

# Planning Committee

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## Agenda Packet

January 8, 2019 |  
Room 280  
5:00 p.m. |



1. Call to Order and Introductions
2. Approval of November 20, 2018 Minutes. Attachment 1
3. M.R. #18-24 | Charlotte's Engineering & Property Management Department (E&PM) Proposes to Accept the Donation of Property in NODA for the Cross Charlotte Trail

The City of Charlotte's Engineering and Property Management Department proposes to accept the donation of approximately 6.1 acres of vacant property located off Chick Godley Road and Matheson Avenue (portion of Tax Parcels 083-021-01 and 083-031-15) for the Cross Charlotte Trail and Tree Canopy Preservation Program. **Attachment 2**

Staff Resources:       Amanda Rosen - Planning, Design & Development  
                                  Amanda Byrum - City Engineering & Property Management

4. M.R. #18-25 | Mecklenburg County Proposes to Acquire Land in the Town of Pineville for Expansion of Sugar Creek Greenway

Mecklenburg County proposes to acquire approximately 6 acres of vacant land located slightly south of Highway 51 and north of Jack D. Hughes Park, between Main Street and McCullough Branch (Tax Parcel 221-021-14 p/o) for expansion of the greenway along Sugar Creek. **Attachment 3**

Staff Resources:       Albert Gonzalez - Planning, Design & Development  
                                  Jennifer Morell - County Asset & Facility Management

5. M.R. #18-26 | Mecklenburg County Proposes to Acquire Land in the Town of Huntersville for Expansion of Auten Nature Preserve

Mecklenburg County proposes to acquire approximately 1.5 acres of vacant land surrounded by the existing Auten Nature Preserve and within close proximity to McDowell Creek Greenway (Tax Parcels 013-024-12 & 36-39) for expansion of the Preserve. **Attachment 4**

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

**6. M.R. #18-27 | Mecklenburg County Proposes to Dispose of the Historic Dowd House and Old Fire Station #10**

Mecklenburg County proposes to dispose of the Historic Dowd House bounded by Remount Road, Greenland Avenue and Monument Street (Tax Parcel 067-061-02) and Old Fire Station #10 located on the northwest corner of Wilkinson Boulevard and Highland Street (Tax Parcels 067-061-05 & 06 p/o) for redevelopment and purchase in the private market. **Attachment 5**

Staff Resources:        Albert Gonzalez - Planning, Design & Development  
                                 Jacqueline McNeil - County Asset & Facility Management

**7. M.R. #18-28 | Mecklenburg County Proposes to Acquire Land Adjacent to Harry L. Jones, Sr. Golf Course for Expansion of Sugar Creek Greenway**

Mecklenburg County proposes to acquire vacant land located along both sides of South Tryon Street east of Shopton Road and adjacent to Harry L. Jones, Sr. Golf Course (Tax Parcels 143-221-05 & 167-081-10) for expansion of Sugar Creek Greenway. **Attachment 6**

Staff Resources:        Charlotte Lamb - Planning, Design & Development  
                                 Jacqueline McNeil - County Asset & Facility Management

**8. M.R. #18-29 | Mecklenburg County Proposes to Acquire Land for the Expansion of Yorkmont Park**

Mecklenburg County proposes to acquire vacant land located on the northerly side of Tyvola Road at Vickers Lane, adjacent to Yorkmont Park (Tax Parcel 167-051-31) for expansion of the Park. **Attachment 7**

Staff Resources:        Charlotte Lamb - Planning, Design & Development  
                                 Jacqueline McNeil - County Asset & Facility Management

**9. TOD Update**

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

**10. Adjournment**

Planning Committee Meeting Minutes

November 20, 2018 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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**Attendance**

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

**Other Planning Commissioners Present:** Commissioner Bolyn McClung

**Planning Staff Present:** Zenia Duhaney, Laura Harmon, Taiwo Jaiyeoba, Garet Johnson, Monica Holmes, and Melony McCullough

**Other Staff Present:** Amanda Byrum, Charlotte Engineering & Property Management and Katie Daughtry, County Asset and Facility Management

**Welcome and Introductions**

Chairperson Nwasike called the meeting to order at 5:04 p.m., welcomed those present and asked everyone to introduce themselves.

**Approval of Minutes**

*A motion was made by Vice Chairperson Spencer and seconded by Commissioner Welton to approve the October 16, 2018 minutes. The minutes were unanimously approved.*

**Mandatory Referrals**

Chairperson Nwasike asked the Committee if they would like to discuss any of the mandatory referrals.

Commissioner Welton stated that he is president of Madison Park Homeowner's Association and that the HOA owns several parcels that are included in M.R. #18-21. However, he has no financial interest in the property. After a very brief discussion, the Committee determined that Commissioner Welton did not have a conflict of interest.

**M.R. #18-21 |** Mecklenburg County's Storm Water Services Program proposes to acquire 21 flood prone properties (see mandatory referral for addresses and tax parcel numbers) mostly located in the Park Woodlawn area. These properties are subject to periodic and severe flooding.

**M.R. #18-22** | The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire approximately 19.4 acres located off West Sugar Creek Road for tree canopy preservation.

**M.R. #18-23** | The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire approximately .171 acres (Tax Parcel 071-075-03) located on Walnut Avenue, in the Seversville community, for tree canopy preservation.

*A motion was made by Commissioner Sullivan and seconded by Commissioner Sellers to state that the Planning Committee reviewed M.R. #18-21, M.R. #18-22, and M.R. #18-23 has no additional comments for the submitting agency. The motion was unanimously approved.*

#### **Transit Oriented Development District – (TOD) Update**

Laura Harmon and Monica Holmes (Planning) gave an update on the Transit Oriented Development District (TOD) ordinance.

Ms. Holmes explained the adoption process and schedule for the text amendment in detail. The Committee had a very lengthy discussion about the adoption process and schedule.

There will be a special Planning Committee meeting on January 8, 2019 to review the draft TOD ordinance.

#### **Adjournment**

The meeting adjourned at 6:15 p.m.

## **MANDATORY REFERRAL | REPORT NO. 2018-24**

### **Charlotte's Engineering & Property Management Department (E&PM) Proposed Acceptance of Donation of Property in NODA**

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

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to accept donation of vacant property of approximately 6.1 acres (portion of tax parcels 083-021-01 and 083-031-15), zoned TOD-M(CD) per the Charlotte Zoning Ordinance in the NODA area of Charlotte. The property is located off Chick Godley Road and Matheson Avenue and will be accessible by permanent access easement over private roads.

#### **PROJECT JUSTIFICATION:**

The acceptance of donation of this property will enable the City to work toward completion of this segment of the Cross Charlotte Trail and would add acreage to the Tree Canopy Preservation Program.

