

Planning Committee

Agenda Packet

October 16, 2012 |
Room 280 |
CMGC – 2nd Floor |
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

October 16, 2012 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve July 17, 2012 Minutes. *Attachment 1*

3. M.R. #12-12: Proposal by the City of Charlotte's Neighborhood and Business Services Department (N&BS) to Transfer 21 Properties to Various Nonprofit Organizations

Background: N&BS proposes to transfer several houses and vacant lots that are owned by the City to various non-profit organizations to build or rehab houses. *Attachment 2*

Staff Resources: Alberto Gonzalez, Planning
Tim O'Brien, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #12-12.

4. M.R. #12-19: Proposal by the City of Charlotte to Acquire Charlotte Inn Hotel and Adjoining Properties Located on Independence Boulevard

Background: The City proposes to acquire three properties totaling approximately 7.84 acres and is seeking the County's participation on acquisition of the Charlotte Inn portion of the property. This acquisition will help improve community safety, address problems resulting from abandoned and blighted structures, provide right-of-way for a future sewer line and reduce the amount of impervious surface in an area that floods frequently. *Attachment 3*

Staff Resources: Alysia Osborne, Planning
Robert Drayton, City Real Estate
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #12-19.

5. M.R. #12-11: Update on a Proposal by the City of Charlotte to Convey a Parcel Located at 1201 Pegram Street to the Belmont Community Development Corporation (CDC) to Construct a House for a Veteran

Background: The Planning Committee recommended approval of M.R. #12-11 in June. Staff will share photos of the completed project.

Staff Resource: Jonathan Wells, Planning

Action Requested: None, for information only.

6. Blue Line Extension Station Area Plans

Background: Staff will provide a brief overview of the BLE planning process.

Staff Resource: Alysia Osborne, Planning

Action Requested: None, for information only.

7. Area Plan Status and Meeting Report

Background: Committee members will provide an update on area plans.

Area Plans	Assigned Commissioners	Scheduled Meetings
Blue Line Extension Station Area Plans	Commissioners Low, Nealon and Ryan	Community Workshop I Thursday, October 18 - 6:00 p.m. Community Workshop II Thursday, November 1 - 6:00 p.m. Sugaw Creek Presbyterian Church 101 W. Sugar Creek Road
Park Woodlawn Area Plan	Commissioner Labovitz	Public Meeting (Present draft plan recommendations) Tuesday, November 13 - 6:00 p.m. Park Road Baptist Church 3900 Park Road
Prosperity Hucks Area Plan	Commissioner Low	Kick-off Meeting Thursday, November 15 - 6:00 p.m. Crossway Community Church 6400 Prosperity Church Road

Action Requested: None, for information only.

8. Adjourn

Charlotte-Mecklenburg Planning Commission Planning Committee Meeting Minutes (DRAFT)

Attachment 1

July 17, 2012 – 5:00 p.m.

CMGC – 8th Floor, Innovation Station

Attendance

Commissioners Present: Andy Zoutewelle (Chairperson), Tracy Finch Dodson (Vice-Chairperson), Meg Nealon, Deb Ryan, Steven Firestone, Dwayne Walker and Thomas Low

Planning Staff Present: Kathy Cornett, Alan Goodwin, Alberto Gonzalez, Sonda Kennedy, Melony McCullough, Bryman Suttle and Jonathan Wells

Other Staff Present: Andy Mock (CATS), Tim O'Brien (City Real Estate), Jacqueline O'Neil (County Real Estate), Dennis LaCaria (Charlotte-Mecklenburg Schools) and Kathi Ingrish (Town of Matthews)

Call to Order and Introductions

Chairperson Andy Zoutewelle called the meeting to order at 5:10 p.m. and those present introduced themselves.

Approval of Meeting Minutes

A motion was made by Commissioner Nealon and seconded by Commissioner Walker to approve the June 26, 2012 minutes. The vote was 6-0 to approve the minutes.

A motion was made by Commissioner Nealon and seconded by Commissioner Walker to approve the July 2, 2012 minutes. The vote was 6-0 to approve the July 2, 2012 minutes.

