

Planning Committee

Agenda Packet

October 16, 2018 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

October 16, 2018 | 5 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approval of September 18, 2018 Minutes. Attachment 1

3. M.R. #18-20 | Proposal by City of Charlotte's Engineering & Property Management Department (E&PM) to Acquire Property near Johnson C. Smith University in the Biddleville area of Charlotte for Tree Canopy Preservation

The City of Charlotte proposes to acquire approximately .24 acres of vacant land located between West Trade Street and West Fifth Street, north of North Bruns Avenue (Tax Parcel 078-191-08) for tree canopy preservation. **Attachment 2**

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

4. LYNX System Update Progress

Staff Resource: Jason Lawrence - Charlotte Area Transit System

5. TOD: Overview and Approach

Staff Resources: Laura Harmon - Planning, Design & Development
 Monica Holmes

6. Adjournment

Planning Committee Meeting Minutes

September 18, 2018 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

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

Other Planning Commissioner Present: Planning Commission Chairperson John Fryday

Planning Staff Present: Alberto Gonzalez, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Sonja Sanders, Bryman Suttle, and Amanda Vari

Other Staff Present: Angela Berry, Amy Mitchell, and Alex Riemondy (Charlotte Department of Transportation), Katie Daughtry (County Asset and Facility Management) Amanda Byrum and Bill Bibby (City Engineering & Property Management), and Greg Long (Central Piedmont Community College)

Welcome and Introductions

Chairperson Nwasike called the meeting to order at 5:03 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Planning Commission Chairperson John Fryday pointed out that the minutes have Commissioner Nasif Majeed as absent. He stated that Commissioner Majeed had actually resigned.

A motion was made by Commissioner Wiggins and seconded by Commissioner Spencer to approve the July 17, 2018 minutes with the stated correction. 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. #18-18 and M.R. #18-19.

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.

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.

A motion was made by Commissioner Spencer and seconded by Commissioner Sullivan to state that the Planning Committee reviewed M.R. #18-16 and M.R. #18-17 on September 18, 2018 and has no additional comments for the submitting agency. The motion was unanimously approved.

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.

Catherine Mahoney (Planning) gave a brief overview of M.R. #18-18. Commissioner Wiggins asked about renderings and building height. The rules were suspended to allow Greg Long, CPCC - Executive Director of Design and Construction, to explain the project.

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

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.

Alberto Gonzalez (Planning) gave a brief overview of M.R. #18-19. Commissioner Wiggins asked if the site has been checked for slave graves. Bill Bibby (City Engineering & Property Management) stated that there are no slave graves on the site. He added that the mausoleum was built in 1928 and was the first mausoleum built in the south.

A motion was made by Commissioner Wiggins and seconded by Commissioner Spencer to state that the Planning Committee reviewed M.R. #18-19, on September 18, 2018 and has no additional comments for the submitting agency. The motion was unanimously approved.

Vision Zero Presentation

Angela Berry (Charlotte Department of Transportation) explained that Vision Zero is a strategy to eliminate all traffic-related deaths and severe injuries, while increasing safety, health and mobility for all. She placed emphasis on the 3 "E"s – Enforcement, Education and Engineering.

Commissioner Sullivan asked if consideration has been given to lowering speed limits.

Ms. Berry stated that rezonings could be used as a tool or action strategy to help address safety issues.

Commissioner Wiggins asked about stretches of road where there are long distances between crosswalks. She suggested a population density overlay or places for buses to park.

Ms. Berry said that can be discussed with CATS.

Commissioner Spencer asked about UBER and LYFT drivers and scooters. Ms. Berry said that she has not talked to UBER and LYFT. She acknowledged seeing scooter riders taking short cuts and not obeying rules. She emphasized that all mobility users should obey the rules.

Commissioner Sellers likes delayed traffic signals for pedestrians and thinks there is a shortage of bicycle lanes. Ms. Berry said that all fatal accidents are studied to determine if engineering would have made a difference.

Chairperson Nwasike asked how Vision Zero will impact Capital Improvement Funds. Ms. Berry said that safety is Council's #1 goal. Chairperson Nwasike asked about the education of non-drivers and pedestrians. Ms. Berry said that she would like to educate the entire community.