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

The Cross Charlotte Trail is an initiative of the City of Charlotte and Mecklenburg County to provide greenway facilities across the City allowing residents access to recreation opportunities, connect retail and employment destinations, and enhance economic development.

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

These sites are recommended for Transit Supportive Uses in the *Blue Line Extension Transit Station Area Plans* (2013), consistent with the current zoning of the properties. The site is beyond ¼ mile walk distance from the 36<sup>th</sup> Street transit station. The plan identifies a proposed greenway through the site, primarily within the FEMA Floodplain.

#### **PROJECT IMPACT:**

The property is also the site of a residential apartment development, which will be enhanced by the Cross Charlotte Trail amenity. Additionally, the acceptance of donation of property facilitates land access for a portion of this segment of the Cross Charlotte Trail.

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

The properties on either side of this 6.1 acre area will be developed as an apartment complex.

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

Staff are in negotiations with the property owners.

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

At their December 5, 2018, meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- No comments were provided.

#### **Attending Agencies:**

Charlotte Department of Transportation (CDOT); Charlotte Engineering & Property Management (E&PM) – Real Estate and Storm Water Services; Charlotte Water; Charlotte Area Transit System (CATS); Charlotte Housing & Neighborhood Services (H&NS); Charlotte Planning, Design & Development Department (PDD); County Finance; County Health Department; County Asset & Facility Management.

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

Planning staff has reviewed the proposed and has the following comments:

#### **Conclusions:**

- The use of this land for the Cross Charlotte Trail and Tree Canopy Preservation is compatible with the surrounding mixed use character of the area and is a suitable use for land in the FEMA Floodplain.
- The Cross Charlotte Trail is funded by the City's Community Investment Plan and serves both as a recreation facility as well as a transportation corridor. One of the goals of the project is to provide convenient access to neighborhoods and business across Charlotte. This site is adjacent to proposed residential units and will ultimately connect to several commercial nodes.

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

- A greenway is identified in the Blue Line Extension Transit Station Area Plan and Mecklenburg County's Greenway Master Plan through the area of land to be dedicated, which is an intended use of the property.
- The donation will further the goals of the Urban Forestry Master Plan by providing land in an urbanizing area to preserve and replace trees and sustain the City's tree canopy.

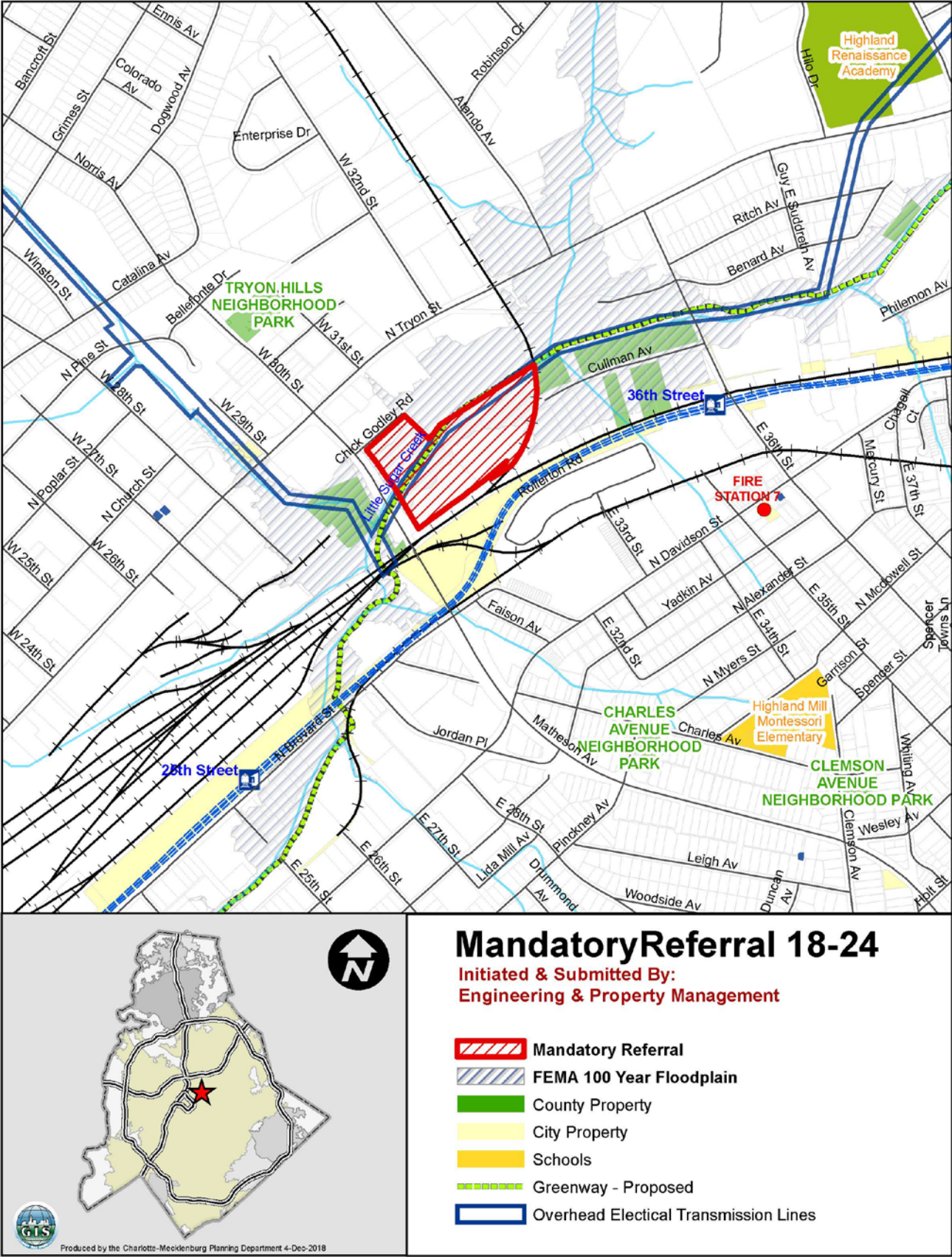
## MANDATORY REFERRAL | REPORT NO. 2018-24

- Rezoning petition 2014-100 (Approved July 20, 2015) states that “A greenway dedication to Mecklenburg County will be the earlier of building permit for the site or real estate acquisition for greenway improvements”. The site plan approved as part of the rezoning petition indicates the general area for greenway dedication.

### **CMPC PLANNING COMMITTEE REVIEW:**

At their January 15th, 2019 meeting the Planning Committee ...