Election of Planning Committee Vice-Chairperson

Chairperson Zoutewelle opened the floor to discuss election of the Planning Committee Vice-Chairperson. Chairperson Zoutewelle opened the floor to discuss el. He stated that three committee members previously expressed interest in the position. However, commissioners Firestone and Nealon would like to withdraw their names. The only remaining name was Commissioner Finch Dodson.

Commissioner Walker moved to elect Commissioner Finch Dodson as vice-chairperson; Commissioner Firestone seconded the motion. The vote was unanimous to elect Commissioner Finch Dodson as Planning Committee Vice-Chairperson.

Chairperson Zoutewelle thanked the Commission for allowing him to serve. Vice-Chairperson Finch Dodson also thanked the Committee for their support and shared her desire to have an efficient and effective Commission.

Review of the Mandatory Referral Process

Jonathan Wells (Planning Staff) provided an overview of the mandatory referral process. He stated that the Planning Department processes an average of 25 to 30 mandatory referrals annually. He further explained that the process dates back to 1973 and is required by NC state legislation when city, county, or sub-entities propose capital investments that can involve real estate transactions. The Committee's recommendation is advisory only.

Chairperson Zoutewelle asked if conditions can be placed on the Committee recommendations. Mr. Wells answered yes and explained that once the Planning Committee makes a recommendation, the mandatory referral is updated to reflect the Committee's recommendation.

Mr. Wells noted that proposed land acquisitions intended for landfills, incidental acquisitions (e.g. rights-of-way, easements, etc.) and acquisitions associated with the land development process (e.g. streets, open space, etc.) are not subject to the mandatory referral process.

Mr. Wells reviewed factors that the Committee can consider when discussing mandatory referrals. They include consistency with publicly adopted plans and policies, compatibility with surrounding land uses, impact on existing infrastructure and joint use opportunities. Factors that cannot be considered include costs and alternative locations.

M.R. #11-15: Proposal by Charlotte-Mecklenburg Schools (CMS) to Accept Donated Land near J. T. Williams School

Mr. Wells presented this proposal to accept a 2.8 acre parcel of vacant land located on Tipton Drive adjacent to J. T. Williams School. He stated that this mandatory referral was presented to the Committee several months ago and additional information was requested. The proposed action would add real estate to an existing school site for future development or expansion at very little cost.

Mr. Wells noted that Mecklenburg County Park and Recreation is interested in working with CMS on this acquisition. Commissioner Zoutewelle asked why this mandatory referral taking so long. Dennis LaCaria (CMS) explained that initially the family that is donating the land was in a hurry for this transaction to take place. However, due diligence on this property has taken longer than expected.

Commissioner Ryan noted the importance of discussing this proposal because the subject parcel could become remnant property in the future and she doesn't view it as an asset for the City. Mr. LaCaria stated that CMS would own the property and it could be part of a redevelopment project in the future. He further stressed that the site could be used for school, greenway or redevelopment purposes. Commissioner Ryan reemphasized that she doesn't see much development potential for the site. Jacqueline McNeil (County Asset and Facility Management) added that Irwin Creek is on the Greenway Master Plan, but the greenway does not extend to this area. She further stated that Park and Recreation gives considerations to schools when locating greenways and partnering with CMS.

Mr. LaCaria gave an overview and background information about this proposal. He explained that CMS will own the property; not the City. Commissioner Ryan shared her concern about the property's location in a flood plain. Commissioner Walker asked if all outstanding concerns have been addressed. Commissioner Low asked if the area could be used as open space. Mr. LaCaria replied yes.

Commissioner Nealon shared her concerns about supporting this proposal if the site is not buildable because it is in the flood plain. Commissioner Walker asked Mr. LaCaria if consideration has been given to this and he replied yes. Mr. LaCaria thinks the property can be used as greenway or open space. Commissioner Walker asked why is staff supporting this request. Mr. Wells replied that the *Central District Plan* recommends open space land uses for the property. Vice-Chairperson Finch Dodson asked if there is any desire to make the parcels contiguous. Mr. LaCaria replied yes and stated that the parcel that separates the subject property from the school site is owned by North Carolina Department of Transportation (NCDOT). Commissioner Low asked if the parcel be used for storm water purposes if the school expands. Mr. LaCaria answered yes and added that it could also be used as open space.

