

Planning Committee

Agenda Packet

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

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

July 17, 2018 | 5 p.m.

CMGC – 2nd Floor, Room 280

1. **Call to Order and Introductions**
2. **Election of Planning Committee Vice-Chairperson**
3. **Approval of June 19, 2018 Minutes. Attachment 1**
4. **M.R. #18-12 | Proposal by Mecklenburg County Asset & Facility Management to Acquire Property for Hucks Road Community Park**
Mecklenburg County proposes to acquire approximately 4 acres of land located on Hucks Road adjacent to Hucks Road Community Park (Tax Parcel 027-194-95) for park expansion. **Attachment 2**

Staff Resources: Catherine Mahoney - Planning, Design & Development
Jacqueline McNeil - County Asset and Facility Management
5. **M.R. #18-13 | Proposal by Mecklenburg County Asset & Facility Management to Exchange Property for Wilmore Centennial Park**
Mecklenburg County proposes to exchange 0.1 acres of land located off South Tryon Street (Tax Parcel 123-062-17) for an equivalent portion of the rear of Tax Parcels 123-062-05 and 06 for ownership of property leading into the park as well as park access via West Boulevard. **Attachment 3**

Staff Resources: Catherine Mahoney - Planning, Design & Development
Jacqueline McNeil - County Asset and Facility Management
6. **M.R. #18-14 | Proposal by City Engineering & Property Management to Acquire Property Adjacent to the Charlotte Department of Transportation's (CDOT) Sweden Road Street Maintenance Facility**
The City of Charlotte proposes to acquire approximately 1 acre of land located at 4704 Sweden Road (Tax Parcel 205-165-10), adjacent to CDOT's Street Maintenance Facility for the expansion of its facility. **Attachment 4**

Staff Resources: Kent Main - Planning, Design & Development
Amanda Byrum - Engineering & Property Management
7. **M.R. #18-15 | Proposal by City Engineering & Property Management to Acquire Property Adjacent to Mallard Creek Wastewater Treatment Plant**
Charlotte Water Department (CLTW) proposes to acquire approximately 24 acres located at 12274 US Highway 29 (Tax Parcel 051-081-26), adjacent to the Mallard Creek Wastewater Treatment Plant to enhance access to the plant. **Attachment 5**

Staff Resources: Bryman Suttle - Planning, Design & Development
Amanda Byrum - Engineering & Property Management
8. **Charlotte Future 2040 Update**
Staff Resource: Garet Johnson - Planning, Design & Development
9. **Future Topics**

Planning Committee Meeting Action Minutes

June 19, 2018 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

Attendance

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

Other Commissioners Present: John Fryday

Planning Committee Members Absent: Chairperson Deborah Ryan

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

Welcome and Introductions

Vice Chairperson Ham called the meeting to order at 5:02 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Gussman to approve the May 15, 2018 minutes.

Commissioner Samuel asked that the language on page 4 be changed to read affordable housing not affordable work places.

The minutes were unanimously approved with this change.

Mandatory Referral

Vice Chairperson Ham asked if there was any discussion or questions in regards to the mandatory referrals. Commissioner Nwasike pulled M.R. #18-10 for discussion.

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.

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.

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.

A motion was made by Commissioner Gussman and seconded by Commissioner Wiggins to state that the Planning Committee reviewed M.R. #18-08, M.R. #18-09 and M.R. #18-11 on June 19, 2018 and has no additional comments for the submitting agency.

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.

Alberto Gonzalez (Planning) gave an overview of this mandatory referral.

A motion was made by Commissioner Samuel and seconded by Commissioner Gussman to state that the Planning Committee reviewed M.R. #18-10 on June 19, 2018 and has no additional comments for the submitting agency.

South End Vision Plan Update

Garet Johnson (Planning) gave an update on the adoption of the *South End Vision Plan* by City Council on June 11, 2018.

Vice Chairperson Ham stated his appreciation for Chairperson Ryan's service to the Committee and recognized the new Planning Commission Chairperson John Fryday.

Adjournment

The meeting adjourned at 5:11 p.m.

