

# Planning Committee

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## Agenda Packet

September 18, 2018 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

September 18, 2018 | 5 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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**1. Call to Order and Introductions**

**2. Approval of July 17, 2018 Minutes. Attachment 1**

**3. M.R. #18-16 | Proposal by Mecklenburg County ABC Board to Purchase Property Located at 6400 Albemarle Road**

Mecklenburg County proposes to acquire approximately 1.5 acres of land located at 6400 Albemarle Road (Tax Parcel 133-171-30B); the site of an existing ABC Store. **Attachment 2**

Staff Resources: Amanda Rosen - Planning, Design & Development  
Michael J. Tully - CFO Mecklenburg County ABC Board

**4. M.R. #18-17 | Proposal by Mecklenburg County Storm Water Services (SWS) to Acquire a Flood Prone Structure Located at 812 Norwood Drive**

SWS proposes to acquire a single family residential structure located at 812 Norwood Drive (Tax Parcel 071-131-19), along Stewart Creek Tributary 2, in the Lakewood Neighborhood. **Attachment 3**

Staff Resources: Alberto Gonzalez - Planning, Design & Development  
Katie Daughtry - County Asset & Facility Management

**5. M.R. #18-18 | Proposal by Central Piedmont Community College (CPCC) to Construct a New Central Campus Library & Pease Auditorium**

CPCC Proposes to construct a 100,000 square foot, four story library and a new Pease Auditorium on approximately 12.4 acres of land located at 1200 Sam Ryburn Walk (Tax Parcel 080-132-03) on CPCC's Central Campus. **Attachment 4**

Staff Resources: Catherine Mahoney - Planning, Design & Development  
Gregory S. Long - CPCC Facilities Services

**6. M.R. #18-19 | Proposal by Charlotte Engineering & Property Management to Acquire Oaklawn Mausoleum for City Cemetery Operations**

Charlotte Engineering & Property Management proposes to accept the donation of approximately 1.8 acres of land located at 1612 Oaklawn Avenue, adjacent to the City's Oaklawn Cemetery. The property is improved with a mausoleum. **Attachment 5**

Staff Resources: Alberto Gonzalez - Planning, Design & Development  
Amanda Byrum - Charlotte Engineering & Property Management

**7. Vision Zero Presentation**

A strategy to eliminate all traffic-related deaths and severe injuries, while increasing safety, health and mobility for all.

Staff Resource: Angela Berry - Charlotte Department of Transportation  
Kathy Cornett - Planning, Design & Development

**8. Future Agenda Topics**

**9. Adjournment**



**Attendance**

**Planning Committee Members Present:** Chairperson Victoria Nwasike, Vice-Chairperson Sam Spencer and Commissioners Phillip Gussman, Dionne Nelson, Rajahm Sellers, Michael Sullivan, and Nancy Wiggins

**Planning Committee Members Absent:** Commissioner Nasif Majeed

**Other Planning Commissioner Present:** Planning Commission Chairperson John Fryday

**Planning Staff Present:** Kathy Cornett, Alyson Craig, Monica Holmes, Garet Johnson, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, and Sonja Sanders

**Welcome and Introductions**

Chairperson Nwasike called the meeting to order at 5:10 p.m., welcomed those present and asked everyone to introduce themselves.

Chairperson Nwasike welcomed Commissioners Nelson, Sullivan, Sellers, and Spencer to the Committee.

**Election of Vice-Chairperson**

Chairperson Nwasike opened the floor for nominations for Planning Committee Vice-Chairperson. Chairperson Nwasike nominated Commissioner Spencer and he accepted the nomination. Commissioner Wiggins nominated Commissioner Sullivan. Commissioner Sullivan said that he would decline since this is his last year on the Commission. Commissioner Wiggins nominated Commissioner Sellers. Commissioner Sellers declined. Commissioner Wiggins then nominated herself for vice-chairperson.

Chairperson Nwasike stated that ballots would be used to vote because there is more than one candidate for the position. After the first vote resulted in a tie, Commissioner Spencer suggested that the candidates explain why they would like to be elected. Commissioners Spencer and Wiggins shared background information about themselves as well as some of their strengths. The Committee voted again and Commissioner Spencer was elected vice-chairperson of the Committee.