Commissioner Spencer suggested partnering with the Alcohol Control Board (ABC) Board, Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and others. Ms. Berry stated that she will reach out to them. Ms. Berry directed the Committee to the website at www.charlottenc.gov/visionzero for updates. Chairperson Nwasike suggested also posting information on NextDoor.

Chairperson Nwasike stated that the Committee will receive a transit presentation at their next meeting.

Adjournment

The meeting adjourned at 6:13 p.m.

MANDATORY REFERRAL | REPORT NO. 2018-20

Charlotte's Engineering & Property Management Department (E&PM) 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 .236 acres (078-191-08), zoned B-1 (Pedestrian Overlay) per the Charlotte Zoning Ordinance, in the Biddleville area of Charlotte for tree canopy preservation. The property is located off West Trade Street, as shown on the location map below, and is near Johnson C. Smith University.

This property will be purchased with Tree Ordinance Mitigation funds. The 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, and potential for connectivity to greenways and partnering opportunities, as well as 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, and City Council's "50% in 2050" Tree Canopy (both adopted 2011) as well as City Council's Environmental Focus Area Plan (adopted 2018).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Area plans do not typically identify privately owned property for future green/open space or tree preservation. *The West End Land Use and Pedscape Plan* (2005), therefore, recommended the subject parcel for Mixed Use (Multi-Family/Office/Retail) development. The proposed use for tree preservation, however, 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 tree planting and the preservation of forested properties in developing areas.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Bruns Avenue Gold Line stop will be located across the street, and this property will create green space and a community amenity in close proximity.

ESTIMATED PROJECT COMPLETION DATE:

Staff is negotiating a purchase price with the property owners and received City Council approval on September 24, 2018, for expenditures for the urban arboretum trail project within the Tree Canopy Preservation Program. To complete the acquisition, the City will utilize tree ordinance mitigation funds collected through developer payment in lieu of on-site tree preservation as established in the City's tree ordinance.

The family who owns the property strongly favors a tree preservation use, and staff plans to enter into a contract following Planning Committee review. Acquisition of the parcel is anticipated within six to eight months of entering into a contract.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their October 3, 2018, meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- Planning Department staff provided comments on possibly working with local artist who has an exhibition currently at the JCSU Mosaic Village tree save area, which is slated to be removed due to future expansion plans.

MANDATORY REFERRAL | REPORT NO. 2018-20

Attending Agencies:

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-Mecklenburg Schools (CMS); 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), Matthews Planning Department; Pineville Planning Department.

PLANNING STAFF REVIEW:

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

Conclusions:

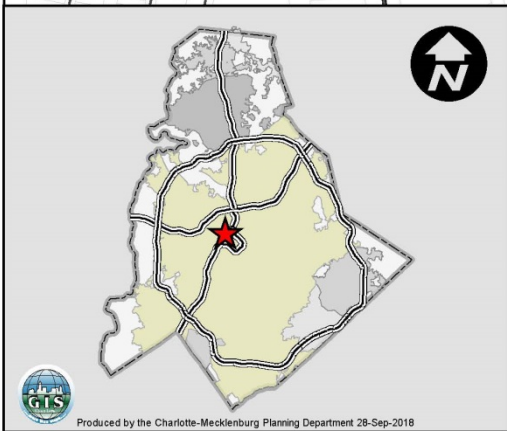
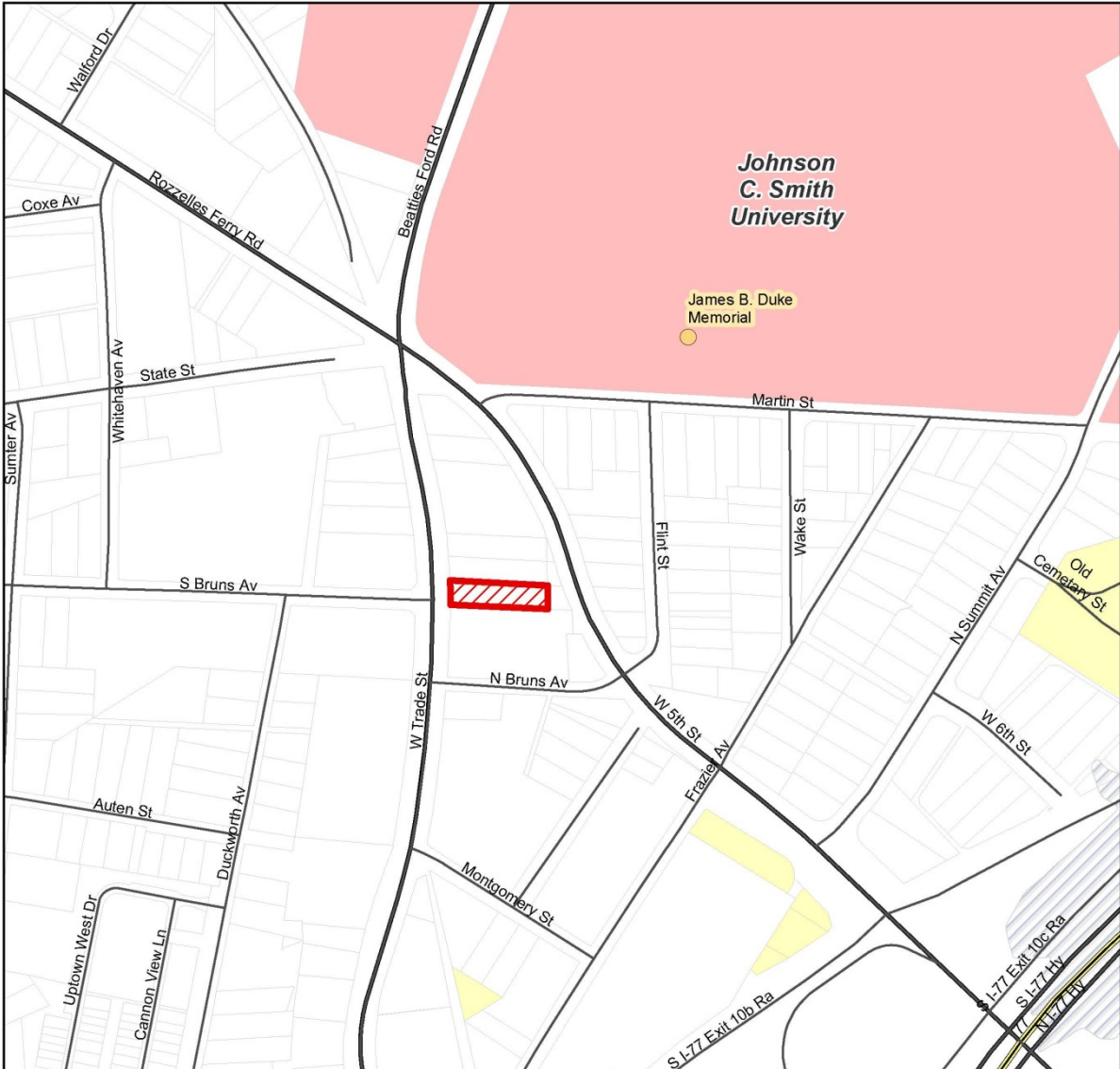
- The property will be acquired with Tree Ordinance Mitigation funds collected through developer payment in lieu of on-site tree preservation as established in the City's tree ordinance.
- Numerous program fees have been collected in close proximity to this property.
- The property provides a replanting opportunity and expansion of the program into more urban, developed areas.

Adopted Goals and Policies:

- The adopted plan, the *West End Land Use and Pedscape Plan* (2005) does not identify privately-owned properties for green/open space or tree preservation; however, such uses are compatible uses within neighborhoods.
- *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 (2011); City Council's "50% by 2050" Tree Canopy Goal (2011); and City Council's Environmental Focus Area Plan (2018).

CMPC PLANNING COMMITTEE REVIEW: *(Completed by Planning Staff)*






At their October 16, 2018, meeting, the Planning Committee ...



Produced by the Charlotte-Mecklenburg Planning Department 28-Sep-2018

Mandatory Referral 18-20

Initiated & Submitted By:
Engineering & Property Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  City Property
-  Colleges
-  Existing Thoroughfare