

*a City-County
agency providing public Planning
services to the City of Charlotte and
the unincorporated areas of
Mecklenburg County*

Planning Commission

June 1, 2015
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

June 1, 2015 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the May 4, 2015 minutes.

Attachment 1

Policy

Transit Oriented Development

Alan Goodwin

Background: Alan Goodwin will provide an update on the Transit Oriented Development initiative.

Action: For discussion only.

Information

Planning Director's Report

Ed McKinney

- Zoning Ordinance Update
- Planning Department's Public Outreach Presentations
- New Hire Introductions

Attachment 2

June & July 2015 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - April 6, 2015 Approved Minutes
 - Future Work Session Agenda Items

Tony Lathrop
Attachment 4

| Future Work Session Agenda Items | Work Session |
|--|---------------------|
| 1. Knight Foundation Cities Challenge | TBD |
| 2. Planning Department Work Program & Budget | TBD |

- **Zoning Ordinance Ad Hoc Committee**

Tony Lathrop

- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - May 27, 2015 Agenda

Tracy Dodson
Tammie Keplinger
Attachment 5

- **Planning Committee**
 - April 21, 2015 Approved Minutes

Tony Lathrop
Attachment 6

- **Historic District Commission (HDC)**
 - May 13, 2015 Meeting Update

Mike Sullivan
Attachment 7

- **Charlotte Regional Transportation Planning Organization (CRTPO)**

Cozzie Watkins

- **Nominating Committee**
 - Election of FY16 Officers

Karen Labovitz

Communication from Chairperson

Tony Lathrop

Work Session

May 4, 2015 - 12:00 pm

CMGC- Room 267

Summary Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Emma Allen, Ray Eschert, Randy Fink, Karen Labovitz, Tom Low, Dionne Nelson, Mike Sullivan, Cozzie Watkins, and Nancy Wiggins

Commissioner Walker arrived at 12:16 p.m.

Commissioner Absent: Deb Ryan

Planning Staff Present: Kathy Cornett, Alan Goodwin, Alberto Gonzalez, Garet Johnson, Kent Main, Melony McCullough, Cheryl Neely, Alysia Osborne, Catherine Stutts, Bryman Suttle, and Robin Berkman (temporary employee).

Other Staff Present: Tom Warshauer (Neighborhood & Business Services) and Carl Jarrett (Engineering & Property Management)

Welcome & Introductions

Chairperson Lathrop called the meeting to order at 12:14 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Allen made a motion to approve the April 6, 2015 work session minutes. Vice-Chairperson Dodson seconded the motion. The minutes were approved unanimously.

Charlotte Department of Transportation (CDOT) - Walkability

Scott Curry, Urban Designer with CDOT gave an overview of the pedestrian program. Mr. Curry stated that walking is the most universal and basic form of transportation. It is estimated that over 250,000 Charlotteans (30% of the population) do not drive.

The mission of the pedestrian program is to make Charlotte a more walkable place by:

- Constructing new sidewalks and pedestrian crossings,
- Educating citizens and leaders about the importance of walkable places,
- Leading policy initiatives to guide future investments in walkability.

Mr. Curry continued by sharing information about the importance of walkable communities and the ongoing challenges with walkability in Charlotte. He said the next steps include developing a pedestrian plan for Charlotte.

Click this [link](#) to view the entire presentation.

Commissioner Wiggins asked about Charlotte being on the list of the top ten most dangerous cities for pedestrians. She asked what CDOT is doing to alleviate this problem. Mr. Curry replied that CDOT hopes the development of the pedestrian plan will address this issue. There is also a pedestrian safety action plan that is reviewed each year. It was last updated in 2014. There are a lot of

neighborhoods and streets that are not walkable, so there is still a lot of work to be done. Staff is trying to prioritize where to spend capital dollars through the sidewalk retrofit program and through the upcoming pedestrian planning process.

Commissioner Wiggins asked if CDOT is looking at establishing cross walks on some of the major thoroughfares and asking City Council to create ordinances to have motorists stop when pedestrians are in crosswalks. Scott Curry replied yes.

Commissioner Sullivan stated that the possibility of building a parking deck, as a public/private partnership, with some landowners in the Plaza-Midwood has been mentioned. He asked if the City has considered this. Scott Curry did not know if the City has considered a parking deck in Plaza-Midwood as a public/private partnership. Commissioner Sullivan thinks that it should be addressed and suggested that CDOT reach out to some of the merchant associations who have been discussing this issue. Garet Johnson added that this issue has also come up in NoDa, Dilworth and several other locations. She is not aware of any resolution, but the City is trying to figure out how to address this.

Commissioner Watkins asked if walkability addresses wheelchairs and disability access. Mr. Curry replied that disabilities are taken into consideration with walkability.

Commissioner Low stated that we have created great places throughout the City, which have resulted in parking problems. The SouthEnd neighborhood association is trying to create a parking plan. He suggested that the City consider developing a parking plan. Scott Curry stated that Center City Partners has been involved with the parking issue in SouthEnd. Commissioner Low suggested that maybe the SouthEnd solution could become a model for other neighborhoods.

Commissioner Nelson was surprised to hear that a third of Charlotteans do not drive. She thinks the percentages are higher in certain communities based on income or other influences on populations who live in certain areas. She asked if the walkability plan or initiatives take this into consideration so that resources are skewed to some of the areas where people actually need them most. Mr. Curry replied that it does and CDOT is hoping to strengthen that through the pedestrian planning process. Currently, there is a sidewalk retrofit policy that helps to guide sidewalk investment throughout town. This policy considers criteria such as proximity to a transit stop, proximity to schools and school-type. Staff has discussed incorporating the percentage of the population with access to a car among the criteria. This may be a way to address some of the issues Commissioner Nelson mentioned.

Commissioner Nelson asked if walkability is taken into consideration when CDOT reviews rezoning petitions. Scott Curry replied yes, CDOT's land development staff looks at pedestrian issues such as sidewalks and pedestrian crossings when reviewing rezoning applications. Since a lot of the rezoning petitions are along thoroughfares, staff is trying to be more vigilant about sidewalks and opportunities for pedestrian crossings in these areas.

The Chairperson thanked Scott Curry for the presentation.

Comprehensive Neighborhood Improvement Program (CNIP)

Tom Warshauer gave a general overview of the Comprehensive Neighborhood Improvement Program (CNIP). He explained that CNIP is a long range investment program designed to meet the needs of our growing community. Approximately \$120 million in proposed community improvements will be planned, designed and implemented. Projects in CNIP areas can truly transform neighborhoods and strengthen the community's overall competitiveness.

Alberto Gonzalez provided details about the CNIP staff teams and the work that staff is doing in the following five CNIP areas:

1. Central/Albemarle/Shamrock
2. Sunset/Beatties Ford
3. Prosperity Village
4. West Trade/Rozzelles Ferry
5. Whitehall/Ayrsley

Click on this [link](#) for details and to view the presentation in its entirety.