**Approval of Minutes**

*A motion was made by Commissioner Wiggins and seconded by Commissioner Sullivan to approve the June 19, 2018 minutes. The minutes were unanimously approved.*

**MANDATORY REFERRALS**

Chairperson Nwasike asked the commissioners if they would like to pull any of the mandatory referrals for discussion.

Commissioner Wiggins asked to discuss M.R. #18-13

**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.

**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.

**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.

*A motion was made by Commissioner Nelson and seconded by Commissioner Spencer to state that the Planning Committee reviewed M.R. #18-12, M.R. #18-14, and M.R. #18-15 on July 17, 2018 and has no additional comments for the submitting agency. The motion was unanimously approved.*

**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.

Staff gave a brief overview of M.R. #18-13. Commissioner Wiggins stated that she would like to commend the staff that put this project together.

*A motion was made by Commissioner Nelson and seconded by Commissioner Spencer to state that the Planning Committee reviewed M.R. #18-13 on July 17, 2018 and has no additional comments for the submitting agency. The motion was unanimously approved.*

**Charlotte Future 2040 Comprehensive Plan Update**

Garet Johnson (Planning) gave an update on the Comprehensive Plan. A Request for Qualifications for the Comprehensive Plan was released on July 6 and is due on July 27. Interest has been expressed by six firms. A team will evaluate the submittals. Interviews are scheduled for August 13. Afterwards, Council will be asked to give the City Manager permission to execute a contract. In September, there will be an internal staff kick-off meeting. An update will be given to City Council at an upcoming meeting

Commissioner Nelson asked if staff can share the scope of work with the Committee. She stated that the Committee wants to add value early in the process and to have meaningful engagement.

Chairperson Nwasike said that it may be helpful to update new Committee members on the Place Types/UDO process.

Vice-Chairperson Spencer stated that the equity piece is important. He also suggested looking at how planning can support clean energy. Commissioner Wiggins suggested that consideration be given to pedestrian safety. Ms. Johnson stated that there is a strong focus on equity and engagement. She added that staff submitted an interest form for a National League of Cities pilot program called Cities of Opportunity. This is a program for cities that are inspired to pursue a more integrated approach to advance health and equity in their communities. Some of the participating cities are looking at equity issues.

Chairperson Nwasike thinks that it important to go through a mapping exercise. Commissioner Nelson said that it is a good idea to have an example to show how land use policies relate to language in the Unified Development Ordinance. Ms. Johnson explained that Kathy Cornett and Alan Goodwin did that earlier this year.

Ms. Johnson said that the Comp Plan should be completed in 24 months. The process will begin in October.

### **Adjournment**

The meeting adjourned at 6:24 p.m.





**MANDATORY REFERRAL | REPORT NO. 2018-16**

**Mecklenburg County ABC Board Proposed Purchase of Existing Store Location at 6400 Albemarle Road**

**PROJECT PROPOSAL AND LOCATION:**

Potential purchase from Big V Acquisitions LLC of approximately 1.57 acres of land in Mecklenburg County located at 6400 Albemarle Road (Tax PID 133-171-30B) and the improvements thereon as preliminarily shown on Exhibit A. The Mecklenburg County ABC Board currently operates an ABC Store on the site pursuant to an existing ground lease, and intends to continue operation of the ABC Store after purchasing the property. The property is zoned B-2 (City of Charlotte). Neighboring parcels are zoned B-1, R-17MF and R-22MF.

**PROJECT JUSTIFICATION:**

In the exercise of the ABC Board's business judgment, and consistent with current operation of an ABC Store on this same parcel, 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-2 zoning district, and also consistent with encouraging continued retail uses in the Albemarle Road Corridor (see Eastside Strategy Plan, 2001) and Albemarle Road Mixed Use Corridor (see Eastland Area Plan, 2003).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The [Eastland Area Plan \(2003\)](#) identifies this area as part of the Albemarle Road Mixed Use Corridor and is specifically recommended for a mix of uses including residential, retail, office, and civic. Sites should be designed to improve the appearance and pedestrian friendliness on Albemarle Road and better utilization of the underutilized retail properties along the corridor. Short term strategies should be focused on marketing and reuse of existing retail space. Retail square footage should be limited to the current retail square footage on the site and additional development rights allowed for office, residential, or civic uses that are consistent with the guidelines as part of the plan.

