recommends that a reference to uses such as daycares be included in the final document as suggested by Commissioner Wiggins. Ms. Holmes said this information will be referenced in the plan goals.

Commissioner Samuel suggested that for clarification on page 38 - refer to parking as public "use." The Committee discussed this at length. Commissioner Nwasike stated that she thinks parking could be public or privately funded and that she does not read it as publicly funded. Commissioner Samuel said that she tends to agree with Chairperson Ryan's interpretation that the parking would be publicly funded. Commissioner Gussman asked if language could be added stating that parking will not be publicly funded. Commissioner Nwasike suggested leaving the language as is because of the uncertainty of what will happen in the future.

Commissioner Samuel asked if the issue is the word "public" and if it means public funding. Commissioner Wiggins stated that there is a need for some municipal parking. Commissioner Nwasike said that when you talk about funding that is not in our purview but when you talk about use it is.

After further discussion, Chairperson Ryan asked for a motion to recommend that Council adopt the *South End Vision Plan* as recommended by staff with the recommended changes.

A motion was made by Commissioner Samuel and seconded by Commissioner Wiggins to recommend that City Council adopt the South End Vision Plan as recommended by staff with the following edits:

- *Reference the growing population and the shifting demographics specifically (children) in reference to daycares*
- *Reference the Planning Commission's Affordable Housing Policy statement on page 28*
- *Recommend further planning studies for the areas south of South End that are transit focused*
- *On pages 28 and 38, clarify the reference to public use parking*
- *Change out duplicate graphic on pages 19 and 44.*

Commissioner Gussman asked about similar planning efforts along the rest of the corridor. Ms. Garet Johnson explained the transit station areas plan and the new TOD ordinance.

Place Types Summit Follow-up

Commissioner Gussman said that it is good to hear the feedback and asked how the questions get answer. Commissioner Wiggins asked if traditional survey methods could be used. Ms. Cornett replied that will have to be designed based on the meeting. Chairperson Ryan thinks people need examples and guidance because they don't have expertise in this area. Commissioner Nwasike said that mapping and concrete examples are key to the community understanding the information. Ms. Cornett explained the methodology needed to do the mapping. Commissioner Wiggins suggested mapping the southwest as a test because it seems to be a diverse area and it can be used to explain Place Types. She suggested the Committee tour the area.

Ms. Johnson gave an update on the Place Types/UDO process. She explained that staff will share three options for moving forward with the Transportation and Planning Committee on May 29 and ask for direction. The options are continue along the same path, reset/rebrand the approach, or develop a comprehensive plan.

Chairperson Ryan stated that the Place Types work has not been in vain and has led us to where we are today. Chairperson Ryan will be in Copenhagen and will not be at the June meeting. This is her last meeting as a Planning Committee member.

Commissioner Ham read a letter from Mayor Vi Lyles acknowledging the Planning Commission's Affordable Housing Statement.

Adjournment

The meeting adjourned at 6:35 p.m.

MANDATORY REFERRAL | REPORT NO. 2018-08

Charlotte Fire Department Proposed Acquisition of Property along Beam Road for Fire Station #30 Relocation

PROJECT PROPOSAL AND LOCATION:

The Charlotte Fire Department (CFD) proposes to acquire land along Beam Road for relocation of Fire Station #30. The proposed parcel, (parcel identification number 141-241-04), is 3.12 acres of vacant land and is zoned R-3 (single family) according to the Charlotte Zoning Ordinance. The parcel abuts city-owned parcel (parcel identification number 141-241-03), which houses the Charlotte Vehicle Operations Center used as a driving training facility for all City departments, including the Police and Fire Departments.

PROJECT JUSTIFICATION:

Increasing growth in Charlotte and imminent expansion of the Douglas International Airport has created a need to relocate Fire Station #30 to serve this area both in the immediate and foreseeable future. Acquiring this parcel now will allow the City to mitigate rising land values and secure a new site location on a primary road (Beam Road) before land costs increase.