Commissioner Labovitz asked how the five CNIP areas were chosen. Tom Warshauer explained that several years ago staff looked at areas that needed to be addressed. Based on the findings, staff decided that work needed to continue in East and West Charlotte. The Prosperity and Southwest areas were chosen because there is a lot of activity in these areas. The Sunset/Beatties Ford area was identified because of the problems in Peachtree Hills and other developments that suffered with foreclosures. Garet Johnson added that as part of the analysis, staff looked where area plans had been done. The CNIP is a great tool to help with funding to achieve the vision for some of these areas.

Commissioner Walker asked what determines how much each area receives and what factors are used to determine how funds are directed. Tom Warshauer explained that initially \$30 million was targeted for each of the suburban areas because of the expensive roadway projects. Approximately \$20 million was targeted for the two urban areas. The bonds are not devoted to specific areas and will be available every two years. Staff is developing a list of projects and will continue to work with the consultants over the summer to prioritize the projects.

Commissioner Nelson asked for an example of a specific project. Mr. Warshauer shared information about the Central/Albemarle/Shamrock area. He noted that Shamrock Drive could be connected to the Cross-Charlotte Trail. Improvements can be made to Shamrock to make it more walkable, more bikeable and a better location for smaller businesses to help strengthen the business districts, extending the energy of Plaza-Midwood and NoDa.

There may also be opportunities to extend bicycle and pedestrian activities from Uptown to the Rozzelles Ferry/Beatties Ford/JCSU area. Staff has also been talking to a lot of developers and shopping center owners, such as the Eastway Shopping Center, Executive Park (Albemarle Road) and others in the Farm Pond Road area; to inquire about their future plans. There may be opportunities to capitalize on their redevelopment plans and strengthen the walkability of these areas.

Tom Warshauer said that projects may consist of road improvements that will hopefully enhance connectivity for neighborhoods, sidewalk improvements which can tie into/extend greenways and intersection improvements in key areas to improve shopping center destinations.

The Chairperson thanked staff for the presentation.

Information

Planning Director's Report

- **Zoning Ordinance Update**

Garet Johnson reported that staff is at the end of the consultant selection process and is gathering background information on the various consultant firms to help make the final decision. Staff hopes to make a decision within the next month or so. Next steps include working on the scope. Staff anticipates that there will be more substantial information to report at the next work session.

- **Community Outreach Presentations**

Ms. Johnson encouraged the Commissioners to review Attachment 2, the list of community outreach presentations. She asked Commissioners to inform staff if they would like staff to present to a group or organization.

Committee Reports

- **Executive Committee**

The Chairperson referred the Commission to the Executive Committee's April minutes. Future work session agenda items include an update on the Transit Oriented Development (TOD) initiative.

- **Zoning Committee**

Tammie Keplinger reported that 16 public hearings are scheduled for May. This is an election year, so there will be special rules about cases that are heard in October. Since the Council does not make decisions in November (during election years). The decisions for the October hearings will be in December. The December Council Zoning meeting will be combined with the Council Business meeting on December 14.

- **Planning Committee**

The Chairperson said there were seven mandatory referrals on the Planning Committee's March agenda. The Committee also made a recommendation on the *University City Area Plan*.

There are three mandatory referrals scheduled for the May agenda. The Committee will also hear public comment on the *Prosperity Hucks Area Plan* in May.

- **Historic District Commission (HDC)**

Commissioner Sullivan reported that the HDC reviewed 11 cases last month. The HDC workshop was held prior to the meeting. The Commission discussed how to assess fees and fines at the workshop. The Commission also held its second retreat last Friday.

- **Charlotte Regional Transportation Planning Organization (CRTPO)**

Commissioner Watkins said most of the current road projects, such as the I-77 toll lane have been highlighted by the media. She commended CRTPO for considering social economic data when making decisions.

- **Nominating Committee.**

Commissioner Labovitz thanked Commissioners Allen and Watkins for serving on the Nominating Committee. The Committee nominated Commissioner Lathrop for Chairperson and Commissioner Fink for Vice-Chairperson for FY16. Elections will be held at the June work

session. Nominations may be made from the floor at the June work session. Cheryl Neely reminded the Commissioners that the Zoning and Planning committees will elect their Vice-Chairpersons at their July committee meetings.

Communication from Chairperson

The Chairperson stated that the Zoning Ordinance Ad Hoc Committee held its third meeting prior to the work session. The discussion focused on the process and stakeholders. He invited interested Commissioners to attend the monthly meetings.

The Chairperson asked Cheryl Neely about the upcoming vacancies. Cheryl Neely explained that Commissioners Low, Ryan, Walkers and Watkins' terms are expiring on June 30. Commissioner Ryan has already been reappointed by the County. Commissioners Low and Watkins are both eligible for reappointment; however, Commissioner Walker has served his maximum term limit and is not eligible for reappointment.

The Chairperson stated that in addition to Commissioner Walker's seat, there is still a vacant seat that will be filled by the County. There will be at least 2 new Commissioners next fiscal year. This will result in Committee rotations which will take effect in July, 2015.

Chairperson Lathrop reminded Commissioners to let staff know well in advance if they cannot attend a meeting.

Adjournment

The meeting adjourned at 1:35 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

| # | Date | Presentation | Staff |
|----|----------|--|-------------------------------------|
| 1 | 03/27/15 | Iredell County Mayor's Meeting: I-77 HOT Lanes Bonus Allocation Projects | Cook |
| 2 | 03/31/15 | Reid Park Academy Career Day | McCullough/Young |
| 3 | 04/08/15 | UNCC Center City: "Impact of the Built Environment on Health" | Johnson/Vari |
| 4 | 04/13/15 | "Transportation Planning in the Charlotte Region" for UNC-Charlotte engineering students | Cook |
| 5 | 04/15/15 | Prosperity-Hucks Area Plan - Public Meeting | Main |
| 6 | 04/16/15 | Elizabeth Community - Elizabeth Pedestrian and Bicycle Connectivity Improvements | Goodwin |
| 7 | 04/17/15 | UNCC Center City: Clemson University Master of Real Estate Development Practicum Presentations | Cornett |
| 8 | 04/22/15 | Mayor's Youth Employment Program - Career Discovery Day | Pontip/Fortune/ Neely/McCullough |
| 9 | 04/25/15 | Ballantyne Community Meeting – Providence/I-485 Area Development | Harmon |
| 10 | 04/30/15 | Myers Park High School Career Fair | McCullough |
| 11 | 05/01/15 | UNC Charlotte Center City - Keeping Watch on Water | Howard |
| 12 | 05/02/15 | Irwin Creek Greenway - Jane's Walk | Howard |
| 13 | 05/03/15 | Plaza Midwood Bike Fest - CharlotteWALKS Program | Vari |
| 14 | 05/12/15 | Oasis Shriner's Temple - Northeast Corridor Infrastructure Projects & BLE Meeting | Vari |
| 15 | 05/14/15 | McCrorey Heights Neighborhood - Historic District Commission Overview | Howard |
| 16 | 05/19/15 | District 4 Town Hall Meeting | Vari/Fortune/ McKinney |
| 17 | 05/20/15 | Olympic High School Career Day | McCullough |

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

Attachment 4

Approved May 18, 2015

April 6, 2015 - 2:00 p.m.