**PROJECT IMPACT:**

The ABC Board currently operates an ABC Store on this site, so the proposed transaction will have no impact that differs from current use of the site. Further, the ABC Board's 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 permitted in the B-2 zoning district.

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

The ABC Board is not aware of any relationship between this purchase and any public or private projects. The ABC Board is informed and believes that a retail use on this parcel is consistent with land use and area plans that may be applicable to this site.

**ESTIMATED PROJECT COMPLETION DATE:**

The proposed purchase likely will close in the fourth quarter of 2018 or first quarter of 2019. The purchase has been approved by the ABC Board and funded.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their September 5, 2018 meeting and no comments were offered.

**Agencies Represented:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed acquisition of property below are the key findings:

**Conclusions:**

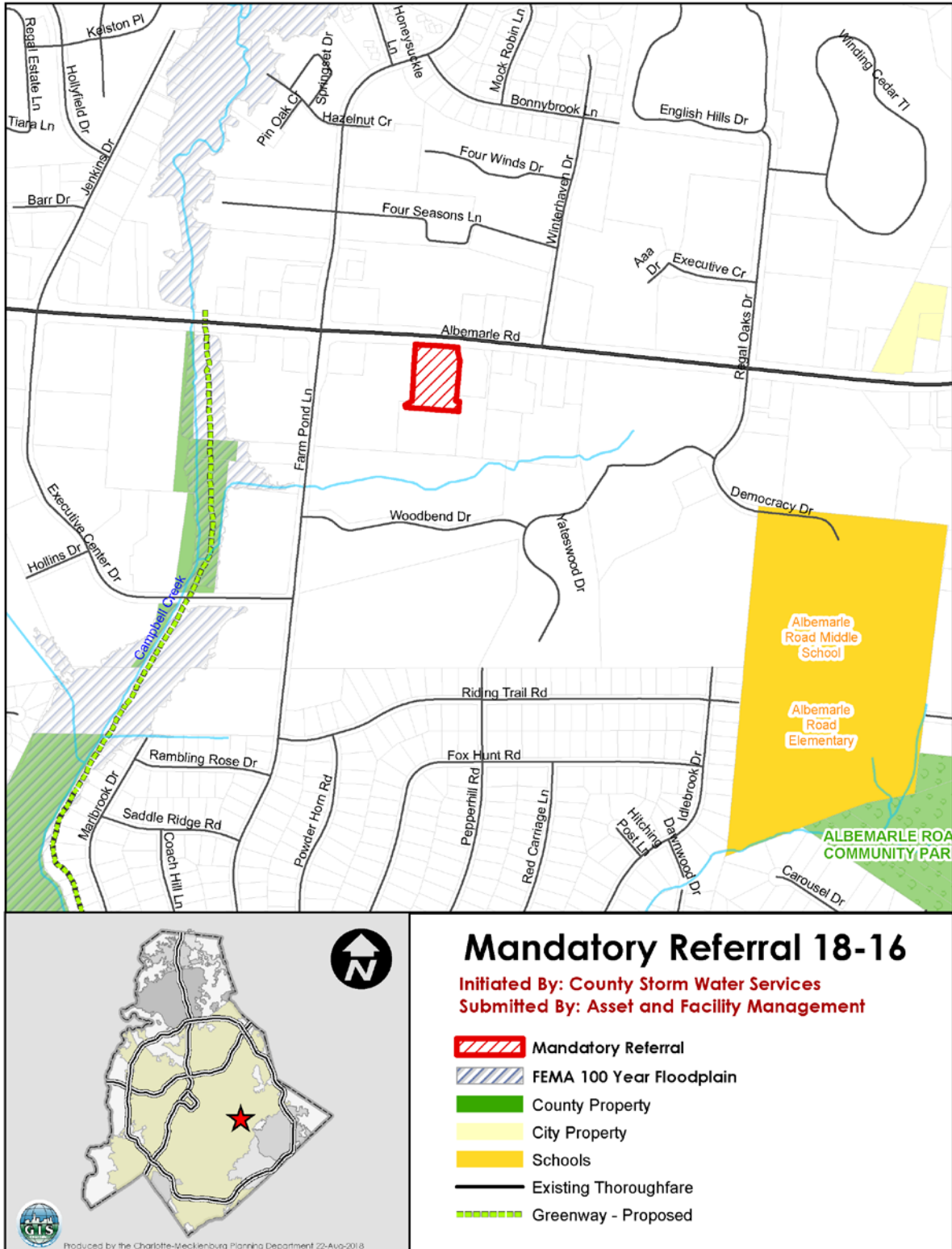
- The site is utilizing existing retail space and continuing to operate an existing business.
- The [Eastland Area Plan \(2003\)](#) recommends that over time, the site be encouraged to be redeveloped or improved with pedestrian-oriented design elements and a greater mix of uses.