CFD uses various criteria to select sites for a fire station. A new fire station must be built when a new “point of dispatch” is required in order to meet response time standards. The site selection is based most importantly on proximity to service area but also ease of access into and out of the fire station (without medians to impede the ability to enter and exit).

City Real Estate regularly assists CFD in the search for property to house fire stations. This property is controlled by the Aviation Department. The Aviation Department and CFD are under an existing agreement to house Fire Station #30. Fire Station #30 is currently located at 4707 Belle Oaks Drive.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

National Fire Protection Association (NFPA) 1710 Standard states that the first unit be on-scene in 6 minutes or less 90 percent of the time. In addition, NFPA 1710 states that the effective firefighting force (fourth unit) be on-scene within 10 minutes and 20 seconds 90 percent of the time. As Charlotte continues to grow, the firefighting units will have an increasingly difficult time accomplishing these goals unless a new fire station can be built before development intensity increases in the area and airport expansions continue.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (adopted 1991) recommends office/industrial uses for this location and surrounding area. The site is located within an industrial activity center according to the *Centers, Corridors and Wedges Growth Framework*. Fire stations are considered compatible public facilities within an office/industrial area and would be consistent with the plan.

PROJECT IMPACT:

Fire stations are generally well received in communities. Firefighters are trained in CPR and are valuable resources to the community.

The site will have sizeable setbacks and buffers from neighboring properties to help mitigate impacts.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Adjacent city-owned parcel (parcel identification number 141-241-03) consists of approximately 24.32 acres located at the intersection of Beam Road and Shopton Road and houses the Charlotte Vehicle Operations Center. The Charlotte Vehicle Operations Center is currently undergoing development which will expand across the remaining vacant portion of the parcel.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the parcel is anticipated within six months of this review. Construction of this fire station is at least three years out.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their June 6th, 2018 meeting and no joint use comments were offered.

Agencies Represented:

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg

MANDATORY REFERRAL | REPORT NO. 2018-08

Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

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

Conclusions:

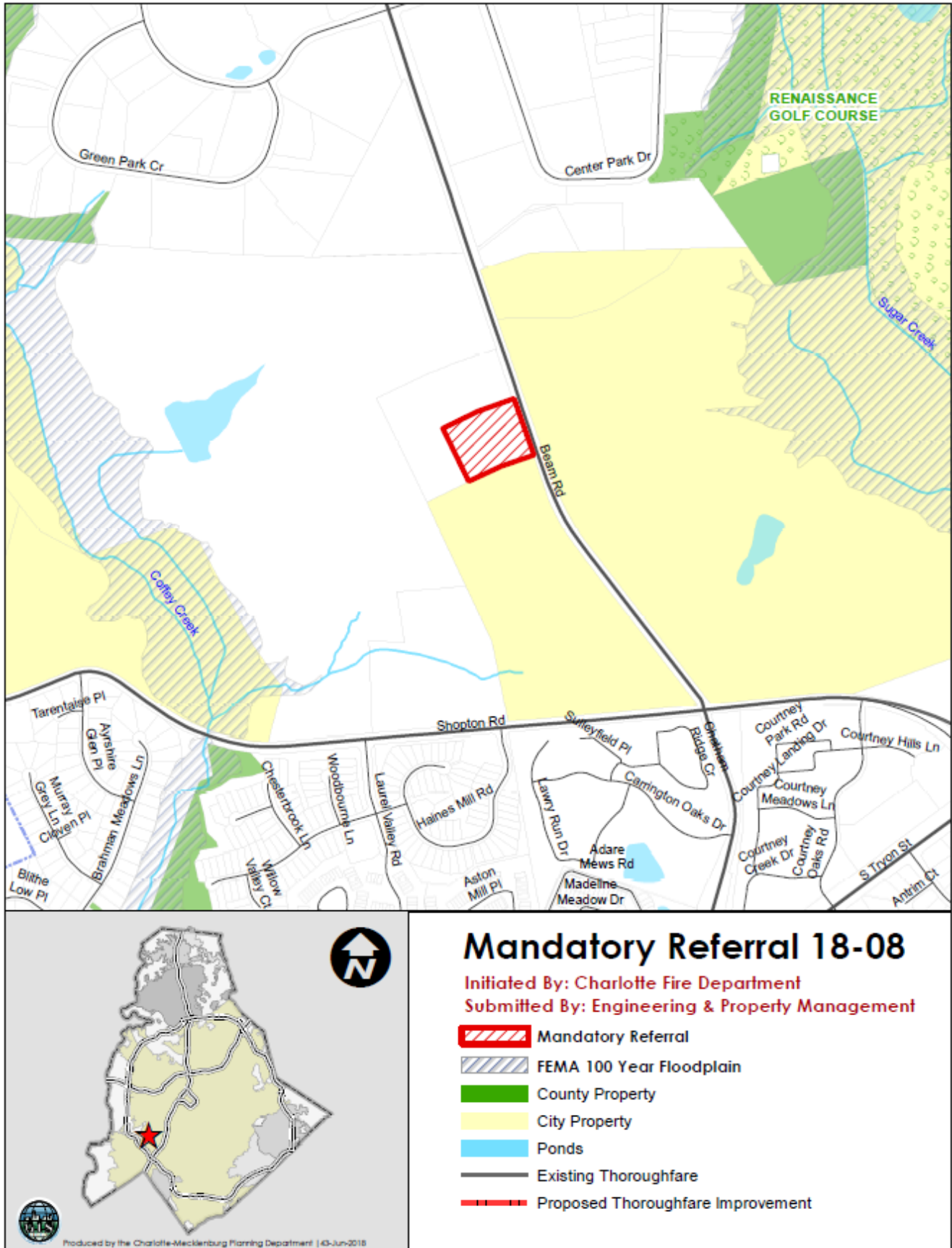
- Fire stations are considered government buildings and are allowed as a principal use under prescribed conditions in the R-3 (single family) zoning district.

Adopted Goals and Policies:

- The adopted future land use for the parcel and surrounding area is for office/industrial uses.
- Fire stations are considered compatible public facilities within an office/industrial area and would be consistent with the plan.

CMPC PLANNING COMMITTEE REVIEW:

At their June 19th, 2018 meeting, the Planning Committee reviewed the proposed acquisition...



Submitted by: Jacqueline McNeil, County Asset and Facility Management

Reviewed by: Bryman Suttle, Charlotte-Mecklenburg Planning, Design & Development

MANDATORY REFERRAL | REPORT NO. 2018-09**Mecklenburg County Park & Recreation Proposed Acquisition for North Mecklenburg Regional Recreation Center in Town of Cornelius****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County is proposing acquisition of Tax Parcels 005-021-11, 005-021-12, and 005-021-13 (+/- 2.03 acres) on Old Statesville Road (Highway 115) in the Town of Cornelius for park property. The property is currently vacant and is zoned IC (Industrial Campus) under Cornelius' ordinance. Mecklenburg County owns the adjacent Tax Parcel 005-021-09 (+/- 41.39 acres) which is planned to become a regional recreation center to serve residents located in the northern Towns of Mecklenburg County (Huntersville, Cornelius, and Davidson). This property will be added to the acreage the County already owns and incorporated into the recreation center site.

PROJECT JUSTIFICATION:

The property is in the vicinity of several large subdivisions and other public facilities such as Caldwell Station greenway, Bailey Park, Bailey Middle School and Hough High School and once developed will offer residents in the area the opportunity for varied active and passive recreational experiences. Mecklenburg County is in the design process for the new recreation center and this property is needed to enhance the site's scheduled improvements and to address traffic anticipated by the recreation center once it opens.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *Parks Master Plan* which identified the need for additional recreation centers in this area of the County. Overall, citizens within the County rank indoor fitness and exercise facilities as one of their top five recreational needs. Acquisition of this property seeks to address the lack of recreation centers in the northern portion of the County as well as provide a park amenity that is desired by residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed acquisition is consistent with the Town of Cornelius generalized Land Use Plan. This Plan has no parcel-specific land use recommendations and does identify the area as appropriate for special purpose (industrial) uses that are generally defined as light manufacturing, warehouse and small scale commercial uses, but acknowledges the importance of community amenities such as public parks and open space at strategically advantageous areas throughout the jurisdiction, which would include recreational centers.