Initiated by: Lee Jones, County Park and Recreation Director
Submitted by: Jacqueline McNeil, County Asset and Facility Management
Reviewed by: TBD, Charlotte-Mecklenburg Planning, Design & Development

MANDATORY REFERRAL | REPORT NO. 2018-12

County Park & Recreation Proposed Acquisition of Property to Expand Hucks Road Community Park

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing to acquire Tax Parcel 027-194-95 for incorporation into Huck Road Community Park (+/- 3.98 acres) which is located in northeast Charlotte near current Mecklenburg County property holdings. The property is in a largely single-family residential area and is across the street from County-owned Clarks Creek Nature Preserve and Croft Elementary School. The property is zoned R-4 vacant and improved with a single-family home.

PROJECT JUSTIFICATION:

Acquisition of this parcel will allow the County to incorporate the land into the existing Hucks Road Community Park and allows the County to manage property along its buffer including a large stand of significant trees on the property. Acquisition of this property completes the County's long intended park acquisition at this site. Along with acquisition of this parcel, the County is making other investments into the park including construction of a spray ground, Dog Park, community gardens, playgrounds, picnic shelters, restrooms, pickleball courts, basketball courts, and walking trails. Those improvements are expected to be completed by first quarter 2019.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the [Mecklenburg County Comprehensive Park & Recreation Master Plan](#) which identified the need for additional parks and open space.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Prosperity Hucks Area Plan (2015)* recommends residential uses (less than 4 dwelling units per acre) for the subject property.

PROJECT IMPACT:

Acquisition of this parcel will increase access to parks for the nearby residential community and school.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project lies within the Prosperity Village Comprehensive Neighborhood Improvement Program (CNIP) boundary area.

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 discussed this matter at their July 10th meeting and there were no comments offered.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed acquisition and has made the following findings:

Conclusions:

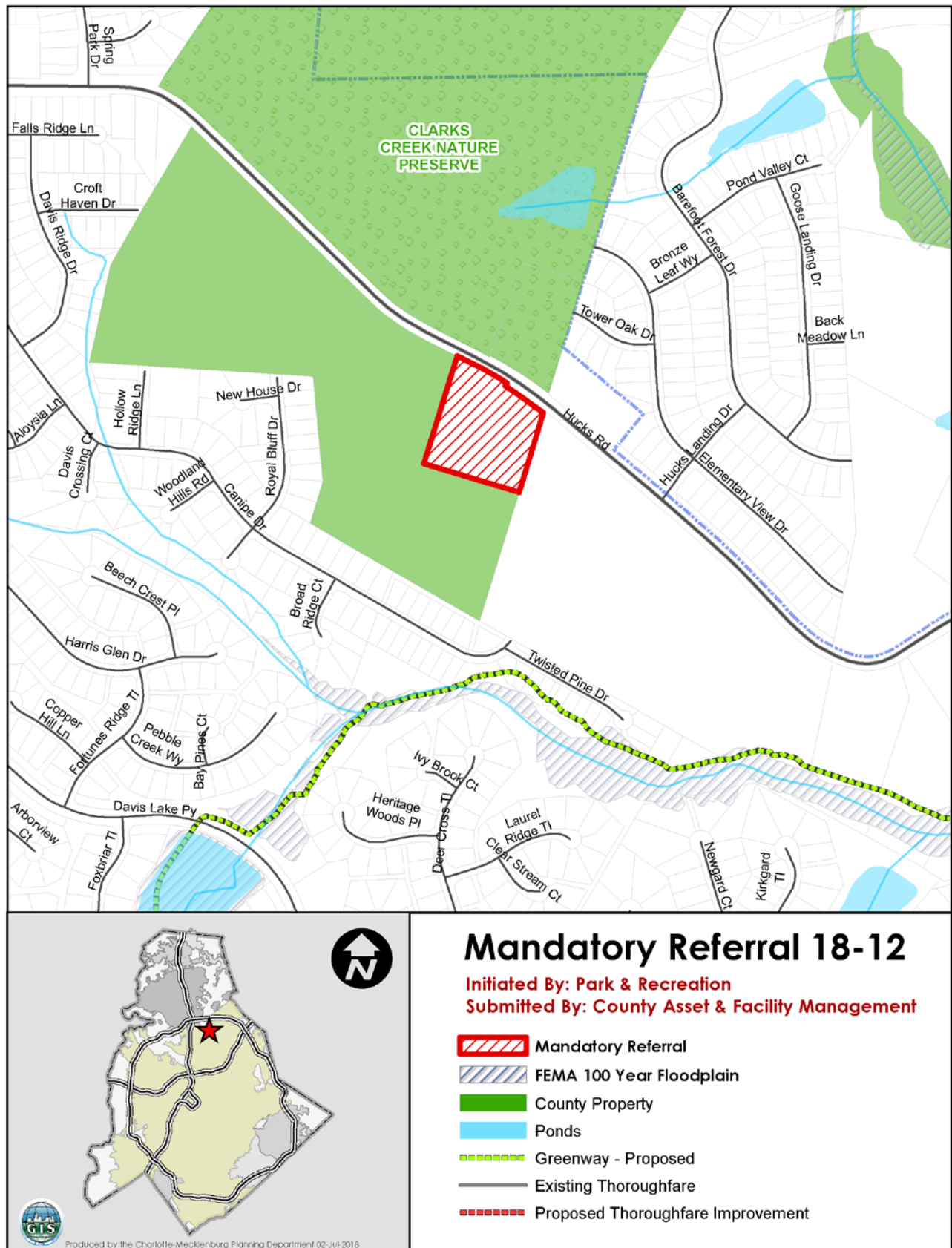
- The proposed recreational use is inconsistent with the adopted future land use recommendation. However, recreational uses are compatible with residential uses and therefore an appropriate alternate land use for the subject site.
- The proposed recreational uses are permitted by-right under the current residential (R-4) zoning district.