A motion was made by Commissioner Walker and seconded by Vice-Chairperson Finch Dodson to approve Planning staff's recommendation for Mandatory Referral #11-15. The vote was 5-2 to approve Planning staff's recommendation for Mandatory Referral #11-15.

Vote: For: Finch Dodson, Firestone, Low, Walker and Zoutewelle
Against: Nealon and Ryan

M.R. #12-07: Proposal by Charlotte-Mecklenburg Schools to Lease Portions of Two School Sites for Cell Towers

Mr. LaCaria presented Mandatory Referral #12-07, a proposal by Charlotte-Mecklenburg Schools to lease portions of two school sites for cell tower construction, operation, and maintenance. Prospective leases of portions of school sites for cell tower use are considered to be consistent with CMS policies regarding joint and community use of school sites. He introduced Ms. Joanne Fisher, Berkley Management Group, to present information and answer questions about cell tower emissions.

Ms. Fisher explained that the FCC has sole jurisdiction over wireless devices. She shared information on emissions from common devices and talked about industry standards. She said cell towers fall well below the standard of what is considered safe and emphasized that she thinks the towers are safe. Chairperson Zoutewelle asked if staff has confirmed this information. Mr. LaCaria said that CMS staff has confirmed it.

Commissioner Walker stated that he had concerns about safety and that this is information is helpful. He asked why school sites have become so popular. Ms. Fisher answered that the demand at schools is high because of electronic devices such as IPADS and smart phones. She also said it is more difficult to place towers in neighborhoods. Commissioner Low asked about aesthetics and appearance which usually concerns neighborhoods. Ms. Fisher responded that it used to be about looks but now people are more concerned about being able to use their phones. Ms. McCullough added that the City looked at stealth applications to cell towers several years ago.

Chairperson Zoutewelle mentioned the prescribed conditions in the Zoning Ordinance. Ms. Fisher said that the ordinance has very strict conditions. Ms. McCullough explained the application process for cell towers. Commissioner Firestone expressed his appreciation for the information but noted that he did not get all of the information that he requested. He would like information on the testing of existing cell tower sites. He is also concerned about appearance and does not want to see cell towers on school sites. Ms. Fisher explained that the cell phones and cell towers use different technology. Phones have antennas next to you and towers are further away.

Mr. LaCaria added he does not prefer cell towers but this project helps address budget issues. Commissioner Firestone asked does it matter if the technology is on the building or on the ground. He does not want cell towers to be the first thing that you see at schools. Mr. LaCaria replied that high schools are on 60 acres and two high schools have had cell towers for over 10 years. Commissioner Nealon said that this may be revenue generated and we need to think about issues that need to be addressed with a text amendment.

A motion was made by Commissioner Nealon and seconded by Commissioner Walker to approve Planning staff's recommendation for Mandatory Referral #12-07. The vote was 5-2 to approve Planning staff's recommendation for Mandatory Referral #12-07.

Vote: For: Finch Dodson, Low, Nealon, Ryan, Walker and Zoutewelle
Against: Firestone and Low

Minority Opinion: *The minority opinion expressed concern about aesthetics and suggested that staff revisit standards for locating cell towers.*

M.R. #12-08: Proposal by Charlotte-Mecklenburg Schools to Lease Portions of Two School Sites within the Town of Matthews for Cell Antennas

Mr. Wells presented Mandatory Referral #12-08 which proposes to lease portions of Elizabeth Lane and Matthews Elementary schools for cell antenna construction, operation and maintenance. The justification is that telecommunication antennas offer an opportunity for public agencies to realize a revenue stream from current real estate assets. Ms. Kathi Ingrish (Planning Director - Town of Matthews) was available to answer questions. Chairperson Zoutewelle asked about the difference between a tower and an antenna. Ms. Ingrish explained that the Town of Matthews does not allow towers in residential or institutional zoning districts. Commissioner Ryan noted that towers are significantly taller than antennas. Mr. Wells added that an antenna can't exceed 80 feet in height.