PROJECT IMPACT:

Acquisition of this property will enhance the future recreation center's site. The addition of this property provides the site with greater design flexibility as well as provides road frontage and space for entrance access to the site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None have been identified.

ESTIMATED PROJECT COMPLETION DATE:

The County desires to gain possession of the property within 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their June 6th, 2018 meeting and no joint use comments were offered.

Agencies Represented:

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

The Town planning staff supports the proposed acquisition.

Conclusions:

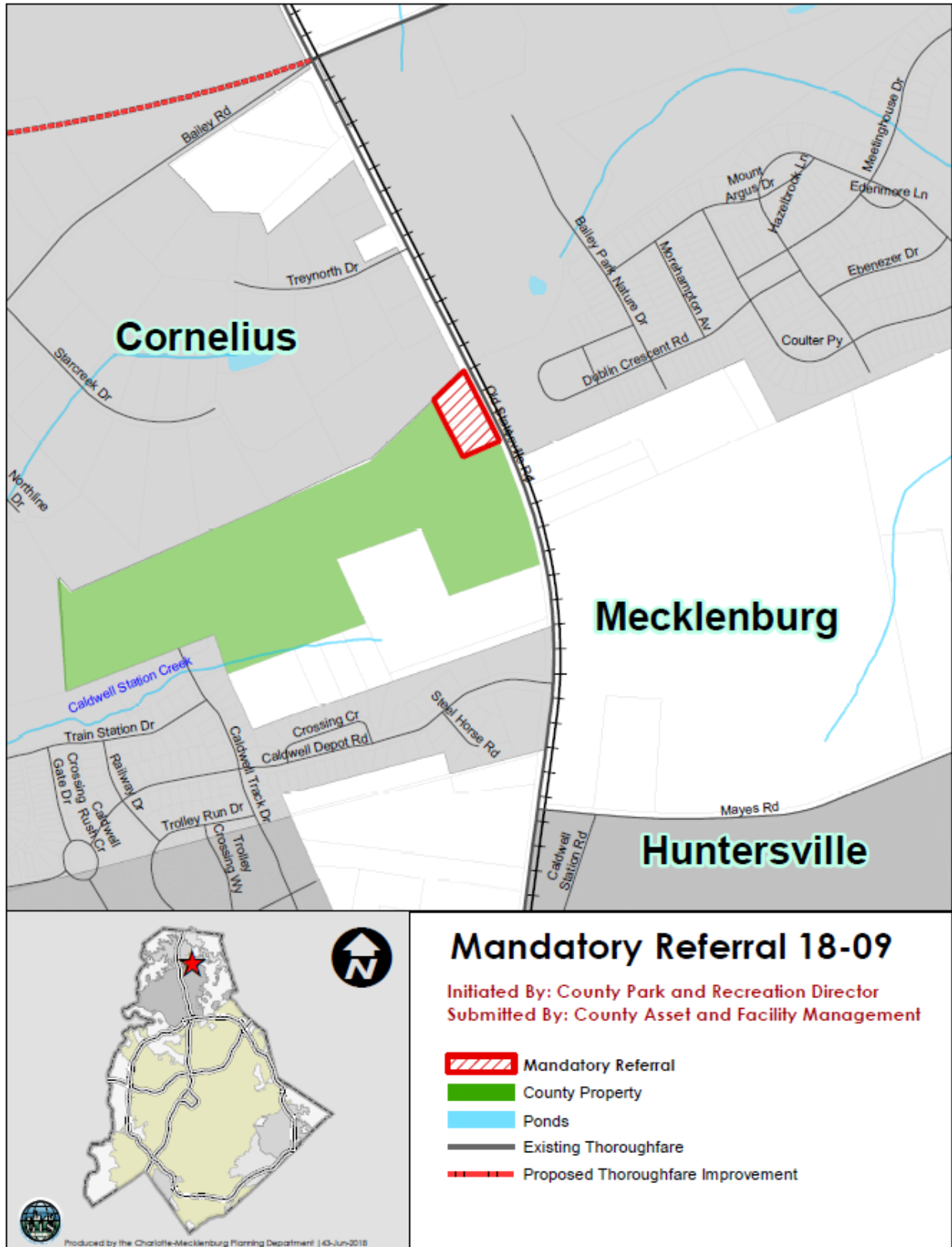
- Town plans and policies support the development of community amenities such as public parks and open space at strategically advantageous areas throughout the jurisdiction, which would include recreational centers.
- This acquisition adds to an existing cluster of publicly owned parcels intended for park and recreational uses in the area.