Adopted Goals and Policies:

- The proposal is inconsistent but compatible with the adopted future land use recommendation for residential uses.

CMPC PLANNING COMMITTEE REVIEW:

The Charlotte-Mecklenburg Planning Committee reviewed this Mandatory Referral at their July 17th, 2018 meeting and offered the following review comments:



MANDATORY REFERRAL | REPORT NO. 2018-13

County Park & Recreation Proposed Property Exchange at Wilmore Centennial Park at South End

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing a property exchange to include Tax Parcel 123-062-17 (+/- 0.1 acres) for an equivalent portion of the rear of Tax Parcels 123-062-05 and 123-062-06 plus an access easement on the front portion (facing West Boulevard) of the same parcels. The property owner of the subject exchange parcels is proposing a mixed-use development that may include residential, office, and retail on the 200-299 block of West Boulevard. The County owns the block of property bounded by South Tryon Street, West Kingston Avenue, Hawkins Street, and an alley which is home to the Wilmore Centennial Park at Southend. Both exchange parcels are vacant and located in the rapidly growing Wilmore/Southend area. The County owned property will allow the owner of the proposed development to more fully design and construct its planned improvements. The exchange benefits the County by allowing the County to acquire ownership of property leading into Wilmore Centennial Park as well as gaining access to and from the park via West Boulevard for park users. The property is currently zone B-1 and will likely require a rezoning to meet the needs of the proposed mixed-use development.

PROJECT JUSTIFICATION:

The exchange site is within the Wilmore and Southend communities and serves a growing area of mixed use office and residential uses. The County purchased the parkland to serve this growing community. The park currently has access to three of the four streets surrounding the park and proposed mixed-use development site. The proposed exchange will allow the County to gain the fourth access point, West Boulevard. Additionally, the exchange area will allow for greater flexibility in future park uses in front of the main park area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This exchange is consistent with the [*Mecklenburg County Comprehensive Park & Recreation Master Plan*](#) which identified the need for additional park and open space in this area of the City.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South End Transit Station Area Plan* (2005) recommends transit oriented development for all parcels in question.

PROJECT IMPACT:

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:

No known related public or private projects 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 discussed this property exchange at their July 10th, 2018 meeting and there were no comments offered.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed property exchange and have made the following findings:

Conclusions:

- The *South End Transit Station Area Plan* (adopted 2005) vision is for South End to become a vibrant, historic, pedestrian-oriented urban district. To realize this vision, the plan recommends a mix of transit oriented development throughout the plan area. The plan also identifies public spaces as a critical component in creating livable communities and recommends several green spaces or plazas be developed within the plan area.

- Mecklenburg County has assembled the block of property bounded by South Tryon Street, West Kingston Avenue, Hawkins Street, and an alley in order to construct the Wilmore Centennial Park.
- The *South End Vision Plan* (adopted 2018) builds upon the work of the *South End Transit Station Area Plan* and recognizes the Wilmore Centennial Park as the centerpiece of South Tryon Street. To improve accessibility and visibility of the park, the plan recommends extending the park to West Boulevard and constructing new development around its edges.
- The proposed transaction will enable the construction of transit oriented development and a significant public space, both of which will contribute to the realization of the area plans' vision.