A motion was made by Commissioner Ryan and seconded by Vice-Chairperson Finch Dodson to approve Planning staff's recommendation for Mandatory Referral #12-08. The vote was 6-1 to approve Planning staff's recommendation for Mandatory Referral.

Vote: For: Finch Dodson, Low, Nealon, Ryan, Walker and Zoutewelle
Against: Firestone

M.R. #12-12: Proposal by the City of Charlotte’s Neighborhood and Business Services Department (N&BS) to Transfer 21 Properties to Various Nonprofit Organizations

Mr. Alberto Gonzalez presented this proposal by Neighborhood and Business Services to transfer several houses and vacant lots that are owned by the City to various nonprofit organizations to build or rehab houses. Commissioner Nealon wanted to know if the proposed use is consistent with the existing zoning. Mr. Gonzalez said it is consistent with the adopted future land use. Commissioner Ryan expressed a desire to have more information. Vice-Chairperson Finch Dodson would like more information on how neighborhoods would be impacted. She asked if the parcels are in the same neighborhood. Commissioner Nealon said she does not understand the blue dots on the map because they are not parcel specific. She would like to see the surrounding houses and know which non-profit organizations would receive the properties. Vice-Chairperson Finch Dodson shared similar concerns about having a map that shows the individual parcels. Commissioner Low asked how organizations are selected to receive the property. Vice-Chairperson Finch Dodson asked that a representative from Neighborhood Services be present to answer questions. Mr. Wells noted that the Committee’s concerns will be shared with other staff.

A motion was made by Vice-Chairperson Finch Dodson and seconded by Commissioner Nealon to defer action on Mandatory Referral #12-12 until September. The vote was 7-0 to defer action on this mandatory referral for one month.

M.R. #12-13: Proposal by the City of Charlotte’s Neighborhood and Business Services Department (N&BS) to Sell or Convey Six Remnant Parcels to Adjacent Property Owners

Mr. Alan Goodwin presented this proposal by the City of Charlotte’s Neighborhood and Business Services Department (N&BS) to transfer six city owned properties out of the City’s inventory that are considered “remnant parcels”. These parcels have little or no economic value and are not large enough to be buildable lots. All of the remnants are vacant. Commissioner Nealon asked if the property owner has to accept the land. Mr. Goodwin replied no. Commissioner Ryan reiterated the importance of having maps of each parcel.

A motion was made by Commissioner Ryan and seconded by Commissioner Nealon to approve Planning staff’s recommendation for Mandatory Referral #12-13. The vote was 7-0 to approve Planning staff’s recommendation for Mandatory Referral #12-13.

M.R. #12-14: Proposal by Charlotte-Mecklenburg Schools to Lease Warehouse Space on Hovis Road

Ms. McCullough presented this proposal by CMS to lease a 100,000 square foot building located at 5401 Hovis Road for warehouse space, to store materials and supplies, such as textbooks, furniture and equipment. Commissioner Ryan said this is a good location that does not impact the neighborhood and she will support this request.

A motion was made by Vice-Chairperson Finch Dodson and seconded by Commissioner Walker to approve Planning staff’s recommendation for Mandatory Referral #12-14. The vote was 7-0 to approve Planning staff’s recommendation for Mandatory Referral #12-14.

M.R. #12-15: Proposal by Charlotte-Mecklenburg Schools to Lease a Former School on Doctor Carver Road

Mr. Goodwin presented this proposal by CMS to enter into a five year lease for property located at 2670 Doctor Carver Road. The proposed lease would also include parking. This site will then be subleased to Project L.I.F.T. (Leadership and Investment for Transformation) Institute and will host 75-100 high school boys. L.I.F.T. is a public-private partnership which provides support, additional services, and educational enhancements for CMS students in the West Charlotte corridor, defined as West Charlotte High School and the eight middle and elementary schools that feed into it. Commissioner Ryan asked if this use is consistent with adopted plans. Ms. McCullough explained that area plans generally do not recommend locations for future institutional land uses. Those uses are considered on a case by case basis.