**Initiated by:** Lee Jones, Park & Recreation

**ATTACHMENT 3**

**Submitted by:** Jennifer Morell, Mecklenburg County Asset & Facility Management

**Planning staff resource:** Alberto Gonzalez, City of Charlotte Planning, Design & Development

## **MANDATORY REFERRAL REPORT NO. 2018-25**

**Title of Proposed Transaction** *Sugar Creek Greenway*

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

The County would like to acquire a portion of tax parcel of Tax Parcel 221-021-14 in the Town of Pineville. The portion of this parcel to be acquired is +/- 5.83 with the final acreage to be determined by survey. Located along Sugar Creek, the undeveloped parcel is slightly south of Highway 51 and north of Jack D. Hughes Park. It is zoned Residential Mixed-Use (RMX), according to the Town of Pineville Zoning Ordinance. The surrounding uses include recreation and residential as well as some vacant land immediately west of this parcel.

**PROJECT JUSTIFICATION:** Sugar Creek is an adopted greenway corridor and acquisition of this property will also allow the County to continue to assemble property on this section on Sugar Creek for future expansion of the greenway system. The section of Sugar Creek Greenway is not currently funded.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** Acquisition of this property is consistent with the County's Park & Recreation Master Plan which identifies Sugar Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County.

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

The site is located within the Downtown Overlay District Plan, a component of the Pineville Comprehensive Plan (adopted 2008). The plan recommends as a policy to improve walkability and to create connectivity in all forms of transportation and movement. The plan identified the Sugar Creek area as being underutilized and recommended the development of a greenway.

**PROJECT IMPACT:** Acquisition of this property would allow expansion of the County's greenway system and additional recreation amenities to the area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of this property should be complete in FY19.

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

The Joint Use Task Force reviewed the proposed transaction over email on January 9<sup>th</sup>, 2019 and no comments were offered.

### **PLANNING STAFF REVIEW:**

Pineville staff has reviewed the proposal and below are their key findings:

#### **Conclusions:**

- The parcel in question is within a FEMA Floodplain, and the proposed Sugar Creek Greenway path.
- The proposed Sugar Creek Greenway will connect to the Town of Pineville's Jack D. Hughes Memorial Park.
- The Sugar Creek Greenway is identified as a future greenway corridor and is part of the County's 2019-2023 Capital Improvement Plan.

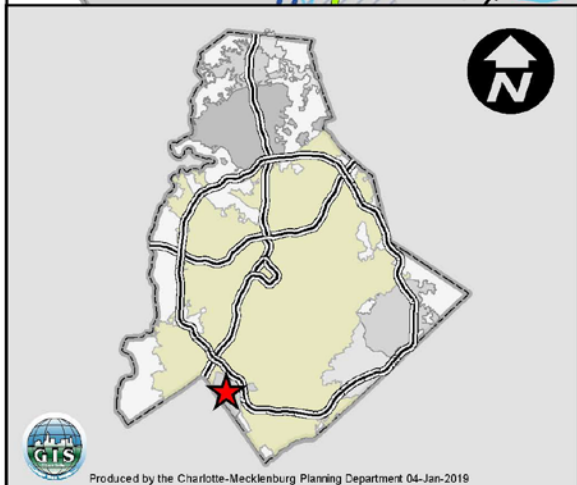
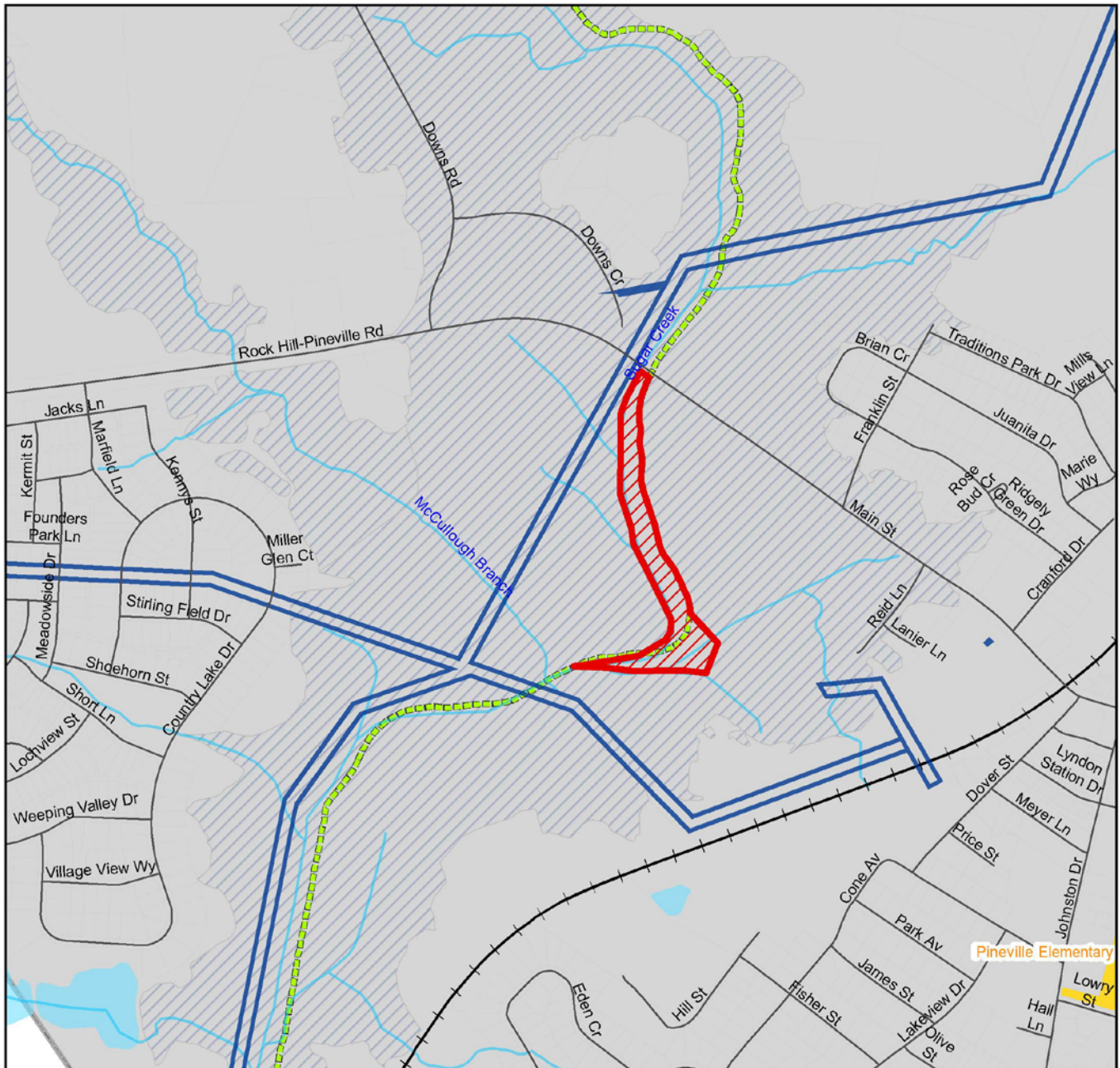
#### **Adopted Goals and Policies:**

- Park and open space are generally considered compatible land uses with surrounding neighborhoods.
- Greenways were identified as part of the Town of Pineville, Downtown Overlay District Plan as part of improved walkability and connectivity in the downtown area.