Adopted Goals and Policies:

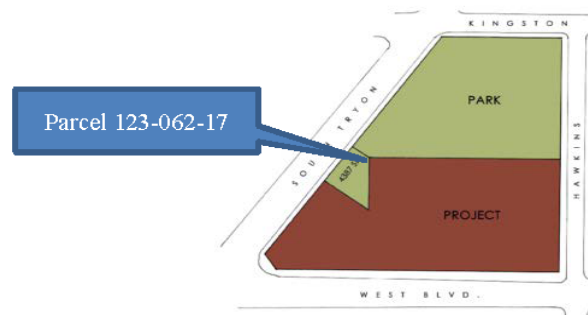
- The proposal is consistent with the adopted future land use recommendation for transit oriented development.

CMPC PLANNING COMMITTEE REVIEW:

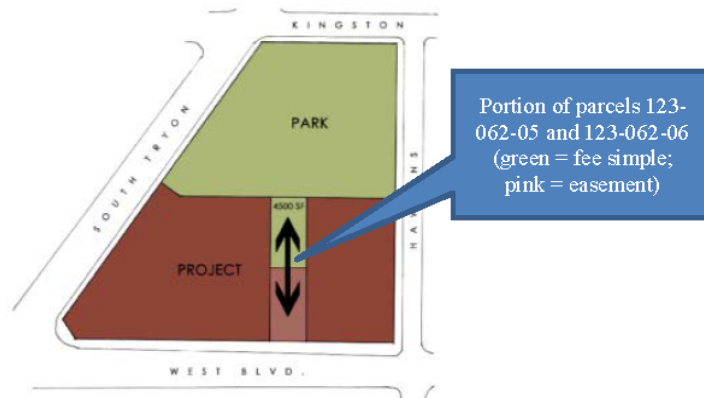
The Charlotte-Mecklenburg Planning Committee reviewed this proposed property exchange at their July 17th, 2018 meeting and has offered the following comments:

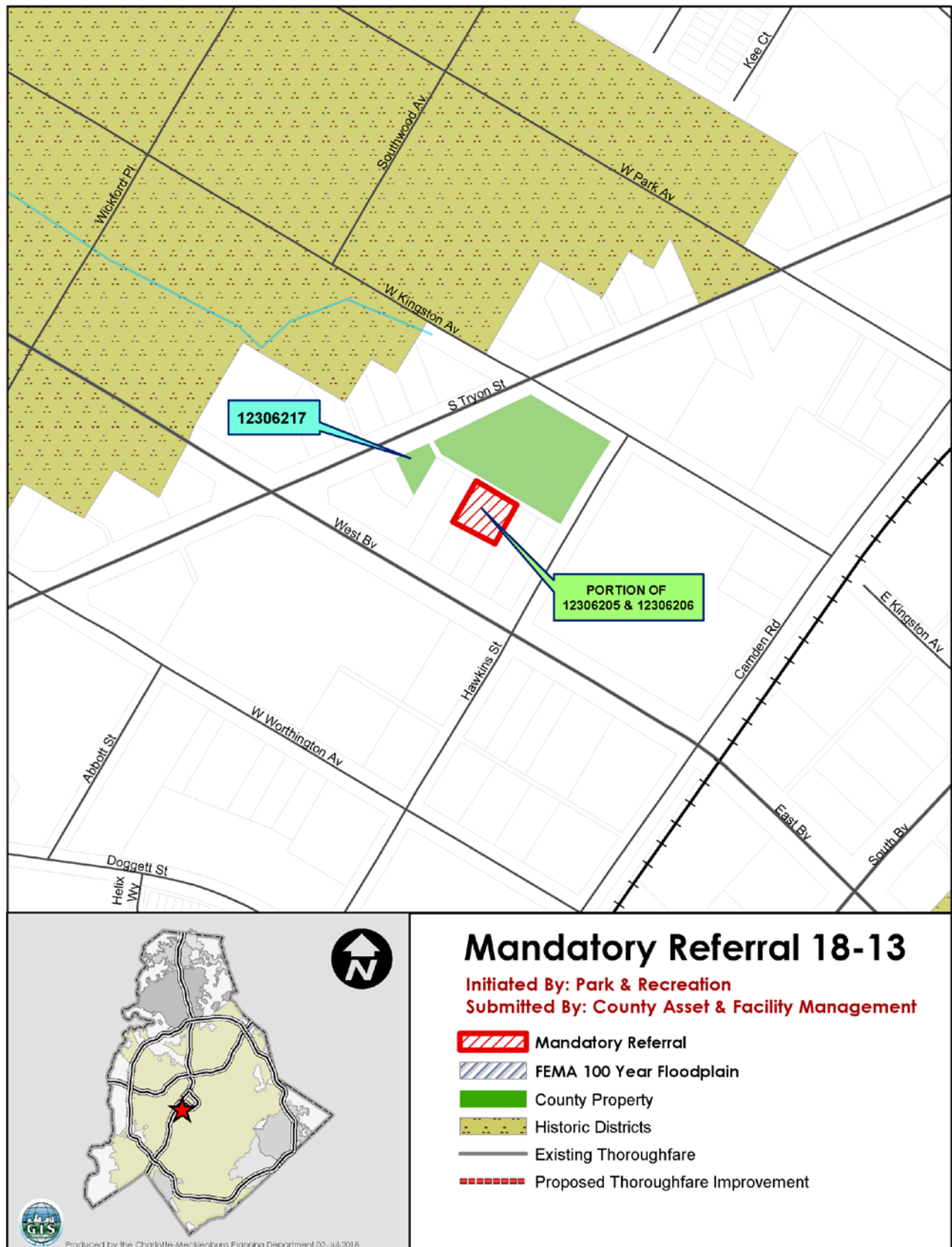
Exchange of Property at Wilmore Centennial Park at Southend