CMGC - Conference Room 267

Summary Minutes

This meeting was rescheduled from April 20.

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 2:00 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Randy Fink and Karen Labovitz

Commissioners Absent: None

Planning Staff Present: Ed McKinney (Interim Planning Director), Cheryl Neely and Robin Berkman (temporary employee)

Approval of Minutes

A motion was made by Commissioner Labovitz and seconded by Vice-Chairperson Dodson to approve the March 16, 2015 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

Follow-up Assignments

Commission/Staff Luncheon

Commissioner Fink asked if planning is still underway for the Commission and staff luncheon. The Chairperson explained that due to the City's budget issues, he and staff decided that it would not be appropriate for the Department to host a luncheon.

Vacancies/Term Expirations

The Committee discussed vacancies and upcoming term expirations. The Chairperson stated that Commissioner Walker asked to be reappointed to the Commission until the end of his current term, which expires on June 30. Commissioner Walker has served his maximum term limit and will not be eligible for reappointment after June 30. Commissioners Low, Ryan and Watkins' terms will also expire on June 30; however, they are eligible to serve another term.

The Chairperson stated that there will be at least two new Commissioners appointed by the beginning of the fiscal year (July 1). The Zoning Committee and Planning Committee rotations will occur afterwards.

Vice-Chairperson Dodson reminded the Committee that new committee assignments will need to be made for the upcoming fiscal year.

Zoning Ordinance Update Ad Hoc Committee

Chairperson Lathrop stated that the Ad Hoc Committee discussed the Zoning Ordinance Update process and stakeholders. In particular, the Committee talked about innovative ways to get stakeholders involved and how to keep them engaged throughout the entire process.

Approval of the May 2015 Work Session Agenda

The Executive Committee reviewed the draft work session agenda. Following the discussion of potential agenda items, the Committee agreed to have presentations on the Charlotte Department of Transportation Pedestrian Program and the Comprehensive Neighborhood Improvement Program at the May work session. The Committee approved the agenda as modified.

Future Work Session Agenda Items

The Transit Oriented Development (TOD) update will remain on the future agenda items list.

Approval of the May and June 2015 Meeting Schedules

The committee approved the meeting schedules as submitted.

Adjournment

The meeting adjourned at 2:09 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
 Charlotte-Mecklenburg Government Center, RM 280
 May 27, 2015
 4:30 P.M.

Called to order: 4:42pm

Adjourned: 6:35pm

Commissioners:

Tracy Dodson✓
 Deb Ryan✓

Ray Eschert✓
 Mike Sullivan✓

Karen Labovitz✓
 Dionne Nelson✓

Dwayne Walker✓

GREEN – RECOMMENDED APPROVAL / APPROVED with MODIFICATIONS

RED – WITHDRAWN / DEFERRED / RECOMMENDED DENIAL / NEW PUBLIC HEARING

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| RECOMMENDED APPROVAL | <p>1. <u>Petition No.2014-021</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance adding 1) a new definition for a mobile produce market and allowing it in a variety of zoning districts where outdoor fresh produce stands are permitted, with prescribed conditions, and 2) modifying several prescribed conditions for outdoor fresh produce stands.</p> <p>Update: There are no outstanding issues with this petition.</p> <p>ZC Vote</p> <p>The Zoning Committee found this text amendment to be consistent with the Centers, Corridors and Wedges Growth Framework, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • It meets the plan goal to create a vibrant economy and a greater mix of commercial uses, and • It provides a range of choices for employment opportunities. <p>Therefore, this text amendment is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because the proposed amendment:</p> <ul style="list-style-type: none"> • Adds a new definition for mobile produce market; • Allows the use in the same zoning districts where outdoor fresh produce stands are permitted, with prescribed conditions; • Modifies several prescribed conditions for outdoor fresh produce stands that will also apply to mobile produce market; and • Allows mobile produce markets that utilize large commercial vehicles to park in residential neighborhoods. <p>Plan consistency motion: Sullivan/Labovitz Vote: 7/0</p> <p>Sullivan moved to recommend approval of this petition. Labovitz seconded. Vote: 7/0</p> |
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| <p>RECOMMENDED DENIAL</p> | <p>2. Petition No. 2014-031 (outside city limits) by Wilkison Partners, LLC for a change in zoning for approximately 5.9 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive from MX-3(LLWCA) (mixed use, Lower Lake Wylie critical area) to MX-3 SPA(LLWCA) (mixed use, site plan amendment, Lower Lake Wylie critical area).</p> <p>Update: The following items are still outstanding.</p> <ol style="list-style-type: none"> 1. Submit an administrative request for Petition 2001-016C and reduce the number of “village residential” units by 30 units prior to the City Council decision. 2. Clearly show which areas along Shelburne Farms Drive will have a berm and which areas will have a buffer. 3. Modify the proposed berm, as it appears to be in conflict with the proposed tree save area. 4. Show which cross sections apply to each street and label accordingly. 5. Clarify whether there is a proposed connection to the existing tennis club through the guest parking area. If there is a connection, identify and label on the site plan. <p>ZC Vote</p> <p>The Zoning Committee found this petition to be consistent with the <i>Steele Creek Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends residential land uses up to four dwelling units per acre for the site. <p>However, this petition is found not to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The outstanding issues have not been addressed. • The increase in density is not consistent with the surrounding land use pattern. <p>Plan consistency motion: Walker/Eschert Vote: 7/0</p> <p>Walker moved to recommend denial of this petition. Eschert seconded. Vote: 7/0</p> |
| <p>RECOMMENDED APPROVAL</p> | <p>3. Petition No. 2014-078 (Council District 6 – Smith) by Park Selwyn, LLC for a change in zoning for approximately 1.21 acres located on the north side of East Woodlawn Road between Brandywine Road and Selwyn Avenue from UR-2(CD) (urban residential, conditional) to UR-2(CD) SPA (urban residential, conditional, site plan amendment).</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Provided and labeled the minimum five-foot side yard between the proposed building and the area dedicated to Mecklenburg County Parks and Recreation. <p>The following items have been added or modified since the public hearing:</p> <ol style="list-style-type: none"> 1. Specified that the height of the screening wall at the rear of the site will be a minimum of six feet in height as measured from the development (internal) side as well as a minimum of six feet on the side facing the single family homes. 2. Shifted the building to the east so that it will sit a minimum of 14 feet from the western property line. 3. Added a note to the Site Data/Summary referring to the dedication of the 0.44 acres on the western side of the site to Parks and Recreation. 4. Amended the proposed building elevations. <p>ZC Vote</p> <p>The Zoning Committee found this residential use to be consistent with the <i>Central District Plan</i>; however, the Zoning Committee finds this petition to be inconsistent with the density</p> |