A motion was made by Commissioner Walker and seconded by Vice-Chairperson Finch Dodson to approve Planning staff's recommendation for Mandatory Referral #12-15. The vote was 7-0 to approve Planning staff's recommendation for Mandatory Referral #12-15.

M.R. #12-16: Charlotte Area Transit System (CATS) Proposes to Acquire a Parcel of Land Owned by Mecklenburg County for the LYNX Blue Line Extension (BLE)

Ms. Kathy Cornett (Planning Staff) and Andy Mock (CATS) presented this mandatory referral in which CATS proposes to acquire a parcel of land located at 7738 N. Tryon Street (Parcel 049-241-05) for the Blue Line Extension. The purpose of this proposal is to ensure future mobility by providing a transportation alternative in a highly congested travel corridor and to support the region's land use policies and goals for a sustainable growth and development pattern. This project would also enhance the operating effectiveness of CATS' light rail service and leverage the public investment made along the South Corridor.

A motion was made by Commissioner Walker and seconded by Commissioner Firestone to approve Planning staff's recommendation for Mandatory Referral #12-16. The vote was 7-0 to approve Planning staff's recommendation for Mandatory Referral #12-16.

M.R. #12-17: Proposal by Mecklenburg County to Acquire a Flood Prone Structure Located on Westbrook Drive

Mr. Goodwin presented this mandatory referral in which Mecklenburg County proposes to acquire a parcel located at 1024 Westbrook Drive (Parcel 073-213-02) as a part of the storm water buyout program. There is a home on the site, which will be removed and the property will be added to the County's open space/greenway system and maintained in a natural state. At a future date, Storm Water Services may consider stream improvements along the creek.

A motion was made by Commissioner Ryan and seconded by Commissioner Nealon to approve Planning staff's recommendation for Mandatory Referral #12-17. The vote was 7-0 to approve Planning staff's recommendation for Mandatory Referral #12-17.

M.R. #12-18: Proposal by Charlotte-Mecklenburg Storm Water Services (CMSWS) to Acquire 17 Parcels Under the Storm Water Management “Orphan” Program

Mr. Gonzalez presented this proposal by Charlotte-Mecklenburg Storm Water Services to purchase 17 properties located within the Briar Creek, Irwin Creek and McMullen Creek floodplains for inclusion in the Orphan Property Floodplain Acquisition Plan. Participation in the program is voluntary. The acquisitions are intended to eliminate potential losses by removing improvements and returning the floodplain to its natural state, while adding to open space along the creeks.

A motion was made by Commissioner Nealon and seconded by Commissioner Firestone to approve Planning staff’s recommendation for Mandatory Referral #12-18. The vote was 7-0 to approve Planning staff’s recommendation for Mandatory Referral #12-18.

Area Plan Status and Meeting Report

▪ **Park Woodlawn**

Chairperson Zoutewelle stated that Commissioner Karen Labovitz is assigned to this plan. He asked Ms. McCullough if there has been any recent movement on the plan. Ms. McCullough stated that staff is developing the draft plan recommendations.

▪ **Prosperity Hucks Area Plan**

Ms. McCullough stated that staff is in the early stages of gathering background information on the area and developing the existing conditions report.

▪ **Blue Line Extension (six stations)**

Ms. McCullough stated that six (6) area station plans will be developed this fall and added that these plans tend to move faster than other area plans.

Statement of Concern

Commissioner Walker made a statement of concern about *M.R. #12-12: Proposal by N&BS to Transfer 21 Properties to Various Nonprofit Organizations*. He stated that he found it troubling that out of all the mandatory referrals that were heard tonight; the one regarding affordable housing was deferred. He stated that he is disappointed that more information was not provided and that staff that could provide more information wasn’t present. He thinks that some of the concerns raised by commissioners are valid. However, he has been troubled as a citizen of Charlotte and as a member of the Commission to watch certain entities, developers, and personalities come before the Commission, Committees, and Council and seem to get a pass on things and other things regarding non-profits or affordable housing issues always seem to be held up. He stated that although staff was not available to answer questions, he is very interested to see how the Commission will proceed next month with the same issues. Hopefully, staff will be in place to answer questions that the Committee can rule on to help some folks get housing and help some neighborhoods develop.