Before Exchange



After Exchange





MANDATORY REFERRAL | REPORT NO. 2018-14

City Engineering & Property Management Proposed Acquisition of Property for Expansion of CDOT's Sweden Rd. Street Maintenance Facility

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Charlotte Department of Transportation (CDOT) proposes to acquire one parcel of approximately 1.13 acres (parcel identification number 205-165-10). The property is zoned I-2 and I-1 per the Charlotte Zoning Ordinance and is located at 4704 Sweden Road, adjacent to CDOT's Street Maintenance Facility, as shown on the location map below. The property is improved with a building and telecommunications tower. The building will be demolished following the City's acquisition, and a permanent easement will be granted to allow continued operation of the telecommunications tower by Crown Castle, the current property owner.

PROJECT JUSTIFICATION:

The acquisition of this property is needed to expand the adjacent City street maintenance facility.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property is consistent with the City-Owned Real Property and Facilities Policy, adopted by City Council on June 12, 2017.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject property is within the *Arrowood Transit Station Area Plan* (2009). The property is recommended for a mixture of office, commercial, warehouse, and industrial land uses, consistent with existing uses in the area. There is a provision that properties within a ½ mile walking distance of the Arrowood Transit Station could be converted to TOD development if consolidated for redevelopment. The front of the subject property is zoned I-2 (general industrial), with a section to the rear zoned I-1 (light industrial), generally consistent with the proposed use.

The adjoining Street Maintenance Facility is recommended in the plan for transit supportive land uses (residential, service-oriented retail, civic, office). There is a provision that this area should retain its industrial zoning to allow for continued as-of-right operation until such time as it is proposed for redevelopment. The property is zoned I-2 (general industrial).

PROJECT IMPACT:

This purchase will result in short term relief for space needs for the CDOT Street Maintenance Facility and longer term economic development impact from the eventual sale and facility relocation once demand for this location to redevelop is realized.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition will allow expansion of the adjacent City facility and use of a modular building to increase space for staff at the facility in the short term.

The subject property and the Street Maintenance Facility both abut private property to the north zoned in 2007 to TOD-M (transit oriented development – mixed use). The property has been slow to develop, but now has townhouse development in place and under development. There have been discussions with CDOT over a number of years concerning redevelopment of the Street Maintenance Facility for TOD uses when appropriate. We understand that a long-term plan to relocate the Street Maintenance Facility is still in place, when a suitable replacement facility can be found and when the value of the property makes relocation/redevelopment feasible.