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| | <p>recommendation, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends multi-family residential use at a density of 17 units per acre. <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because this rezoning will allow:</p> <ul style="list-style-type: none"> The site is located on a major thoroughfare; and The additional eight unit building is a minor expansion of an existing development. <p>Plan consistency motion: Nelson/Eschert Vote: 7/0</p> <p>Nelson moved to recommend approval of this petition. Ryan seconded. Vote: 7/0</p> |
| <p>RECOMMEDED APPROVAL</p> | <p>4. <u>Petition No. 2014-097</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) increase the allowable floor area ratio (FAR) for an institutional use by 50% if a parking deck is constructed as an accessory use; 2) establish parking structure standards when the structure is accessory to an institutional use; and 3) limit the floor area ratio for an accessory residential building to an institutional use.</p> <p>Update: There are no outstanding issues with this petition.</p> <p>ZC Vote</p> <p>The Zoning Committee found this text amendment to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> It meets the plan goal to protect established neighborhoods and create high-quality, context-sensitive design. <p>Therefore, this text amendment is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because the proposed amendment:</p> <ul style="list-style-type: none"> Increases the allowable floor area ratio (FAR) for an institutional use by 50 percent if a parking deck is constructed as an accessory use; and Establishes parking structure standards when the structure is constructed as an accessory use to an institutional use; and Limits the floor area ratio for an accessory residential building to an institutional use; and Aligns the street tree spacing requirements for large and small maturing trees with the Tree Ordinance; and Improves Section 12.212 with minor reorganization. <p>Plan consistency motion: Eschert/Ryan Vote: 7/0</p> <p>Ryan moved to recommend approval of this petition. Eschert seconded. Vote: 7/0</p> |
| <p>RECOMMEDED APPROVAL</p> | <p>5. <u>Petition No. 2014-109</u> (Council District 1 - Kinsey) by Midtown Area Partners II, LLC for a change in zoning for approximately 1.99 acres located on the northeast corner of the intersection of Baxter Street and South Kings Drive and the south side of Luther Street between Cecil Street and Cherry Street from UR-C(CD) (urban residential - commercial, conditional), B-1 (neighborhood business) and R-8 (single family residential) to B-2(PED-O) (general business, pedestrian overlay, optional), UR-C(PED-O) (urban residential - commercial, pedestrian overlay, optional) and R-8MF (PED-O) (multi-family residential, pedestrian overlay, optional) with five-year vested rights.</p> |

Update: The following issues have been addressed:

1. Amended the graphics on Sheet RZ1.7 for Section B to accurately reflect the pedestrian overlay height planes as required by the Zoning Ordinance and amended all the graphics on Sheet RZ1.7 so that they are to scale.
2. Amended the street wall elevations on Sheet RZ1.8 to accurately reflect the Area C conceptual site plan.
3. Provided metes and bounds of the proposed zoning boundaries.
4. Staff has rescinded the request to eliminate Optional Provision H if Cecil Street is converted to a private street not required by the Subdivision Ordinance.
5. Staff has rescinded the request to amend Optional Provision K to replace Cecil Street with Baxter Street if Cecil Street is converted to a private street not required by the Subdivision Ordinance. Staff rescinded this request because the proposed abandonment will not take place prior to City Council decision.
6. Clarified the width of the sidewalk along Kings Drive in front of Development Area B.
7. Specified that primary entrances will be oriented to and at street grade along South Kings Drive for uses along the street level of Areas A and B.
8. Removed existing zoning boundaries within the project area on Sheet RZ 1.1.
9. Highlighted the rezoning site boundary on Sheet RZ1.1.
10. Labeled the zoning boundary lines on Sheet RZ1.1.
11. Provided information in the development data table related to the percentage of open space provided.
12. Added an optional request opting out of providing the ten-foot buffer along a portion of the southern boundary of the site and deleted Setback and yards/streetscape/buffer Note D.
13. Specified architectural details for the screen wall along Cecil Street.
14. Provided more detailed commitments for the treatment of blank walls above the minimum PED (pedestrian overlay) requirements.
15. Clarified the height for Development Area C in Architectural Standards and Design Note C.
16. Adjusted the graphics on Sheets RZ1.7 and 1.8 to match and accurately represent the proposed height.

The following items have been added or modified since the public hearing:

1. Added an optional provision allowing the maximum height of the buildings in Area C to have a maximum height of 48 feet.
2. Added planters as one of the potential amenities provided in the setback along South Kings Drive.
3. Added an optional provision to not required side and rear yards along the site's southern boundary line.
4. Specified that in the event Cecil Street is abandoned and converted to a private street, a public access easement shall be provided to allow travel between Baxter and Luther Streets.

ZC Vote

The Zoning Committee found the majority of the proposed land use to be consistent with the *Midtown Morehead Cherry Area Plan*: however, the Zoning Committee finds the building heights and some of the setbacks and streetscapes to be inconsistent the *Midtown Morehead Cherry Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixture of residential, office and retail for the majority of the site along South Kings Drive, Baxter Street, Cecil Street, Luther Street and Cherry Street north of the intersection with Main Street; and
- The plan recommends residential uses at eight units per acre for the portion of the site fronting Cherry Street south of Main Street; and
- The plan recommends a height plane of one foot of building height for every ten feet of distance from single family residential zoning; and
- The plan recommends a 24-foot setback along South Kings Drive; and
- The plan recommends on-street parking along South Kings Drive and specifies streetscape improvements for Baxter, Luther, Cherry, and Cecil Streets.