### **CMPC PLANNING COMMITTEE REVIEW:**

At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition and











## Mandatory Referral 18-25

Initiated By: Park & Recreation

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Schools
-  Ponds
-  Greenway - Proposed
-  Overhead Electrical Transmission Lines



Produced by the Charlotte-Mecklenburg Planning Department 04-Jan-2019

**MANDATORY REFERRAL REPORT NO. 2018-26**  
**Title of Proposed Transaction** *Auten Nature Preserve Acquisitions*

**PROJECT PROPOSAL AND LOCATION:** The County would like to acquire tax parcels 013-024-36 (±0.234 acres), 013-024-37 (±0.237 acres), 013-024-38 (±0.234 acres), 013-024-39 (±0.286 acres) and 013-024-12 (±0.454 acres) in Huntersville to add to Auten Nature Preserve. Zoned GR General Residential District according to the Town of Huntersville Zoning Ordinance. The property is surrounded by the existing Auten Nature Preserve and is also within close proximity to McDowell Creek Greenway with the creek lying north of the property. The properties are vacant and surrounded by Auten Nature Preserve and other vacant lots.

**PROJECT JUSTIFICATION:** As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of these properties takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected.

In addition to expanding the nature preserve, acquisition of this property contributes to the County's water quality. The property is located within the McDowell Creek Watershed, Critical Area Three and feeds into Mountain Island Lake, the County's source of drinking water. Acquisition of the property removes the risk of future development that could contribute to downgrading the area's drinking water.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan*, the *Mountain Island Lake Memorandum*, the *Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines* as well as several other water improvement ordinance and floodplain development ordinances.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Huntersville 2030 Community Plan includes as a policy the support for the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

**PROJECT IMPACT:** Acquisition of this property takes this tract out of play for future development and expands the area protected by Auten Nature Preserve.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of these parcels is expected to be complete in FY19.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed the proposed transaction over email on January 9<sup>th</sup>, 2019 and no comments were offered.

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

- The acquisition of these parcels for the expansion of the Auten Nature Preserve is consistent with the vision set forth in the Town of Huntersville 2030 Community Plan.

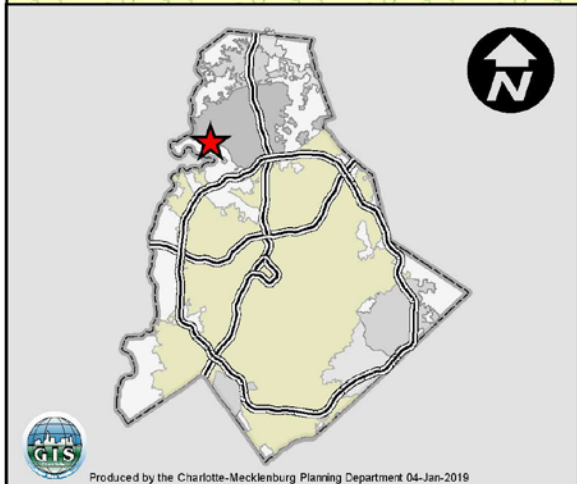
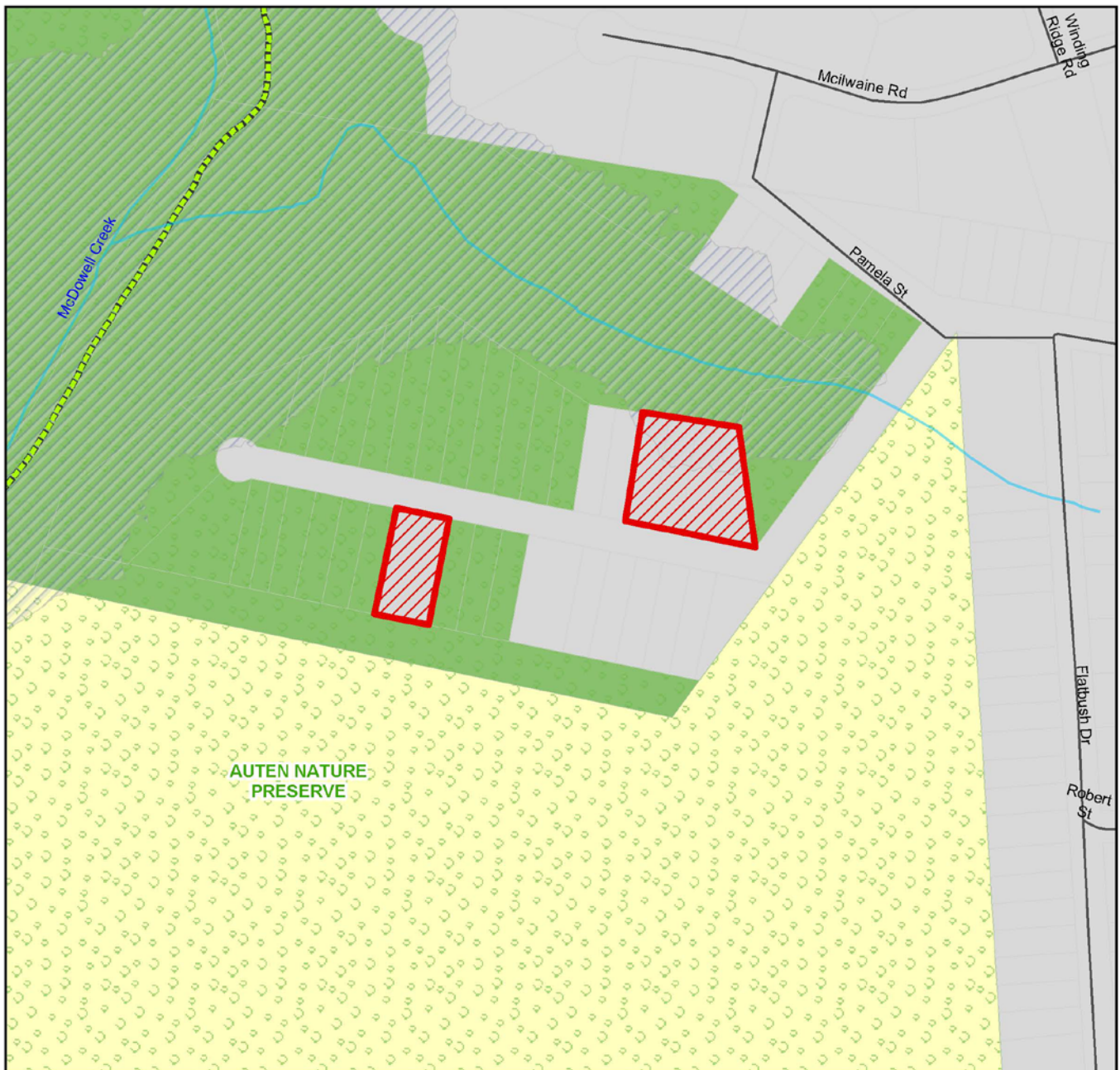
**Adopted Goals and Policies:**