The Chair stated that there will not be a meeting in August. The next meeting will be September 18. There was some discussion about a special meeting to hear the mandatory referral that was deferred. Commissioner Nealon commented that she understood and appreciated Commissioner Walker’s concerns. Vice-Chairperson Finch Dodson shared similar concerns. Commissioner Ryan stated that the timing is bad for a special meeting and she does not want to set a precedent for holding special meetings because of unpreparedness. The Chair stated that the Committee’s role is to handle mandatory referrals expeditiously but the information is needed to make decisions.

Adjourned - 7:20 p.m.

Submitted by: Timothy J. O'Brien, City of Charlotte Real Estate Division

Initiated by: Denice Beteta, Neighborhood & Business Services

MANDATORY REFERRAL REPORT NO. 12-12
Proposal to Transfer 21 City-Owned Properties to Various Nonprofit Corporations

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer scattered City-owned residential properties to allow them to be rehabilitated and re-occupied. These properties – principally vacant residential structures - came to the City as a result of non-payment of mortgages that were generated from N&BS, and are generally in need of rehabilitation. Some sites may be vacant residentially-zoned lots.

N&BS maintains a list of City-approved, experienced nonprofit development organizations and Community Development Corporations (CDC) with whom they partner in developing affordable housing. It is proposed that these organizations be provided a list of these potentially-available properties in order to solicit their interest in acquiring the properties in order to rehabilitate them and make them available for sale as affordable housing. In the event that any of the properties receive no interest from the nonprofits or CDC's, they will then be offered to the public for purchase (the public offering would have no condition to subsequently sell as affordable housing).

If the inventory includes any residentially-zoned vacant lots, they will be similarly offered first to agencies experienced in new construction of affordable housing before they are offered for sale to the general public.

PARCEL SUMMARY						
	PARCEL #	PROPERTY ADDRESS	ZONING*	EXISTING LAND USE	LOT SIZE (AC.)	AREA PLAN
1	20304708	9917 Woody Ridge Rd	R-4	Residential (house)	.23	SW District Plan (1991)
2	16721304	7509 Bradgate Rd	R-3	Residential (house)	.28	SW District Plan (1991)
3	10322116	6048 Johnnette Dr	R-3	Residential (house) poor access	.59	Eastland Area Plan (2003)
4	06903317	514 Campus St	R-22MF	Vacant lot	.17	Central Dist. Plan (1993)
5	03930206	3821 Bardot Dr	R-4	Residential (house)	.22	NW District Plan (1990)
6	14523219	2984 Shady Ln	R-4	Residential (house)	.34	Central Dist. Plan (1993)
7	05703112	918 Wasbash Av	R-5, I-1	Residential (house)	.52	NW District Plan (1990)
8	<i>Number 8 was intentionally removed from the list.</i>					
9	07706113	1700 Newland Rd	R-12MF	Vacant lot	1.30	Central Dist. Plan (1993)
10	08107613	316 Parkwood Av	R-8	Vacant lot (2 lots)	.34	BLE Parkwood SAP (underway) Optimist Pk. Plan (2002)
11	03902108	422 N Linwood Ave	R-5	Vacant Lot	.20	NW District Plan (1990)
12	04303103	3427 W Sugar Creek Rd	R-5	Residential (house)	.33	NE District Plan (1996)
13	06511305	327 Ramona St	R-5	Residential (house)	.19	Lakewood Plan (2006)
14	06707326	2632 Columbus Circle	R-8	Vacant Lot	.27	Central Dist. Plan (1993)
15	06909228	1723 Taylor Ave	R-5	Vacant Lot	.16	Central Dist. Plan (1993)
16	06910211	809 Pennsylvania Ave	R-5	Residential (house)	.34	Central Dist. Plan (1993)
17	15703520	3016 Marney Ave	R-5	Residential (house)	.16	Central Dist. Plan (1993)
18	07107324	422 S Bruns Ave	R-8	Residential (house)	.13	Central Dist. Plan (1993)
19	07505802	1940 St Paul St	R-5	Residential (house)	.14	Central Dist. Plan (1993)
20	14517406	3127 Ridge Ave	R-5	Residential (house)	.15	Central Dist. Plan (1993)
21	14522405	3146 Amay James Ave	R-5	Vacant lot	.33	Central Dist. Plan (1993)
22	20510212	9829 Packard St	R-4	Residential (house)	.20	Sharon/I-485 SAP (2009)