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| | <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because this rezoning will allow:</p> <ul style="list-style-type: none"> • A mixed use development; and • A pedestrian-friendly environment with ground floor commercial facing the Metropolitan development; and • A height transition to the Cherry neighborhood; and • The tallest building in the development to be located along South Kings Drive approximately 230 feet away from Cherry Street, and separated by office uses from the single family neighborhood; and • The proposed parking structure to be screened by the townhomes on Cherry Street. <p>Plan Consistency motion: Labovitz/Walker Recused: Ryan/Nelson Vote: 5/0</p> <p>Labovitz moved to recommend approval of this petition. Walker seconded. Vote: 5/0</p> |
| DEFERRED | <p>6. <u>Petition No. 2014-110 (Council District 1 – Kinsey) by Unique Southern Estates, LLC</u> for a change in zoning for approximately 4.54 acres located at the southeast corner of the intersection of The Plaza and Belvedere Avenue from R-5 (single family residential), R-5(HD-O) (single family residential, historic district overlay) and B-2(CD)(HD-O) (general business, conditional, historic district overlay) to MUDD-O (mixed use development, optional) and MUDD-O(HD-O) (mixed use development, optional, historic district overlay).</p> <ul style="list-style-type: none"> • The Zoning Committee voted to defer this petition to their June 24, 2015 Zoning Committee meeting. Sullivan/Walker Vote: 7/0 |
| DEFERRED | <p>7. <u>Petition No. 2015-014 (Council District 6 - Smith) by Park Sharon Properties, LLC</u> for a change in zoning for approximately 4.66 acres located on the northeast corner at the intersection of Park Road and Sharon Road from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <ul style="list-style-type: none"> • The Zoning Committee voted to defer this petition to their June 24, 2015 Zoning Committee meeting. Sullivan/Walker Vote: 7/0 |
| RECOMMENDED APPROVAL | <p>8. <u>Petition No. 2015-048 by Design Resource Group</u> for a Text Amendment to the City of Charlotte Zoning Ordinance to include bicycle structures in the list of allowed site features within the setback and/or public right of way in the UR-1, UR-2, UR-3, UR-C, RE-3, UMUD, MUDD, PED, NS, TOD, and UI zoning districts.</p> <p>Update: There are no outstanding issues with this petition.</p> <p>ZC Vote</p> <p>The Zoning Committee found this text amendment to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • It meets the plan goal to support a range of transportation choices. <p>Therefore, this text amendment is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because the proposed amendment:</p> <ul style="list-style-type: none"> • Modifies the short-term bicycle parking requirements to allow bicycle parking to be located in the public right-of-way and/or required setback, in a variety of zoning districts, subject to additional requirements: |

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| | <p>Plan Consistency motion: Nelson/Walker Vote: 6/1 Dissenting voter: Ryan</p> <p>Nelson moved to recommend approval of this petition requesting clarification from the petitioner that the language is pertaining specifically to the required spaces not additional spaces that a developer may want to incorporate. Walker seconded. Vote: 6/1 Dissenting voter: Ryan</p> |
| <p>RECOMMENDED APPROVAL</p> | <p>9. <u>Petition No. 2015-052</u> (Council District 6 – Smith) by NR Pinehurst Property Owner LLC for a change in zoning for approximately 36.10 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive from R-17MF (CD) (multi-family residential, conditional) to R-17MF (CD) SPA (multi-family residential, conditional, site plan amendment) with 5-Year Vested Rights.</p> <p>Update: The following issues have been addressed.</p> <ol style="list-style-type: none"> 1. Showed a 12.5-foot wide “Class B” buffer abutting tax parcels 18312114 and 10 and add a note that the buffer can be eliminated if the abutting land use changes such that a buffer is no longer needed. 2. Provide elevations for the two, three-story buildings, structured parking, and the garages. Staff has rescinded this request. Elevations for buildings in Phase I were provided and notes have been added to specify that buildings in Phase 2 may have a variety of architectural styles, however, such buildings shall be compatible to an complementary with the building to be constructed in Phase 1, in terms of architectural style and character and exterior building materials. 3. Amended Note 4c to replace “schematic images” with “architectural renderings” of the various exterior components and elements of the buildings. 4. Provided a 15-foot wide landscape area between Building 4 and the adjacent property. The outer 12.5 feet shall be a “Class B” buffer. The inner 2.5 feet shall contain supplemental landscaping. Among other things, the purpose of this 15-foot wide landscape area is to screen the ground floor of the southern edge of the structured parking facility. This 15-foot landscape buffer area shall meet the tree and shrub planting requirements of a Class B buffer. 5. Provided standards for the portion of the structured parking facility that will be visible from Providence Road and abutting the existing multi-family development to the east as follows: The exterior building material of the southern edge of the structured parking facility shall be precast or cast in place concrete, and the screening of cars on the upper floors of the structured parking facility shall be accomplished through the use of barrier panels designed as a part of the structured parking facility. Cars located on the ground floor of the structured parking facility shall be screened through the use of landscaping. 6. Deleted Note 1f. 7. Deleted Note 1g, which stated that accessory buildings and structures located on the site shall not be considered in any limitation on the number of buildings on the site. 8. Specified that the maximum number of proposed units in Phase 1 and Phase 2 shall be 350. 9. Provided the typical Street A dimensioning approved with Petition 2013-23. 10. Maintain the street network shown on Petition 2013-23, as the Subdivision Ordinance requires three blocks and two streets along Providence Road. Staff has rescinded this request. The Subdivision Ordinance for the street requirements was incorrectly applied based on the site location. Therefore, the proposed site plan complies with the Subdivision Ordinance. 11. Amend the notes under Open Space/Tree Save Areas/Greenway Conveyance to specify that the open space area and access easement depicted on the rezoning plan will be dedicated and conveyed to County Parks and Recreation prior to the issuance of a certificate of occupancy for the first new building constructed in Phase 2. 12. Addressed Transportation comments as follows: <ol style="list-style-type: none"> a. Retained the right-in/right-out driveway as currently depicted on the conditional site plan. |

b. Modified Note 3c as follows: The estimated cost of installing a traffic signal at this location is \$80,000. Prior to the issuance of a building permit for the first new building constructed on the site the petitioner shall submit the sum of \$80,000 to CDOT for the potential traffic signal. This \$80,000 payment shall be held by CDOT for the first three year period commencing on the date of the issuance of the building permit for the first new building constructed on the site. If CDOT/NCDOT approved the installation of the traffic signal within this three year period, then the \$80,000 will be applied to the cost of installing the traffic signal. If CDOT/NCDOT does not approve the installation of the traffic signal within this three year period, then the \$80,000 payment shall be returned to the petitioner. CDOT and the petitioner shall enter into an escrow agreement to document this agreement. Notwithstanding the foregoing, in the event that CDOT and/or NCDOT determine prior to the expiration of the three year period that a traffic signal will not be installed at this location, then CDOT shall return the \$80,000 payment to the petitioner upon making such determination.

Update: The following items have been added or modified since the public hearing.

1. Added Note 1e as follows: Those buildings designated as Building 1, 2, 5, 6, 12, 13, and 14 are located in a building envelope formed by the internal street to the east and the parking areas to the north, west and south. Building 1, 2, 5, 6, 12, 13, and 14 may rotate and/or change locations within that building envelope at the option of the petitioner.
2. Amended Note 3(a)(vii) under Transportation to remove "prior to issuance of a building permit for the first building to be constructed on the site as part of the redevelopment."
3. Added Note g under Transportation as follows: The southernmost vehicular access point into the site from Providence Road shall be a private drive that extends from Providence Road, through the structured parking facility to the internal private street. A schematic design of this private drive is set out on the rezoning plan. This private drive will be open to the public for vehicular ingress and egress to and from the site.
4. Added Note 4d under Architectural Standards as follows: In addition to the design flexibility provided in paragraph c above, the exterior design of the building to be constructed on that portion of the site designated as Phase 1 may be modified to accommodate optional courtyards, recesses, modulations and other forms of building articulation.
5. Amended Note 4j under Architectural Standards as follows: Exterior dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate.
6. Added Note 5j under Streetscape, Buffers and Landscaping as follows: That portion of the four to five foot tall masonry wall located at the southern edge of the building to be constructed in Phase 1 that is depicted on the rezoning plan may be eliminated at the option of the petitioner.
7. Added Note 7c under Open Space/Tree Save Areas/Greenway Conveyance/Amenities as follows: The new amenity areas for the proposed multi-family residential community to be developed on the site shall be located generally in those areas depicted on the rezoning plan. The existing amenity areas located on that portion of the site designated as Phase 2 may remain in place until such time that Phase 2 is developed.
8. Added Note 8b under Signage as follows: Signage may be installed on the four to five foot masonry wall located at or in proximity to the site's frontage on Providence Road.