- The expansion of the Auten Nature Preserve meets the objective of 2030 Community Plan to support the preservation and enhancement of the natural environment in the Town of Huntersville.

**CMPC PLANNING COMMITTEE REVIEW:**

At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition and





## Mandatory Referral 18-26

Initiated By: Park & Recreation

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  City Property
-  Developed Park
-  Greenway - Proposed

**Initiated by:** Leslie Johnson, County Manager's Office

**Submitted by:** Jacqueline McNeil, Asset & Facility Management

**Planning staff resource:** Alberto Gonzalez, City of Charlotte Planning, Design & Development

## ATTACHMENT 5

### MANDATORY REFERRAL REPORT NO. 2018-27

#### Historic Dowd House and Old Fire Station #10

**PROJECT PROPOSAL AND LOCATION:** The County is proposing disposition of Tax Parcels 067-061-05, a portion of 067-061-06 (Historic Dowd House), and 067-061-02 (Old Fire Station #10). The properties are all zoned R-5, single family according to the City of Charlotte's Zoning Ordinance. The Dowd House has a local historic landmarks designation which will remain, if the property is purchased. The old Fire Station #10 has not been used as a fire station for many years and is vacant. The potential buyers will likely seek a rezoning of the properties to a zoning category that will accommodate their proposed office and event uses.

The Dowd House was the headquarters of Camp Greene, an United States Army installation, that was formed to train troops entering World War I between 1918 – 1919. The house is home to historic memorabilia from the property's past. Fire Station 10 was built by the City of Charlotte in the mid-1950s. The station is single story and built in the modernist style. The property was acquired by the County for addition to the Dowd House site after the building was vacated by the City.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
06706105	2216 MONUMENT AVE	CIVIC/INST.	R-5	BRYANT PARK LAND USE & STREETScape PLAN (2007)	PARK/OPEN SPACE
06706106	2200 MONUMENT AVE	CIVIC/INST.	R-5	BRYANT PARK LAND USE & STREETScape PLAN (2007)	PARK/ OPEN SPACE
06706102	2136 REMOUNT RD	CIVIC/INST.	R-5	BRYANT PARK LAND USE & STREETScape PLAN (2007)	PARK/OPEN SPACE

**PROJECT JUSTIFICATION:** The Camp Greene neighborhood of west Charlotte has seen an upswing in development in recent years. The County believes that the subject parcels are well positioned to experience more active use and contribute to the vibrancy of the neighborhood. The County remains committed to ensuring an appropriate level of public access to the Dowd House and its memorabilia and that the historic designation remains in place.

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

Disposition of this property is consistent with County's goal of increasing economic development in the County, celebrating the County's past, and improving the vitality neighborhoods in all areas of Mecklenburg County.

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

All parcels in question fall within the *Bryant Park Land Use & Streetscape Plan (2007)*. The adopted future land use for the block containing the Dowd house is Park/Open Space. In the short-term, the plan recommends that Park and Rec continue efforts towards land acquisition and site development at the Dowd House. The long range recommendations for the Dowd house site include purchase of additional property to develop the site into a regional historic designation with educational and memorial exhibits. The area to the north, east and west of the site is recommend for single family development in the *Bryant Park Land Use & Streetscape Plan (2007)* and the *Central District Plan (1993)*. The parcels to the southeast and southwest of the site on Wilkinson Blvd are recommended for light-industrial and a mix of residential/office/retail due to their orientation to the busy boulevard.

#### **PROJECT IMPACT:**

Potential impact on proposed future thoroughfare alignment.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Disposition of these parcels is expected to be completed in FY19.

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

The Joint Use Task Force reviewed the proposed transaction over email on January 9<sup>th</sup>, 2019 and no comments were offered.

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

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

**Conclusions:**

- If the buyer intends to redevelop the site with office and event uses, they will need to seek a rezoning. An evaluation of the appropriateness of the proposed uses, and their consistency with the adopted future land use (Park/Open Space), will be completed as part of the staff analysis of the rezoning request.
- Impacts of the proposed rezoning on the surrounding neighborhood will also be part of the evaluation during the rezoning process.