ESTIMATED PROJECT COMPLETION DATE:

Staff are working with the property owner representatives, and closing is anticipated to occur following City Council approval and completion of due diligence.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 10, 2018 meeting and there was brief discussion on the Sweden Road facility expansion and the use of modular building being a short term solution with the ultimate goal to relocate the facility once the market value potential for that location is realized.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries;

Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; 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:

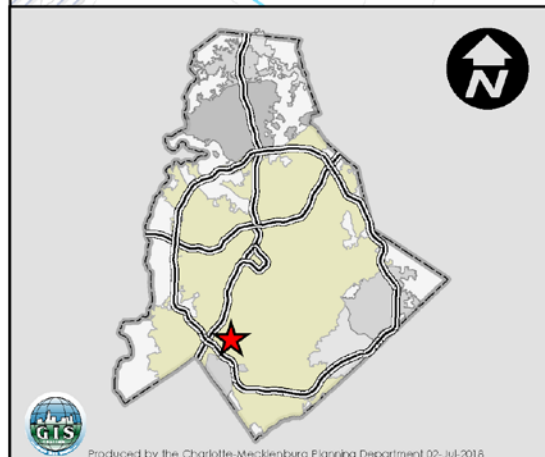
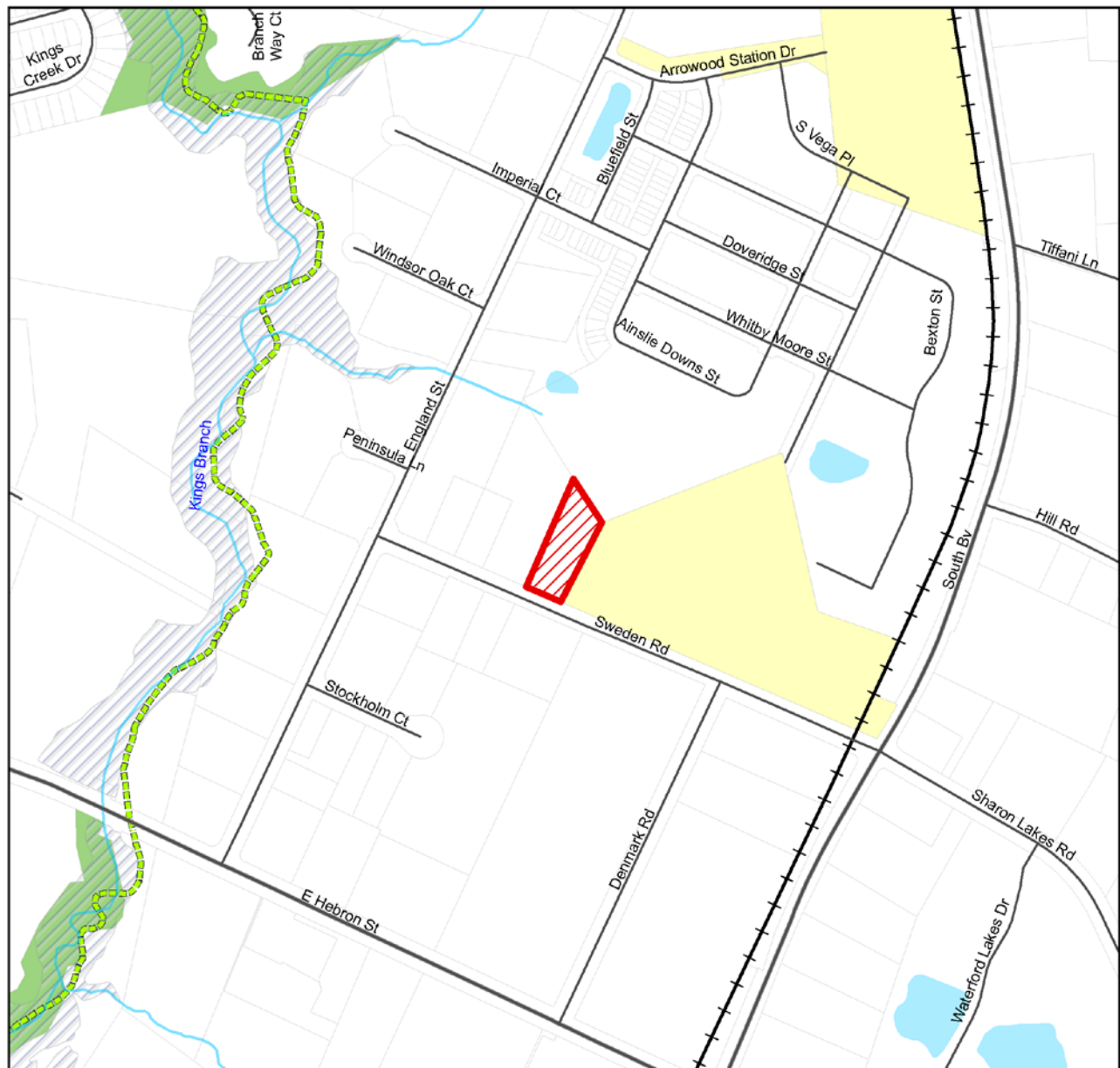
- There is a current need for expansion of the City's Street Maintenance Facility. The subject property abuts the City facility, and is available.
- The subject property is currently zoned and used for industrial purposes, and the proposed use is for continued industrial use as an extension of the Street Maintenance Facility.
- The existing and proposed uses of the subject property are supported by the *Arrowood Transit Station Area Plan*. Provisions in the plan also allow for future redevelopment of the subject property and the Street Maintenance Facility for transit supportive mixed use when ownership so proposes.
- There have been discussions over time concerning a future relocation of the Street Maintenance Facility and a subsequent redevelopment of the present site when conditions are appropriate. That still remains as a long-term intention.
- There is an existing cell tower on the subject property, which will remain in place with a suitable easement arrangement.