Adopted Goals and Policies:

- Consistent with all Town adopted land use plans and policies.

CMPC PLANNING COMMITTEE REVIEW:

At their June 19th, 2018 meeting, the Planning Committee reviewed the proposed acquisition...



Submitted by: Amanda Byrum, Engineering & Property Management

Reviewed by: Alberto Gonzalez, Charlotte-Mecklenburg Planning, Design & Development

MANDATORY REFERRAL | REPORT NO. 2018-10**City Engineering & Property Management Proposed Acquisition of Property in Mallard Creek for Tree Canopy Preservation****PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to accept donation of one vacant, forested parcel of approximately 5.01 acres (051-411-03), zoned NS per the Charlotte Zoning Ordinance, in the Mallard Creek area of Charlotte for tree canopy preservation. The property is located off N Tryon Street, as shown on the location map below, and is adjacent to Mallard Creek Greenway. This property is proposed to remain in a natural state following acquisition, and may be used for future trail connection.

This property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to existing/potential forest quality, conservation value, geographic location, and potential partnership opportunities. This model uses criteria including acreage, current vegetative cover, potential for connectivity to greenways, partnering opportunities, and the level of development in the general geographic area.

PROJECT JUSTIFICATION:

The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

A mix of existing mature forest and areas suitable for reforestation totaling approximately 5.01 acres will be protected as part of this acquisition.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property is consistent with tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and City Council's Environmental Focus Area Plan (adopted 2018).

In order to complete the acquisition, the City will utilize tree ordinance mitigation funds collected by Land Development through developer payment in lieu of on-site tree preservation to acquire these properties for conservation purposes, as established in the City's tree ordinance.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northeast Area Plan* (adopted 2000) and as amended by rezoning petition 2007-079 recommends park/open space for the portion of the site within the FEMA Floodplain, and residential/retail uses for the remainder of the site.

PROJECT IMPACT:

Acquisition will enable to the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is adjacent the planned alignment of the Cross Charlotte Trail and may provide opportunities for additional trail connection to N Tryon Street.

ESTIMATED PROJECT COMPLETION DATE:

Staff has worked with counsel for the property owners, who have agreed to a donation, and plan to move forward with a contract and due diligence following Joint Use Task Force and Planning Committee review. Acquisition of the parcel is anticipated within six months.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction at their June 6th, 2018 meeting and no joint use comments were offered.