* per. Charlotte Zoning Ordinance

PROJECT JUSTIFICATION:

These properties were acquired by Substitute Trustee's Deeds as a result of foreclosures. Because they are properties that are not needed for City operations, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping on the properties. N&BS has been working with neighborhood organizations and other nonprofits in efforts toward revitalizing some of the neighborhoods in which these properties are located.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels with an emphasis upon providing first rights to nonprofit organizations supports the recommendation to develop affordable housing as outlined in the *FY2006-2010 Consolidated Action Plan* (approved by City Council on June 23, 2005).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The applicable Area Plans are specified in the right-hand column of the table above. The land uses prescribed by those plans are detailed below.

#	PROPERTY ADDRESS	ADOPTED FUTURE LAND USE	PLAN CONSISTENCY?
1.	9917 Woody Ridge Rd	Single Family <= 4 DUA	Yes
2.	7509 Bradgate Rd	Single Family <= 3 DUA	Yes
3.	6048 Johnnette Dr	Single Family <= 4 DUA	Yes
4.	514 Campus St	Single/Multi-Family <= 8 DUA	Yes
5.	3821 Bardot Dr	Single Family <= 6 DUA	Yes
6.	2984 Shady Ln	Single Family <= 4 DUA	Yes
7.	918 Wasbash Av	Single Family <= 6 DUA	Yes
8.	<i>Number 8 was intentionally removed from the list.</i>		
9.	1700 Newland Rd	Multi-Family	Yes
10.	316 Parkwood Av	Single Family <= 8 DUA	Yes
11.	422 N Linwood Ave	Single Family <= 6 DUA	Yes
12.	3427 W Sugar Creek Rd	Residential <= 8 DUA	Yes
13.	327 Ramona St	Residential <= 5 DUA	Yes
14.	2632 Columbus Circle	Single Family <= 8 DUA	Yes
15.	1723 Taylor Ave	Single Family <= 4 DUA	Yes
16.	809 Pennsylvania Ave	Single Family <= 4 DUA	Yes
17.	3016 Marney Ave	Single Family <= 4 DUA	Yes
18.	422 S Bruns Ave	Single Family <= 8 DUA	Yes
19.	1940 St Paul St	Single Family <= 4 DUA	Yes
20.	3127 Ridge Ave	Single Family <= 5 DUA	Yes
21.	3146 Amay James Ave	Single Family <= 5 DUA	Yes
22.	9829 Packard St	Residential <= 8 DUA	Yes

PROJECT IMPACT:

The project provides for additional home ownership opportunities and supports revitalization efforts within the associated neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other known projects are planned or underway in these areas.

ESTIMATED PROJECT COMPLETION DATE:

The intent is to transfer these parcels by the end of 2012.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their June 27, 2012 meeting and no comments were provided.