**Adopted Goals and Policies:**

- Retail uses are considered appropriate both under the existing B-2 zoning and by the adopted future and use plan, which identifies a mixed-use corridor.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 18, 2018 meeting, the Planning Committee recommended...



## **MANDATORY REFERRAL | REPORT NO. 2018-17**

### **Mecklenburg County Storm Water Services (SWS) Proposed Acquisition of Flood Prone Structure**

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

Mecklenburg County Storm Water Services proposes to acquire Tax Parcel 071-131-19 located at 812 Norwood Drive, Charlotte. The property is located along Stewart Creek Tributary 2, in the Lakewood area of west Charlotte. It is zoned R-5 Single Family Residential. The property contains a single-family residential structure and is surrounded by a mix of improved and unimproved properties. Since the property was recently foreclosed on, the proposed acquisition will be through assignment of the foreclosure bid from the lender to Mecklenburg County.

#### **PROJECT JUSTIFICATION:**

The proposed acquisition is located within a FEMA-designated floodplain, the building and any inhabitants are at risk of life and property loss or damage from future floods. Removing the improvements will eliminate the potential for future losses. The parcel will be available for use by Park and Recreation for the future Stewart Creek Greenway and for proposed stream bank improvements.

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

General acquisition of floodplain parcels is consistent with the [Mecklenburg County Floodplain Management Guidance Document](#) (adopted by County Commission on December 3, 1997) which aimed to (1) prevent and reduce the loss of life, property damage, and service disruptions and (2) restore natural and beneficial functions of the floodplain. The selection of this specific parcel for acquisition is supported by the [Flood Risk Assessment and Risk Reduction Plan](#) (approved by County Commission May 2012). Stewart Creek is identified as a future greenway corridor in the [Mecklenburg County Park & Recreation Master Plan](#) (adopted by County Commission in 2008) and [Updated \(April 2015\)](#) as well as the County's adopted [2019-2023 Capital Improvement Plan](#).

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

The [Central District Plan \(1993\)](#) recommends single family land use up to 5 DUA for a portion of the site, and Park/Open Space for the remainder of the site, which lies within the FEMA-designated floodplain.

#### **PROJECT IMPACT:**

Acquisition of this parcel will reduce the risk of property damage and potential loss of life from flooding, allow for greenway expansion, and contribute to water quality/open space needs of the community.

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

This property is along the Stewart Creek Tributary 2 corridor, which is an identified FY2019 greenway and stream enhancement project.

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

Mecklenburg County Storm Water Services expects to acquire this property before the end of calendar year 2018.

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

The Joint Use Task Force reviewed this proposal at their September 5, 2018 meeting and no comments were offered.

#### **Agencies Represented:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

#### **PLANNING STAFF REVIEW:**

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

#### **Conclusions:**

- The proposed use is consistent with the park/open space land use recommendation for a portion of the site, as per the [Central District Plan \(1993\)](#). The remainder of the site is shown as residential in the District Plan, however, the property lies within a FEMA-designated floodplain, and the adjacent properties to the east are already owned by Mecklenburg County Storm Water.