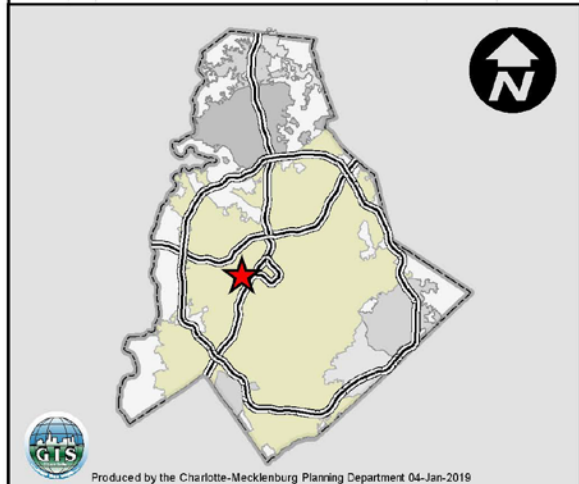
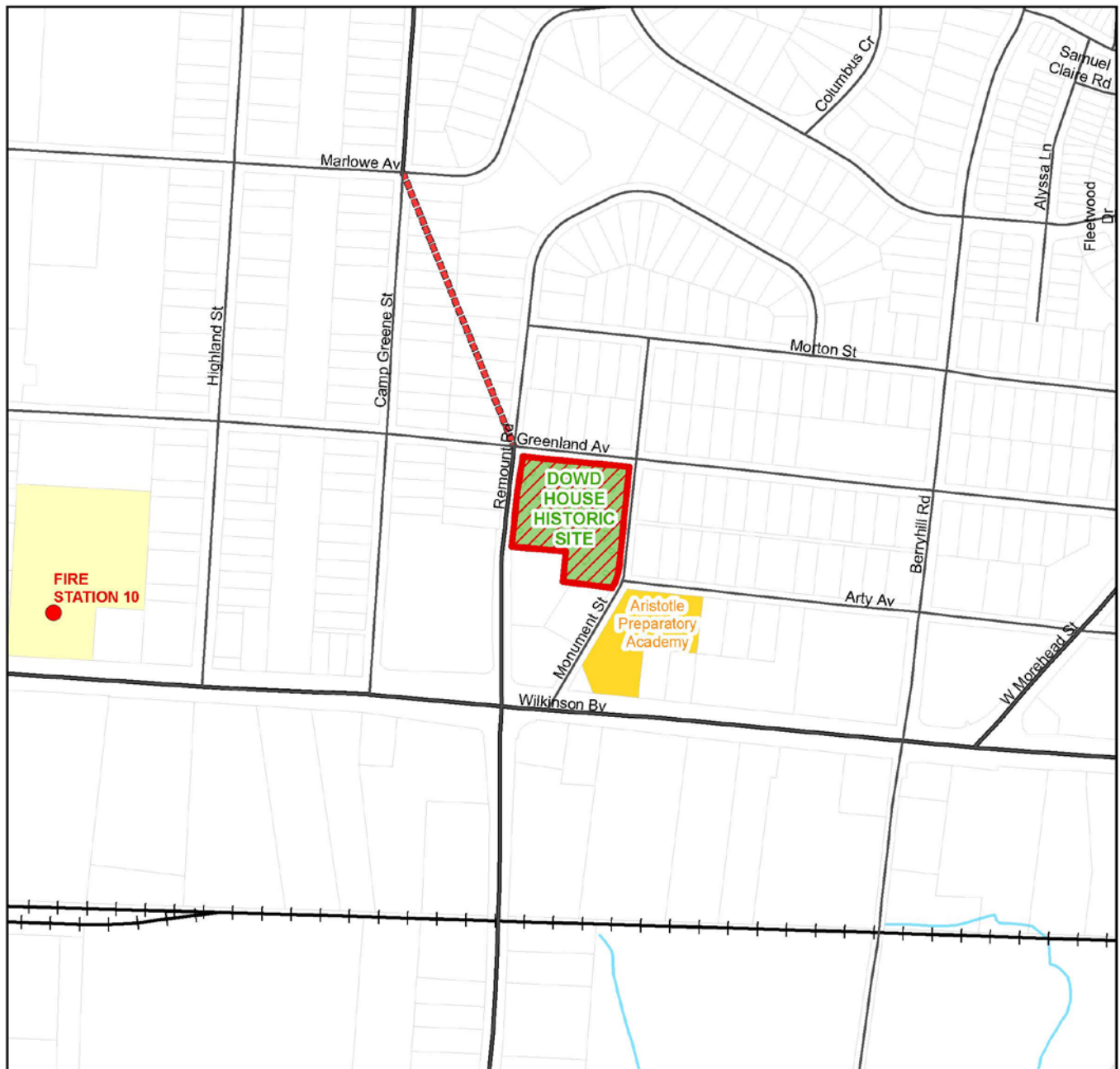
**Adopted Goals and Policies:**

- All parcels in question fall within the *Bryant Park Land Use & Streetscape Plan* (2007), the adopted future land use for the block containing the Dowd house is Park/Open Space.
- The long-range recommendations for the Dowd house site include purchase of additional property to develop the site into a regional historic designation with educational and memorial exhibits.

**CMPC PLANNING COMMITTEE REVIEW:**

At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition and












## Mandatory Referral 18-27

Initiated By: County Manager's Office

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  County Property
-  City Property
-  Schools
-  Developed Park
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement



**Initiated by:** Lee Jones, Park & Recreation

**Submitted by:** Jacqueline McNeil, Mecklenburg County Asset & Facility Management

**Planning staff resource:** Charlotte Lamb, City of Charlotte Planning, Design & Development

**ATTACHMENT 6**

## **MANDATORY REFERRAL REPORT NO. 2018-28**

### **Sugar Creek Greenway Acquisitions**

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

The County would like to acquire tax parcels 143-221-05 and 167-081-10 for addition to Sugar Creek Greenway. The properties are vacant, largely treed, and within the floodplain of Sugar Creek. According to the City of Charlotte's Zoning Ordinance the properties are zoned R-3, R-4, and BP(CD). The properties are adjacent to the Harry L. Jones, Sr. Golf Course and are on either side of S. Tryon Street.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
14322105	2632 TRYON STREET, CHARLOTTE	VACANT	R-3 & R-4	SOUTHWEST DISTRICT PLAN (1991)	MF / GREENWAY / OPEN SPACE
16708110	2632 TRYON STREET, CHARLOTTE	VACANT	R-3 & BP(CD)	SOUTHWEST DISTRICT PLAN (1991)	SF3 / GREENWAY

#### **PROJECT JUSTIFICATION:**

Expansion of greenway trail along Sugar Creek is part of the County's 2019 -2023 Capital Improvement Plan. Greenways provide an alternative means of transportation, protect the floodplain, and is a means of low-impact recreation. The County's current Park and Recreation Master Plan calls for the expansion of the greenway system along the County's many creeks and streams. For several years now, the expansion of greenways has been the most requested recreation desire among residents of Mecklenburg County.

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

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan* and several other water improvement ordinance and floodplain development ordinances.

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

Both parcels fall within the *Southwest District Plan* (1991), and the adopted future land use for the parcels and the surrounding area is for residential use or for park and open space based on their floodplain designation. Parcel 143-221-05 is recommended for multi-family as well as greenway/open space. Parcel 167-081-10 is recommended for single family under 3 DUA and greenway. Area plans do not typically identify privately owned property for future green/open space. Rather, such uses are evaluated on a case by case basis. The *Southwest District Plan* (1991) supports continuing greenway development along Sugar Creek to provide recreational opportunities and bicycle transportation.

#### **PROJECT IMPACT:**

Acquisition of this property is vital to the expansion of greenway trail along Sugar Creek.

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

There are no known related public or private projects.

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

Acquisition of these parcels is expected to be complete in FY19.

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

The Joint Use Task Force reviewed the proposed transaction over email on January 9<sup>th</sup>, 2019 and no comments were offered.