Agencies Represented:

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg

Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College

PLANNING STAFF REVIEW:

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

Conclusions:

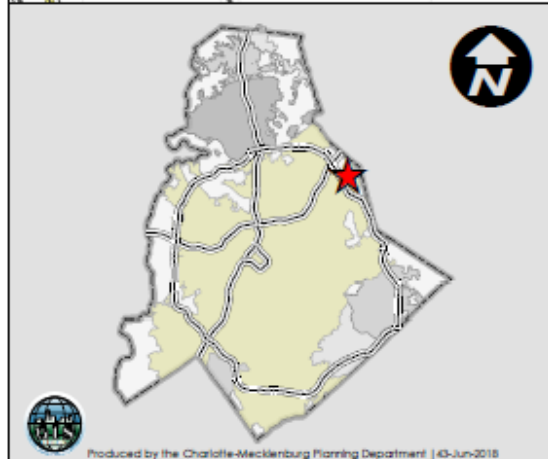
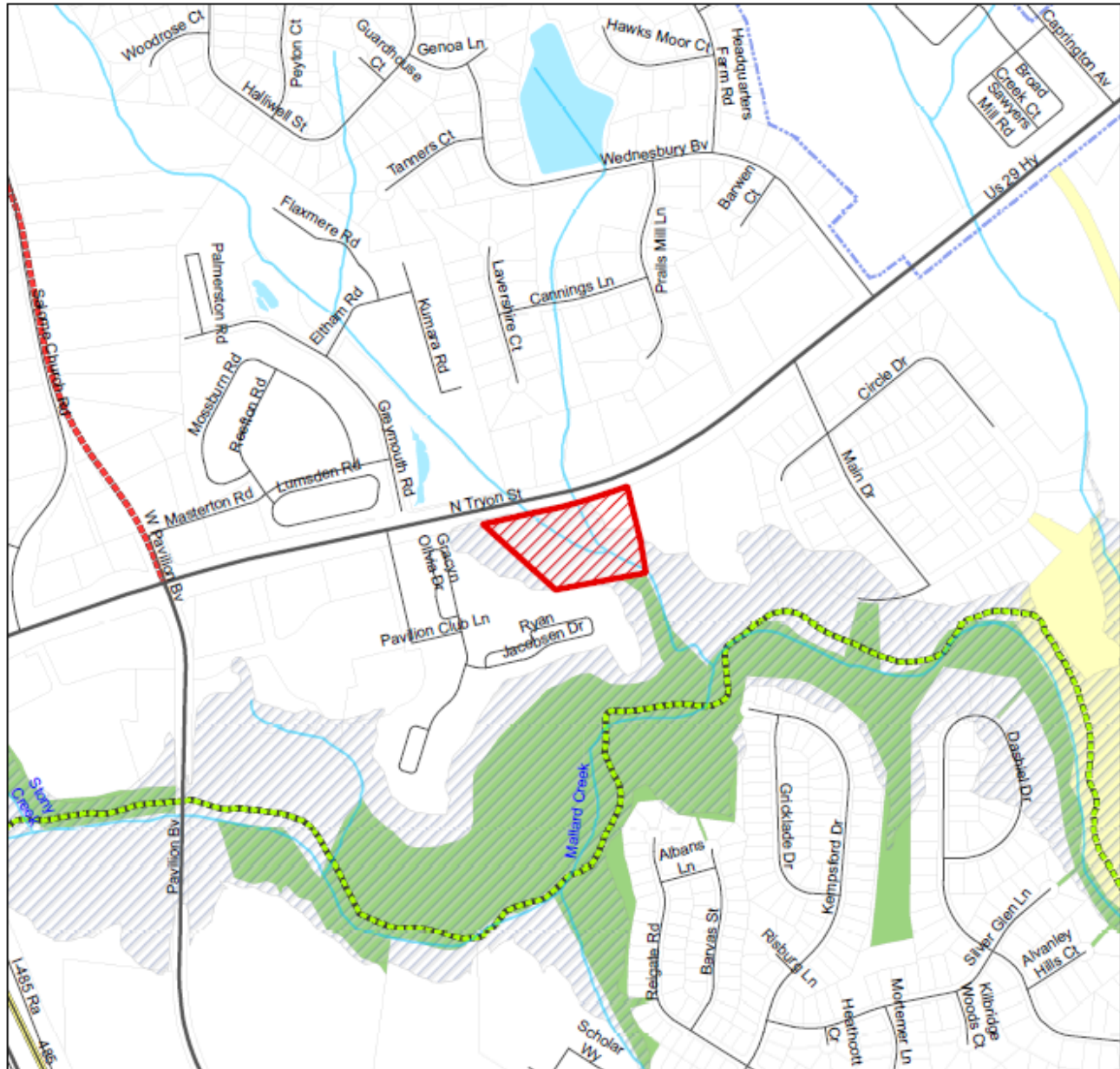
- The proposed use for the site as tree canopy preservation is consistent with the adopted site plan for the site, which shows it as the required tree save are for the development.