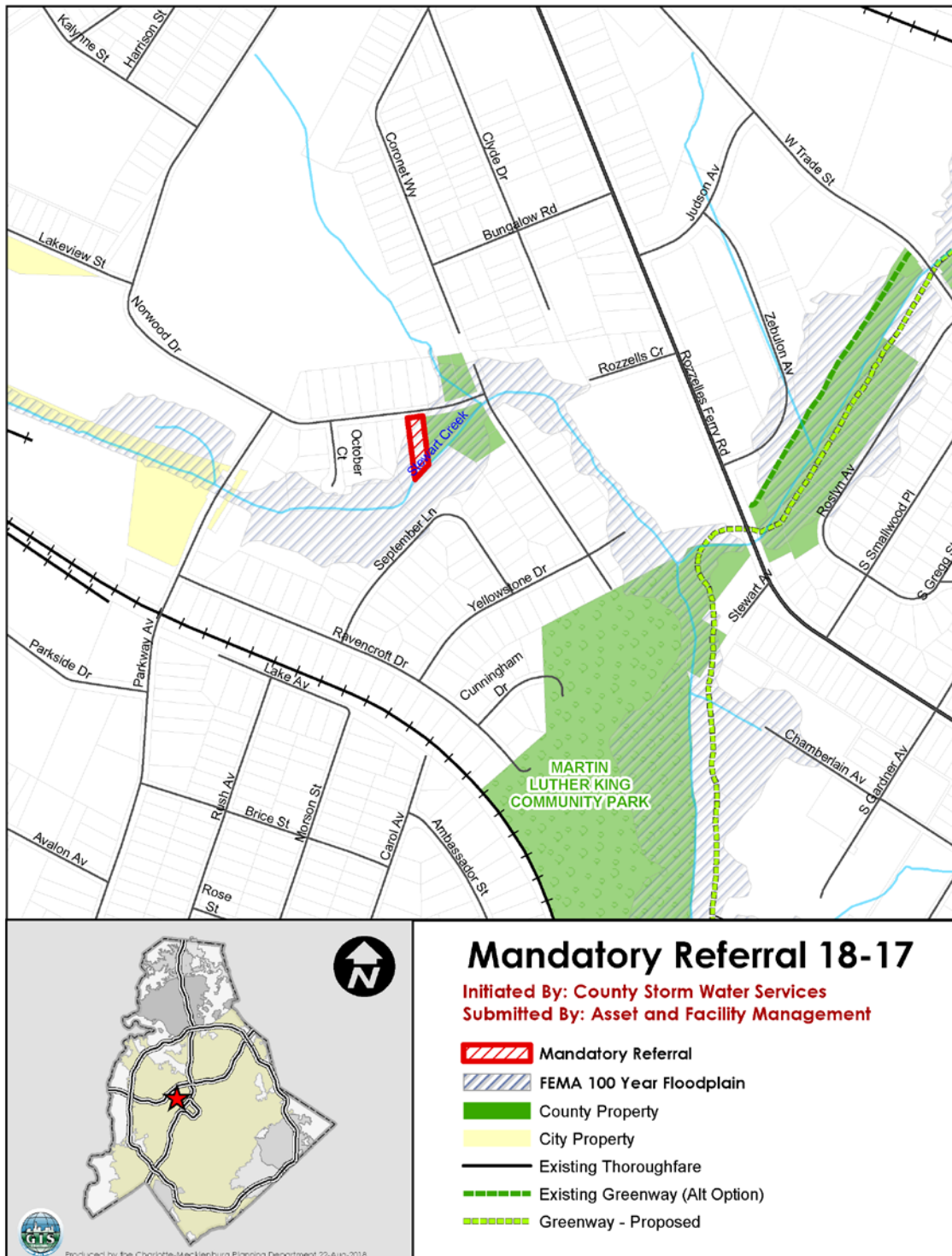
## MANDATORY REFERRAL | REPORT NO. 2018-17

### Adopted Goals and Policies:

- [Mecklenburg County Greenway Master Plan \(2008-2018\)](#) identifies several parcels as part of future Greenway corridors in Mecklenburg County.
- The [General Development Policies – Environmental \(updated 2007\)](#), includes as a guiding principal: Make the protection of our natural environment a priority in land use and development decisions.