Update: The following items are outstanding:

1. ~~Amended Note 5e to reference a 15-foot landscape area that shall be provided adjacent to tax parcels 18312114 and 18312110 as depicted on the rezoning plan.~~
2. The massing of the building has changed significantly, specifically related to Providence Road frontage and the pockets of open space that have been eliminated or are noted as "potential". The pockets or courtyards need to be required and at grade.
3. There should be some consideration to the end units wrapping the corner to the new public street. At a minimum, notes should reflect some orientation or clear glass on this façade.
4. The deck should be treated with a combination of decorative louvres, landscaping or other

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| | <p>elements of architectural interest, not just landscaping.</p> <p>ZC Vote</p> <p>The Zoning Committee found this petition to be consistent with the South District Plan, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends residential land uses up to seventeen dwelling units per acre for the site. <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because this rezoning:</p> <ul style="list-style-type: none"> Will not increase the number of proposed residential units Specifies the maximum height per building with the taller buildings along Providence Road and two/three story buildings abutting the neighboring single family uses. <p>Plan Consistency motion: Walker/Nelson Vote: 7/0</p> <p>Eschert recommend approval of this petition noting that the notes resolving outstanding issues 2 and 4 may be reviewed and slightly modified by staff and the petitioner before the City Council decision. Walker seconded. Vote: 7/0</p> |
| <p>RECOMMENDED APPROVAL</p> | <p>10. <u>Petition No. 2015-053</u> (Council District 6 – Smith) by Lat Purser & Associates for a change in zoning for approximately 0.37 acres located on the southwest corner at the intersection of Montford Drive and Park Road from O-2 (office) to MUDD(CD) (mixed use development, conditional).</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> Provided pedestrian ramps on the east and west side of the driveway along Montford Drive. Design should be coordinated with CDOT during the construction review process. Amended the proposed zoning under the development summary to specify MUDD (CD) rather than MUDD. Amended Note 4 to reduce the height of freestanding lighting to 20 feet. Removed language about “wall pak” lighting and replaced with the following “All lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements.” Expanded Note 7 to indicate the the existing landscaping. Relocated the area proposed for roll-out waste bins onto the site. Provided screening for the area set aside for roll-out waste bins. Eliminated the signage from the building elevations/renderings. <p>The following issues remain outstanding:</p> <ol style="list-style-type: none"> Remove the “retail” label from the building and replace with “proposed building.” Specify that trash and recycling will be handled through the use of rollout containers. Label the landscape along the western property line (i.e. existing hedge to remain) Amend the Development Summary (Proposed Uses and Development Totals) or Note 3. so the proposed/allowed uses match. Confirm that all parking spaces in the middle of the site are within 40 feet of a tree by showing tree islands or trees near the spaces. Amend renderings to reflect the provision of recessed doors along Park Road per Section 9.8506 (2) (h) of the Zoning Ordinance. <p>ZC Vote</p> <p>The Zoning Committee found this petition to be consistent with the <i>Park Woodlawn Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> |

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| | <ul style="list-style-type: none"> The plan recommends a mix of residential/office and/or retail land uses for the area in which the site is located. <p>Therefore, this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The development provides a nonresidential use; and The development implements with non-residential community design guidelines recommended in the plan. <p>Plan Consistency motion: Nelson/Ryan Vote: 7/0</p> <p>Ryan recommended approval of this petition with the understanding that staff will work with the petitioner to resolve outstanding issue #2 related to sanitation services. Sullivan seconded. Vote: 7/0</p> |
| <p>RECOMMEDED APPROVAL</p> | <p>11. Petition No. 2015-055 (Council District 7 - Driggs) by Providence Road Farms, LLC for a change in zoning for approximately 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and Allison Woods Drive and across from Ardrey Kell Road from MUDD-O (mixed use development, optional) with 5-year Vested Rights to MUDD-O SPA (mixed use development, optional, site plan amendment) with 5-Year Vested Rights.</p> <p>Update: The following items have been addressed.</p> <ol style="list-style-type: none"> Note 3(iii) has been modified to clarify that the proposed drive-thru use will not be allowed between the building and Ardrey Kell Road. <p>The following items have been added or modified since the March 25th Zoning Committee meeting:</p> <ol style="list-style-type: none"> Modified notes to allow glazing on windows fronting in Providence Road. Modified notes to allow drive through and maneuvering in development Area D. Modified noted to remove a 10-foot buffer as a result of significant grade changes. Removed a note permitting service areas along Audrey Kell Road. <p>ZC Vote</p> <p>The Zoning Committee found this petition to be consistent with the <i>Providence Road/I-485 Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> The plan recommends residential, office and retail for the site. <p>Therefore this petition was found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because this rezoning will allow:</p> <ul style="list-style-type: none"> Allows minor changes to the previously approved site plan. <p>Plan Consistency motion: Ryan/Labovitz Vote: 7/0</p> <p>Ryan recommended approval of this petition. Labovitz seconded. Vote: 7/0</p> |
| <p>RECOMMEDED APPROVAL</p> | <p>12. Petition No. 2015-056 (Council District 1 – Kinsey) by DPJ Residential, LLC for a change in zoning for approximately 1.92 acres located on the north side of Central Avenue between Nadina Street and Landis Avenue from B-1 (neighborhood business) and MUDD(CD) (mixed use development, conditional) to MUDD(CD) (mixed use development, conditional) and MUDD(CD) SPA (mixed use development, conditional, site plan amendment). Staff recommends approval of this petition upon resolution of the outstanding issues.</p> <p>Update: The following issues have been addressed:</p> |

1. Labeled the additional building setback provided along Central Avenue.
2. Provided a note specifying that the existing billboard on the site will be removed.
3. Provided a detail of the retaining wall and fence along the rear property line that shows the height and materials of fence and the materials of the wall.
4. Amended the label for the loading space to read "striped temporary loading space."
5. Specified when the right-of-way will be dedicated.
6. Removed density from the Development Data Table because mixed use buildings use FAR.
7. Amended Note a under Environmental Features to refer to the Gold Line.
8. Amended the site plan to show dwelling units connecting to the internal sidewalk.
9. Amended Note h. under the Development Data Table so it matches the proposed commercial shell space and amenity area depicted on the site plan.
10. Amended Note k. under Development Data Table to say required parking per MUDD standards (1 space per residential unit and 1 space per 600 square feet of non-residential) and total parking provided 124 spaces.
11. Amended Note l. under Development Data Table to quantify the provided urban open space in the same method as reflected in the Zoning Ordinance.
12. Amended Note a. under Permitted Use to accurately reflect the uses proposed.
13. Deleted Note b. under Lighting as it is repeated.
14. Amended Note a. under Architectural Standards to say, "all units with frontage on Central Avenue have exterior balconies, stoops or patios."
15. Amended Note a. under Streetscape and Landscaping to read "Petitioner will provide street trees per the City of Charlotte Tree Ordinance within the planting strip as generally depicted on the site plan."
16. Removed RZ-01 as is it part of the rezoning application and not part of the site plan.