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

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

#### **Conclusions:**

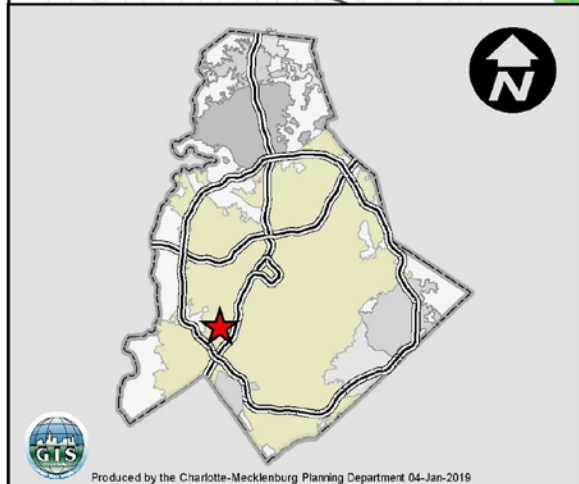
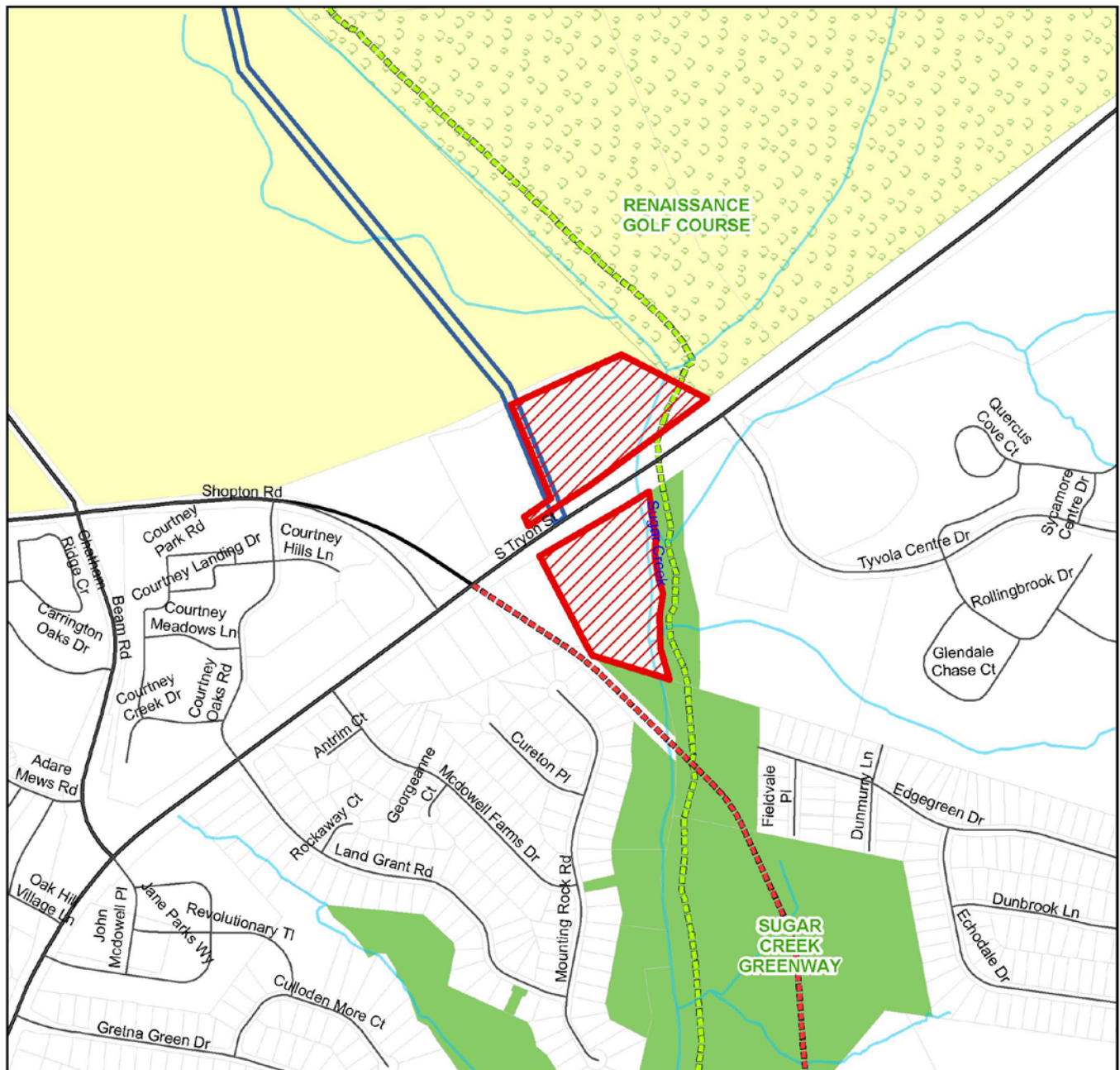
- The parcels in question are in the path of the proposed Sugar Creek Greenway, which is identified as a future greenway corridor and is part of the County's 2019-2023 Capital Improvement Plan.
- The subject parcels are located in a FEMA floodplain.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

**Adopted Goals and Policies:**

- The adopted future land use for the parcels and surrounding area is for residential use or for park and open space based on their floodplain designation.
- The *Southwest District Plan* (1991) supports continuing greenway development along Sugar Creek to provide recreational opportunities and bicycle transportation.

**CMPC PLANNING COMMITTEE REVIEW:**









At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition



## Mandatory Referral 18-28

Initiated By: Park & Recreation

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  County Property
-  City Property
-  Developed Park
-  Overhead Electrical Transmission Lines
-  Greenway - Proposed
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement



Produced by the Charlotte-Mecklenburg Planning Department 04-Jan-2019



**Initiated by:** Lee Jones, Park & Recreation

**Submitted by:** Jacqueline McNeil, Asset & Facility Management

**Planning staff resource:** Charlotte Lamb, City of Charlotte, Planning, Design & Development

**ATTACHMENT 7**

**MANDATORY REFERRAL REPORT NO. 2018-29**  
**Yorkmont Park Expansion**

**PROJECT PROPOSAL AND LOCATION:** The County would like to acquire tax parcel 167-051-31 for expansion Yorkmont Park. The property is located on the north side of Tyvola Road and is vacant and largely treed. According to the City of Charlotte's Zoning Ordinance, the property is zoned R4 single-family.