### CMPC PLANNING COMMITTEE REVIEW:

At their September 18, 2018 meeting, the Planning Committee recommended...





## **MANDATORY REFERRAL | REPORT NO. 2018-18**

### **Central Piedmont Community College (CPCC) Proposed Construction of New Central Campus Library & Pease Auditorium**

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

Construction of a new, 100,000 square foot 4 story Library, including a new Pease Auditorium is being proposed at the existing CPCC Central Campus located at 1200 block of Sam Ryburn Walk in Charlotte (parcel 080-132-03). The property is zoned MUDD-O (mixed-use optional), according to the Charlotte Zoning Ordinance. 2017 Mecklenburg County Pay-Go will be utilized for funding.

The New Library and Pease Auditorium will be built on the site of the existing buildings following their demolition. This location is of prime importance to the Central Campus quadrangle and will continue its prominent presence on Central Campus. The New Pease Auditorium will be in approximately the same location to continue its ease of public access for its programs.

The proposed building will be designed and built in conjunction with the New Student Services Building (MR 2016-16) to provide one, unified complex that houses the Library, Pease Auditorium, Student Services and Student Commons functions. This complex will become the heart of the Central Campus.

#### **PROJECT JUSTIFICATION:**

[CPCC's Long-Range Academic and Facilities Plan 2017-2023](#) identified a new Library (Learning Resources Center) as the top need for the Central Campus. The existing Hagemeyer Learning Resources Center is functionally outdated, not code compliant or readily adaptable to other uses due to its concrete structure with small bay spacing and low floor to floor heights. A study in 2015 showed that it was not economically advisable to renovate the structure for other uses and today's college libraries must respond to the rapidly changing needs and methods of educational program delivery, requiring significantly different facilities than those built 30 or 40 years ago.

Pease Auditorium has been a popular venue for not only college produced dramatic productions but also many community programs such as dance recitals and public speakers. The new Auditorium will provide an up-to-date facility that will continue as a community asset and offer even more opportunity for the Charlotte Arts Community and other community groups.

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

The New Library and Pease Auditorium continue the improvement and development of the Central Campus to compliment the projects included in the 2013 Mecklenburg County Bonds projects that are providing expanded classroom facilities to support the educational missions of the college and to support local business and industry in workforce development.

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

The [Elizabeth Area Plan \(2011\)](#) recommends institutional land uses for the subject site.

#### **PROJECT IMPACT:**

Being a replacement facility, the new Library and Pease Auditorium should not have significant impact on the parking needs and traffic issues of the college. Parking is provided at the college based primarily upon classroom occupancies (student counts). Pease Auditorium use mostly occurs on nights and weekends when demand for parking is greatly reduced due to limited class demand. Pease Lane, a private street owned by the college, will be maintained primarily for fire and service access with limited public vehicular access.

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

The project and its related site improvements should not result in any degradation to any of the adjacent properties, most of which are owned by the college. One of the project goals is to preserve and improve the qualities of the existing main quadrangle.

Additionally, the project will be designed in a manner that the exterior will complement the brick with cast stone accents found on the newer campus buildings, while yielding a distinct look for this key building for the Central Campus.

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

The New Library and Pease Auditorium are scheduled for completion in time for use starting in early 2022.

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

The Joint Use Task Force reviewed this matter at their September 5, 2018 meeting and no comments were offered.