The following issues remain outstanding:

1. Delete the words "or existing requirements" from the last sentence of Note c. under General Provisions.
2. Move the "future curb line" to the back of the future curb and rename the label to "future back of curb."
3. Adjust the setbacks shown on the site plan to be measured from the back of the future curb rather than the edge of pavement.

ZC Vote

The Zoning Committee found this petition to be inconsistent with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends retail for a portion of the site and mixed use retail/office as amended by the previous rezoning for a portion of the site.

However, this petition was found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with recently constructed projects on Central Avenue, and
- The proposed mixed use (residential/commercial) is urban in character and pedestrian oriented, and
- The petition also supports the goal of developing in a manner that complements a multi-modal transportation system and the future extension of the LYNX Gold Line (street car), and
- Revitalizes a brownfield site.

Plan Consistency motion: Walker/Dodson

Vote: 7/0

Walker recommended approval of this petition with the understanding that the outstanding issues would be addressed before the City Council decision.

Dodson seconded.

Vote: 7/0

Charlotte-Mecklenburg Planning Commission**Planning Committee Meeting Minutes****April 21, 2015 – 5:00 p.m.****CMGC – 2nd Floor, Room 280**

APPROVED

May 19, 2015

Attendance:**Commissioners Present:** Chairperson Tony Lathrop, Vice-Chairperson Randy Fink, Commissioners Cozzie Watkins, Nancy Wiggins and Tom Low**Commissioners Absent:** Commissioner Emma Allen**Planning Staff Present:** Pontip Aphayarath, Alberto Gonzalez, John Howard, Garet Johnson, Sonda Kennedy, Melony McCullough and Jonathan Wells**Other Staff Present:** Lee Jones and Chris Matthews, Mecklenburg County Park and Recreation Department and David Love, Mecklenburg County Storm Water Services**Call to Order and Introductions**

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

Approve January 20, 2015 Minutes and March 2, 2015 Minutes

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Watkins to approve the March 17, 2015 minutes. The vote was 4 to 1 to approve the minutes.

Yeas: Chairperson Lathrop, Vice-chairperson Fink and Commissioners Low and Watkins

Nays: Commissioner Wiggins

M.R. #15-12: Proposal by Mecklenburg County to Acquire Flood Prone Structures Located Along Edwards Branch of Briar Creek

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's Storm Water Services Program proposal to acquire ten flood prone properties located in several areas along Edwards Branch, a tributary to Briar Creek. These properties are located entirely within the 100-year floodplain and are subject to periodic and severe flooding. He explained that the parcels are located within the *Independence Boulevard Area Plan (2011)* boundaries and are mostly recommended for residential up to four dwelling units per acre or Transit-Oriented Development (TOD).

This proposal is a result of the County Flood Mitigation Program This is a voluntary program and the subject property owners would like for their property to be purchased.

Vice-Chairperson Fink shared concern about helping those who are displaced find housing. David Love, (Mecklenburg County Storm Water Services) stated that tenants are given a 90 day notice and that moving expenses are offered as a part of the program.

Commissioner Watkins asked what happens if someone cannot move within the 90 day period. Mr. Love said the County does not purchase the property until it is vacant.

Commissioner Wiggins stated that this she is familiar with this area and that it can be really bad if flooded. She thinks it's bad if tenants have to move and loose everything and she also thinks it's bad if they stay and loose everything to flooding. Commissioner Low voiced his concern that the greenway and open space designation may place limits on the property for future development. He said greenway should depend on future development and how it would fit in the community. Mr. Gonzalez stated that the *Independence Boulevard Area Plan* recognizes opportunities for flood mitigation.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-12. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-12.

M.R. #15-13: Proposal by Mecklenburg County to Acquire Land Located on Old Reid Road along Little Sugar Creek (in south Charlotte, near Archdale Drive)

Jonathan Wells (Planning) gave an overview of Mecklenburg County's proposal to acquire a .36 acre site located at 6400 Old Reid Road. The property will be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway Trail from Tyvola Road to Huntingtowne Farms Park. The proposal is consistent with recommendations in publicly adopted plans for the area. Vice-Chairperson Fink asked if the church will remain. Mr. Wells answered yes.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-13. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-13.

M.R. #15-14: Proposal by Mecklenburg County to Acquire Land for Crossridge Neighborhood Park in Northwest Charlotte

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire .43 acres of land located west of Little Rock Road and bounded by Tracey Avenue, Marietta Street and Ashford Street to add to the Crossridge Neighborhood Park property. Commissioner Wiggins asked if there is anything on the parcel. Mr. Lee Jones (Mecklenburg County Park and Recreation) said the land is vacant.

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-14. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-14.

M.R. #15-15: Proposal by Mecklenburg County to Acquire Land Located on Bryant Farms Road for Addition to Flat Branch Nature Preserve

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire 1 acre of land located on Bryant Farms Road west of Ardrey Kell Road. This vacant parcel is located at the edge of Flat Branch Nature Preserve and will be used to enhance access to the nature preserve. The parcel is being purchased from the homeowners association. Commissioner Wiggins asked if the homeowners association pays taxes. Mr. Matthews said that he does not have that information.

A motion was made by Vice-chairperson Fink and seconded by Commissioner Low to approve Planning staff's recommendation for Mandatory Referral #15-15. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-15.

M.R. #15-16: Proposal by Mecklenburg County to Acquire the Old Second Ward High School Gym in Uptown Charlotte

John Howard (Planning) gave an overview of Mecklenburg County's proposal to acquire Old Second Ward High School Gym from Charlotte-Mecklenburg Schools for a recreation center. The gym is located on Martin Luther King Jr. Boulevard between the Mecklenburg County Aquatic Center and the Metro School. Mr. Howard explained that the second Ward Museum will move some items to this location. Commissioner Wiggins added that this is a great building for meetings.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-16. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-16.

Area Plan Status and Meeting Report

Prosperity Hucks Area Plan

Chairperson Lathrop asked Commissioner Wiggins who was assigned to this plan, to share any comments on the plan. Commissioner Wiggins gave a very detailed report which is attached to the minutes (please see attachment). Chairperson Lathrop thanked Commissioner Wiggins for a very informative report and for her time spent on the plan.