Adopted Goals and Policies:

- The adopted future land use for the parcel is for a mixture of office, commercial, warehouse, and industrial land uses, with provision for possible transit supported mixed use if consolidated for redevelopment. The front of the subject property is zoned I-2 (general industrial), with a section to the rear zoned I-1 (light industrial), generally consistent with the proposed use.

CMPC PLANNING COMMITTEE REVIEW:









At their July 17, 2018, meeting, the Planning Committee recommended



Mandatory Referral 18-14

Initiated By: Charlotte Department of Transportation

Submitted By: E&PM

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



Produced by the Charlotte-Mecklenburg Planning Department 02-Jul-2018

MANDATORY REFERRAL | REPORT NO. 2018-15

Charlotte Water Proposed Acquisition of Property to Enhance Access to Mallard Creek Wastewater Treatment Plant

PROJECT PROPOSAL AND LOCATION:

The Charlotte Water Department (CLTW) proposes to acquire one parcel of approximately 24 acres (parcel identification number 051-081-26). The property is zoned UR-C(CD) per the Charlotte Zoning Ordinance and is located at 12274 US Highway 29, adjacent to Mallard Creek Wastewater Treatment Plant (WTP), as shown on the location map on page 2.

PROJECT JUSTIFICATION:

The acquisition of this property will enhance access to the wastewater treatment plant.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property is consistent with [Charlotte Water FY2019-FY2023 Community Investment Plan](#) calling the WTP to be enhanced commensurate with the growth and development of the area.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northeast Area Plan* (2000) recommends multi-family for this location. The Plan also recommends maintaining or improving the area's current environmental quality.

PROJECT IMPACT:

This acquisition will result in enhanced access to the wastewater treatment plant with a planned road being built to City standards and provide additional buffering of the access easement and facility from adjacent uses.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition will enhance access to the wastewater treatment plant, which will better serve the construction associated with eventual plant expansion.

ESTIMATED PROJECT COMPLETION DATE:

Staff is working with the property owner representatives to develop a letter of intent and purchase and sale contract. The acquisition is anticipated within six (6) months following City Council approval.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 10, 2018 meeting and no comments were offered.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries; Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed acquisition and has made the following findings:

Conclusions:

- Area plans do not typically recommend locations for future public utilities or expansion of existing facilities.
- This acquisition will provide a well buffered easement, new public road, and better distance between the WTP and other uses in the area.

Adopted Goals and Policies:

- The [Northeast Area Plan \(2000\)](#) recommends multi-family for this location. The Plan also recommends maintaining or improving the area's current environmental quality.
- This investment is consistent with the [Charlotte Water FY2019-FY2023 Community Investment Plan](#) calling which recommends enhancements of the WTP commensurate with the growth and development of the area.

CMPC PLANNING COMMITTEE REVIEW:

At their July 17, 2018, meeting, the Planning Committee recommended