**Agencies Represented:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

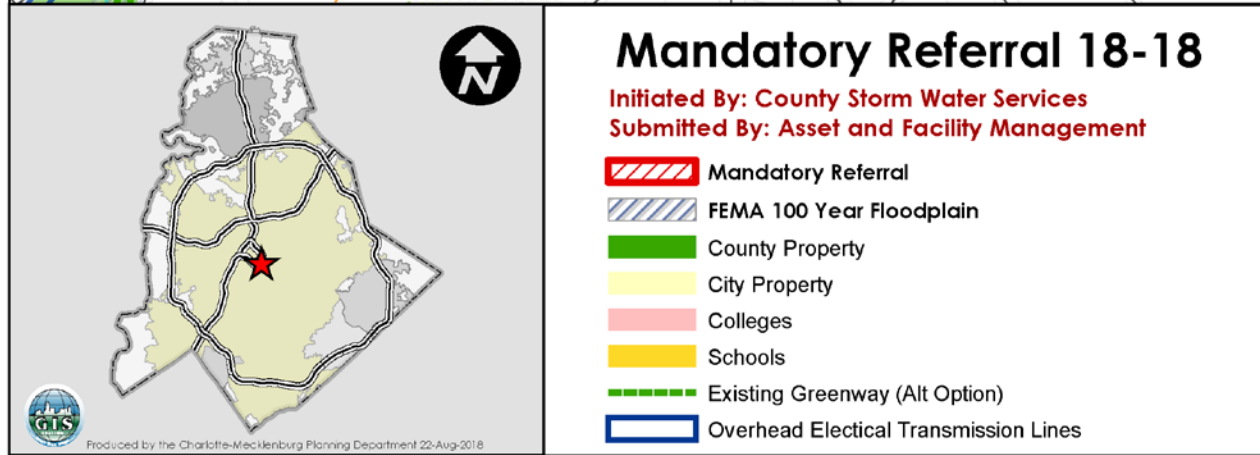
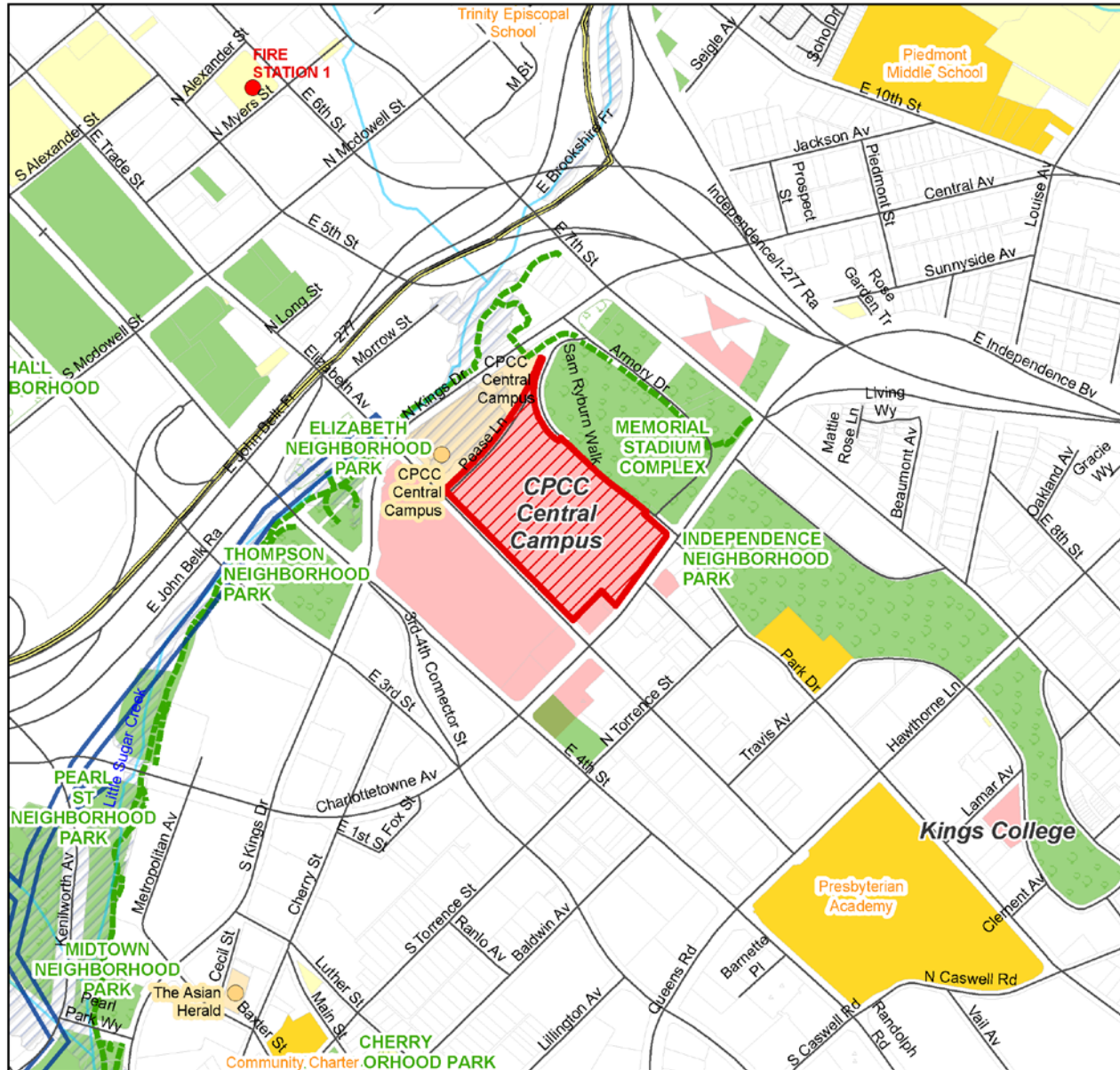
- The proposed buildings will be built on the site of the existing buildings, and the property is owned by Central Piedmont Community College.
- The proposed uses are permitted by-right under the current zoning.