Chairperson Lathrop asked staff what they are hearing from the community about the plan. Ms. Garet Johnson Vice-chair stated that there is lots of interest in the community. Staff is still hearing concern about multi-family recommendations. Also, greenways and open space could be an issue. The Committee will be asked to receive public comment on the draft plan at the May 19 meeting.

Ms. Johnson mentioned the University City Area Plan (UCAP) update. There were 15 speakers at the City Council meeting. They were mostly supportive of the plan. Staff is continuing to make changes to the draft plan to address building height and other public comments. After the plan is adopted, Amanda Vari (Planning) will provide the Committee with an update. Chairperson Lathrop thanked staff and the Committee for their hard work on the UCAP update and for attending this meeting.

Adjourned at 5:45 p.m.

4/21/2015

Prosperity Hucks Area Plan

The Preliminary Commissioner's Update Report

Kennedy, Sanda

Prosperity Hucks Area Plan

The Preliminary Commissioner's Update Report

Introduction

The Prosperity-Hucks Area Plan first came into being about twenty years ago as the northern equivalent "Edge City" for the I-485 Outer Belt that is to circle the City of Charlotte. The design was to give it an urban core area much like that of the proposed Ballantyne Area to the south. Now that the I-485 Outer Belt is finally going to be completed just East of the Prosperity Hucks Activity Center, the City of Charlotte is desiring to finalize its plan for the development of this Edge City or "Activity Center". This Plan has been modified over the last two decades as the City of Charlotte has matured as an Urban Center, we anticipate that this area will also change to reflect the new cultural norms.

The modifications presented to the Planning Commission and to the City Council are a result of the Planning Commission Staffs interaction with hundreds of Prosperity Hucks area residents in two meetings. The first meetings took place over several days and evenings in a church with in the Activity Center Area.[attended.] Citizens could drop in to meet with Staff individually and in small groups to review and discuss issues with maps, diagrams and demographics. Several hundred area residents participated. Their major position was that they did not want such a substantial density of apartments located in the Northern Core of the Activity Center and they desired more open space. They also wanted more walking and bicycle designated spaces. They want a library branch if possible. Southern Core businesses felt that they were getting a bad deal with the potential closing of two roads.

The second took place April 15th in the evening where the Staff presented their Revised Prosperity Hucks Area Plan Document. Over one hundred people came to the presentation and suggested that they liked the revision. The results of these meetings and the Hearings with the Planning Committee and the Adoption with the City Council will culminate in the Final Area Plan.

Plan Features

- The plan features additional roads to provide more connectivity between the two cores and between the areas within the cores.

- With the exception of the road adjacent to the Outer Beltway that is designed to cater to highway development, most of roads within the core areas are pedestrian friendly. This "highway oriented" development would include fast food, gas/electric stations, hotels and, hopefully, transit stations. They would be connected to the other areas of the Activity Center by short pedestrian friendly corridors like one finds in European cities.
- Most of the Activity Center is designed to attract a more dense mixed use development so that an integrated urban lifestyle can develop naturally.
- There are areas on the outer areas for more traditional – larger shopping and office structures to be developed.
- Much of the rest of the area plan is developed in a more traditional suburban fashion with housing developments, schools, golf courses and open spaces, as well as churches, etc.

General Conclusions

The Staff has placed a high priority on listening and trying to deliver a plan that is reflective of the desires of the area residents while also providing for the future needs of the Urban City as it grows. Some of the requests of the area residents for more open space is just not an option now given the pattern of land ownership within the area. Also, given the land constraints and the future demand for higher density housing as a choice and as a financial reality for area residents, it is not practical to reduce the number of multifamily units that are being developed anywhere within the city. Given these realities, the Staff has done a commendable job in delivering a plan that is suitable for the current area residents and provides flexibility for future growth. I would hope that there could be added some incentives for area commercial developers to provide for placement of permanent structures for CATS Express carriers to the Airport; to the Center City; for private and/or magnate school busses to "dock" and "shelter" passengers within their properties to satisfy urban millennials who would like to live in the area.

Respectfully submitted,

Nancy Bowen Wiggins

HDC WORKSHOP – 12:00 PM

1. RULES AND PROCEDURES
2. STAFF REPORT

HDC MEETING: - 1:00

1. CALL TO ORDER
2. APPROVAL OF APRIL MINUTES
3. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 2010 THE PLAZA
PLAZA MIDWOOD HISTORIC DISTRICT
CASE No. [HDC 2015-007](#) **CONTINUED**
NEW CONSTRUCTION
BILLY MADDALON, APPLICANT
2. 1114 LINGANORE PLACE
DILWORTH HISTORIC DISTRICT
CASE No. [HDC 2015-046](#) **APPROVED**
GARAGE
KENT LINEBERGER, APPLICANT
3. 709 E. WORTHINGTON AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. [HDC 2015-063](#) **APPROVED**
ADDITION
GREG MILLER, APPLICANT
4. 2119 WILMORE DRIVE
WILMORE HISTORIC DISTRICT
CASE No. [HDC 2015-064](#) **APPROVED**
NEW CONSTRUCTION
JASON MURPHY, APPLICANT
5. 2200 PARK ROAD
DILWORTH HISTORIC DISTRICT
CASE No. [HDC 2015-065](#) **APPROVED**
ADDITION
LANCE BLUNDELL, APPLICANT

NEW APPLICATIONS

6. 2112 WILMORE DRIVE
WILMORE HISTORIC DISTRICT
CASE No. [HDC 2015-059](#) **DENIED**
ADDITION/SIDING CHANGE
MICHAEL DEAN HUDSON, APPLICANT
7. 512 E. TREMONT AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. [HDC 2015-060](#) **DENIED**
NEW CONSTRUCTION
RANDY POORE, APPLICANT
8. 1536 MERRIMAN AVENUE
WILMORE HISTORIC DISTRICT
CASE No. [HDC 2015-075](#) **APPROVED**
ADDITION
DARIUS JOHNSON, APPLICANT
9. 703 WALNUT AVENUE
WESLEY HEIGHTS HISTORIC DISTRICT
CASE No. [HDC 2015-077](#) **NOT HEARD**
CHIMNEY REMOVAL
KAREN KUBIAK, APPLICANT
10. 229 E. WORTHINGTON AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. [HDC 2015-080](#) **CONTINUED**
ADDITION
ALLEN BROOKS, APPLICANT
11. 2237 PARK ROAD
DILWORTH HISTORIC DISTRICT
CASE No. [HDC 2015-081](#) **DENIED**
ADDITION
ANDREW ROWE, OWNER
12. 1748 MERRIMAN AVENUE
WILMORE HISTORIC DISTRICT
CASE No. [HDC 2015-083](#) **DENIED**
ADDITION
ANNA PAVLOU, OWNER