TAX PARCEL ID	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING	ADOPTED AREA PLAN	ADOPTED FUTURE LAND USE
16705131	6416 VICKERS RD, CHARLOTTE	VACANT	R-4	SOUTHWEST DISTRICT PLAN (1991)	SF 4

**PROJECT JUSTIFICATION:** The County's current Park and Recreation Master Plan calls for the expansion of the parks, open space, and the greenway system. Yorkmont Park is currently 3.0 acres size and is developed with a basketball court, walking trails, and a picnic area. The addition of this property will allow Park and Rec to add additional park amenities to the park in the future.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use for this parcel as per the *Southwest District Plan (1991)* is for single family up to 4 DUA. The *Southwest District Plan (1991)* notes that the Yorkmont/Springfield neighborhood park is in need of improvements. The plan also states that every attempt should be made to acquire land through the development process for the expansion and development of neighborhood parks. Area plans do not typically identify privately owned property for future green/open space. Park and open space are generally considered compatible land uses in single family neighborhoods.

**PROJECT IMPACT:** Acquisition of this property is vital to the expansion of Yorkmont Park.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of these parcels is expected to be complete in FY19.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed the proposed transaction over email on January 9<sup>th</sup>, 2019 and no comments were offered.

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

- The parcels in question about the Yorkmont/Springfield neighborhood park, which is identified as needing improvements in the *Southwest District Plan (1991)*, this recommendation informed the decision to improve and expand the neighborhood park through the County's 2019-2023 Capital Improvement Plan.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

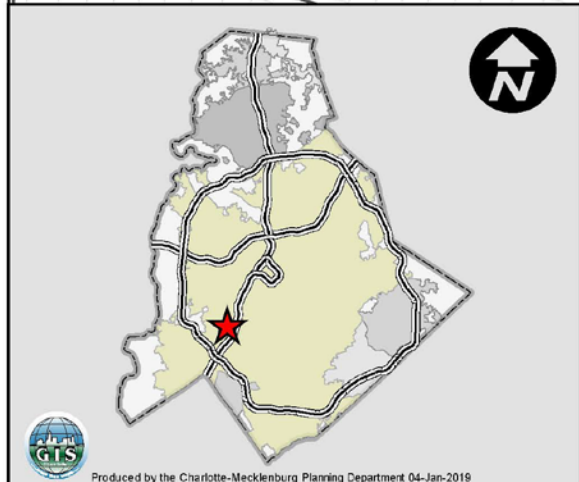
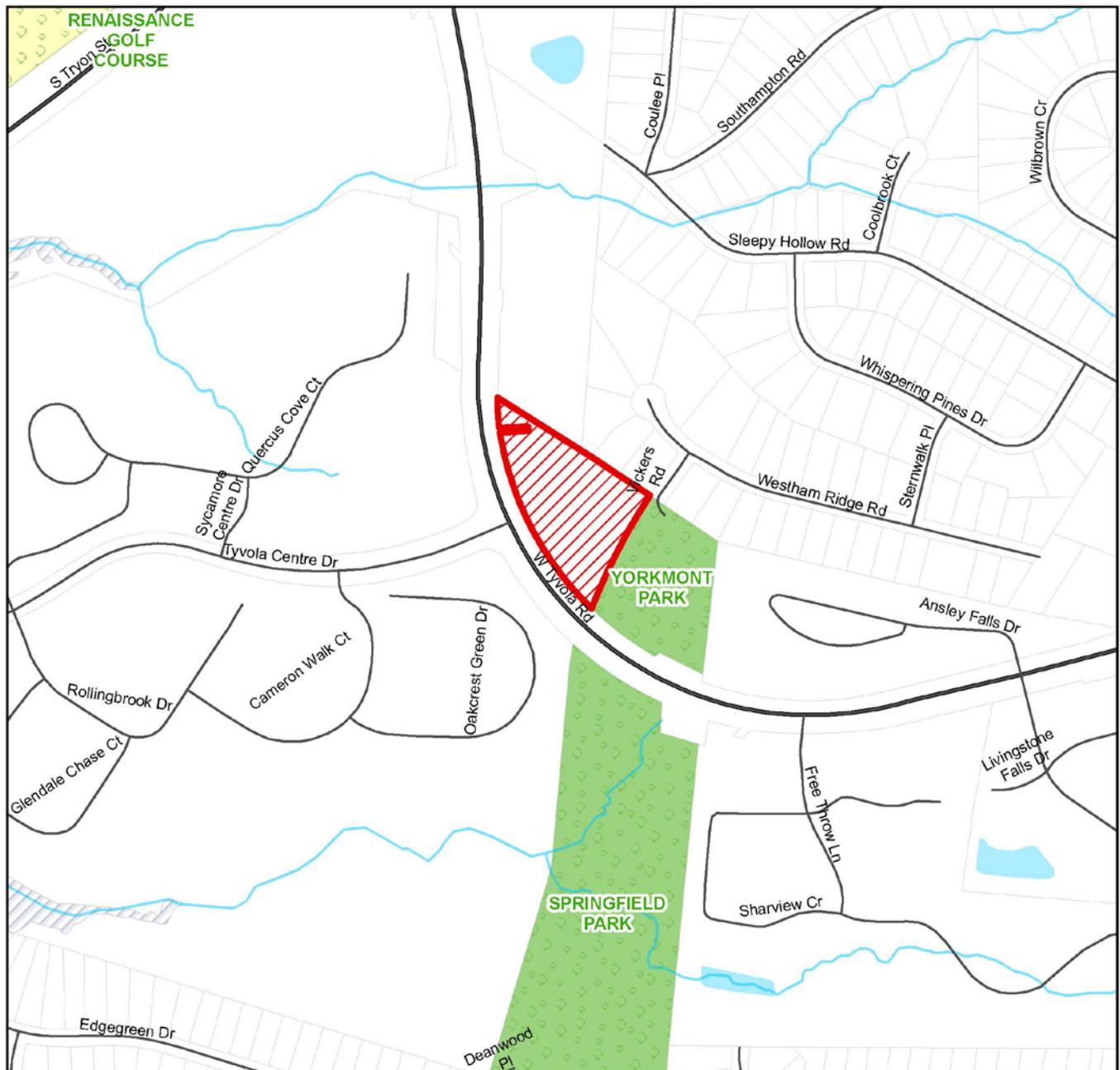
**Adopted Goals and Policies:**

- The adopted future land use for this parcel as per the *Southwest District Plan (1991)* is for single family up to 4 DUA.
- The *Southwest District Plan (1991)* supports the expansion and development of neighborhood parks.

**CMPC PLANNING COMMITTEE REVIEW:**

At their January 15<sup>th</sup>, 2019 meeting, the Planning Committee reviewed the proposed acquisition and










## Mandatory Referral 18-29

Initiated By: Park & Recreation

Submitted By: Asset and Facility Management

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  City Property
-  Ponds
-  Developed Park
-  Existing Thoroughfare



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