Adopted Goals and Policies:

- The proposed use for the site for tree canopy preservation is consistent with the adopted park/open space land use for the site.

CMPC PLANNING COMMITTEE REVIEW:

At their June 19, 2018, meeting, the Planning Committee reviewed the proposed acquisition...



Mandatory Referral 18-10

Initiated and Submitted By:
Engineering & Property Management

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

MANDATORY REFERRAL | REPORT NO. 2018-11

City Engineering & Property Management Proposed Acquisition of Property in Biddleville for Tree Canopy Preservation

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire one vacant parcel of approximately .119 acres (078-192-12), zoned R-5 per the Charlotte Zoning Ordinance, in the Biddleville area of Charlotte for tree canopy preservation. The property is located off Rozzelles Ferry Road, as shown on the location map below, and is near Johnson C. Smith University.

This property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to its geographic location and potential partnership opportunities for replanting. This model uses criteria including acreage, current vegetative cover, potential for connectivity to greenways, partnering opportunities, and the level of development in the general geographic area.

PROJECT JUSTIFICATION:

The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

This property provides a replanting opportunity and expansion of the program into more urban, developed areas. Tree canopy loss typically occurs more frequently in denser urban areas. Additionally, numerous program fees have been collected in close proximity to this property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and City Council's Environmental Focus Area Plan (adopted 2018).

In order to complete the acquisition, the City will utilize tree ordinance mitigation funds collected by Land Development through developer payment in lieu of on-site tree preservation to acquire these properties for conservation purposes, as established in the City's tree ordinance.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed acquisition of the subject parcel for tree canopy preservation is inconsistent with the adopted future land use of Single Family <= 5 DUA as per the *West End Land Use and Pedscape Plan* (2005), which recommends Single Family <= 5 DUA; however, it is consistent with the plan's recommendation for this portion of the larger area to provide urban public spaces that should be designed to encourage public use and contribute to the overall fabric of the built environment.

PROJECT IMPACT:

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Five Points Plaza project is planned nearby and will create intersection improvements and community amenities, enhanced by proximity to a tree canopy site.

ESTIMATED PROJECT COMPLETION DATE:

Staff is negotiating the purchase price with the property owners and plans to move forward with obtaining City Council approval to enter into a contract following Joint Use Task Force and Planning Committee review. Acquisition of the parcel is anticipated within six months of Council approval.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 6, 2018, meeting, and no joint use comments were offered.

Agencies Represented:

Charlotte Department of Transportation; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte-Mecklenburg Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Park & Recreation; County Manager's Office; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

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

Conclusions:

- The proposed use is inconsistent with the single family land use as per the *West End Land Use and Pedscape Plan* (2005); however due to the configuration of the parcel making it difficult for single family development, provides an opportunity for creating a public open space within the neighborhood.
- The property provides a replanting opportunity and expansion of the program into more urban, developed areas.

Adopted Goals and Policies:

- *The West End Land Use and Pedscape Plan* states as a goal the provision of urban public spaces that should be designed to encourage public use and contribute to the overall fabric of the built environment.
- The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.
- The acquisition of this property is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and City Council's Environmental Focus Area Plan (adopted 2018).

CMPC PLANNING COMMITTEE REVIEW:

At their June 19, 2018, meeting, the Planning Committee reviewed the proposed acquisition...