**Adopted Goals and Policies:**

- The [Elizabeth Area Plan \(2011\)](#) recognizes the importance of existing institutional uses, such as Central Piedmont Community College, and expects such uses to remain viable components of the plan area in the future.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 18, 2018 meeting, the Planning Committee recommended...







## **MANDATORY REFERRAL | REPORT NO. 2018-19**

### **Charlotte Engineering & Property Management (E&PM) Proposed Acquisition of Oaklawn Mausoleum Property for City Cemetery Operations**

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

The City of Charlotte's Engineering & Property Management Department (E&PM) proposes to accept donation of one parcel, improved with a mausoleum, of approximately 1.8 acres (075-083-47). The property is zoned R-5 per the Charlotte Zoning Ordinance and is located at 1612 Oaklawn Avenue, adjacent to the City's Oaklawn Cemetery, as shown on the location map below.

#### **PROJECT JUSTIFICATION:**

The acquisition of this property will expand the City's cemetery and provide City maintenance and operation services to the care of the mausoleum.

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

The acquisition of this property is consistent with operation of cemeteries by the City as public facilities and preservation of the mausoleum structure's historic value.

The City will utilize *Cemetery Master Plan* funds in order to complete any due diligence associated with the acquisition and for any legal expenses.

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

The [Central District Plan \(adopted 1993\)](#) recommends park/open space land uses for the mausoleum and cemetery.

#### **PROJECT IMPACT:**

The mausoleum was built in 1928 and while it has not been designated a local historic landmark, the Charlotte-Mecklenburg Historic Landmarks Commission has it listed as potentially eligible to be designated an historic landmark.

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

The Oaklawn Park Neighborhood Association is considering applying for a local historic district zoning overlay for the residential areas surrounding the Oaklawn Cemetery and Mausoleum. Additionally, the City is currently planning for needed renovations for deteriorating and inadequate roadway and drainage infrastructure at Oaklawn Cemetery and this addition would be included in its review.

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

Staff are working with the mausoleum association representative, who has agreed to a donation, and plan to move forward with a contract and additional due diligence following Joint Use Task Force and Planning Committee review. Acquisition of the parcel is anticipated within three to six months of this review.

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

The Joint Use Task Force reviewed this proposal at their September 5<sup>th</sup>, 2018 meeting and no comments were offered.

#### **Agencies Represented:**

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

#### **PLANNING STAFF REVIEW:**

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

#### **Conclusions:**

- The proposed use is consistent with the park/open space land use recommendation for this parcel as per the [Central District Plan \(adopted 1993\)](#).
- Preserving the historic property would support the Oaklawn Park community's effort in becoming a local historic district.

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

- The [Central District Plan \(adopted 1993\)](#) recommends park/open space land use for the mausoleum property as well as the cemetery site.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 18, 2018, meeting, the Planning Committee recommended...