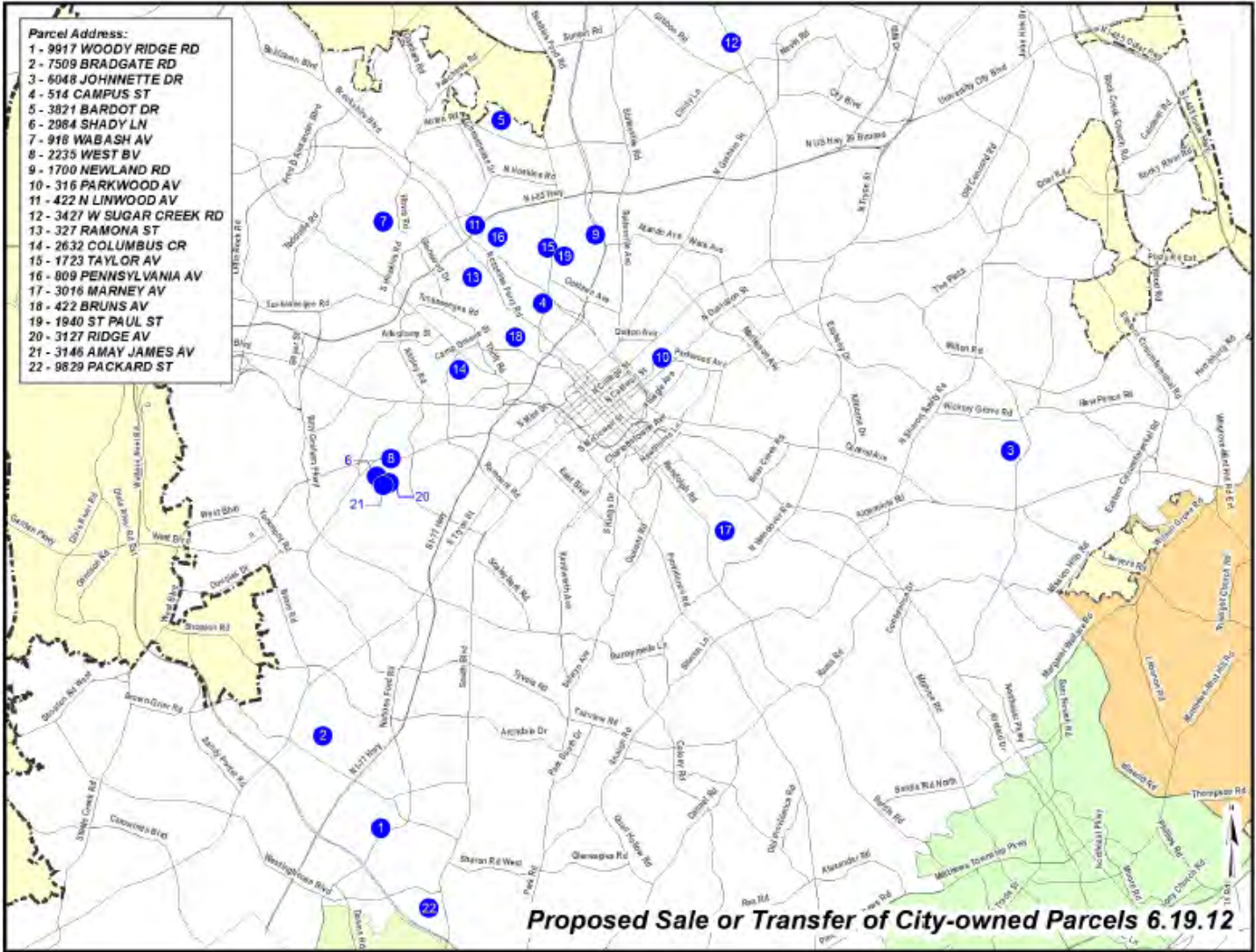
PLANNING STAFF RECOMMENDATION:

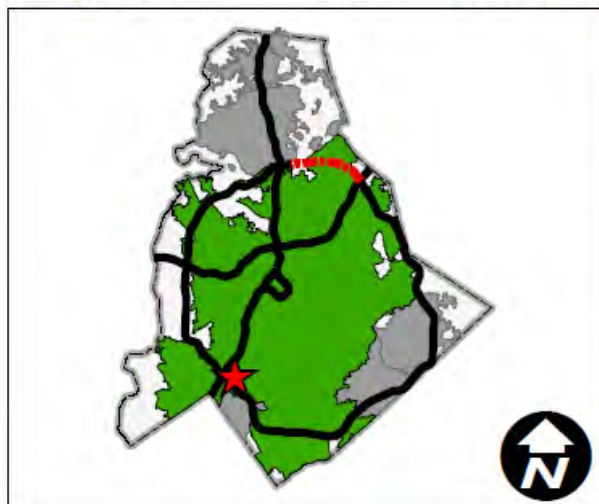
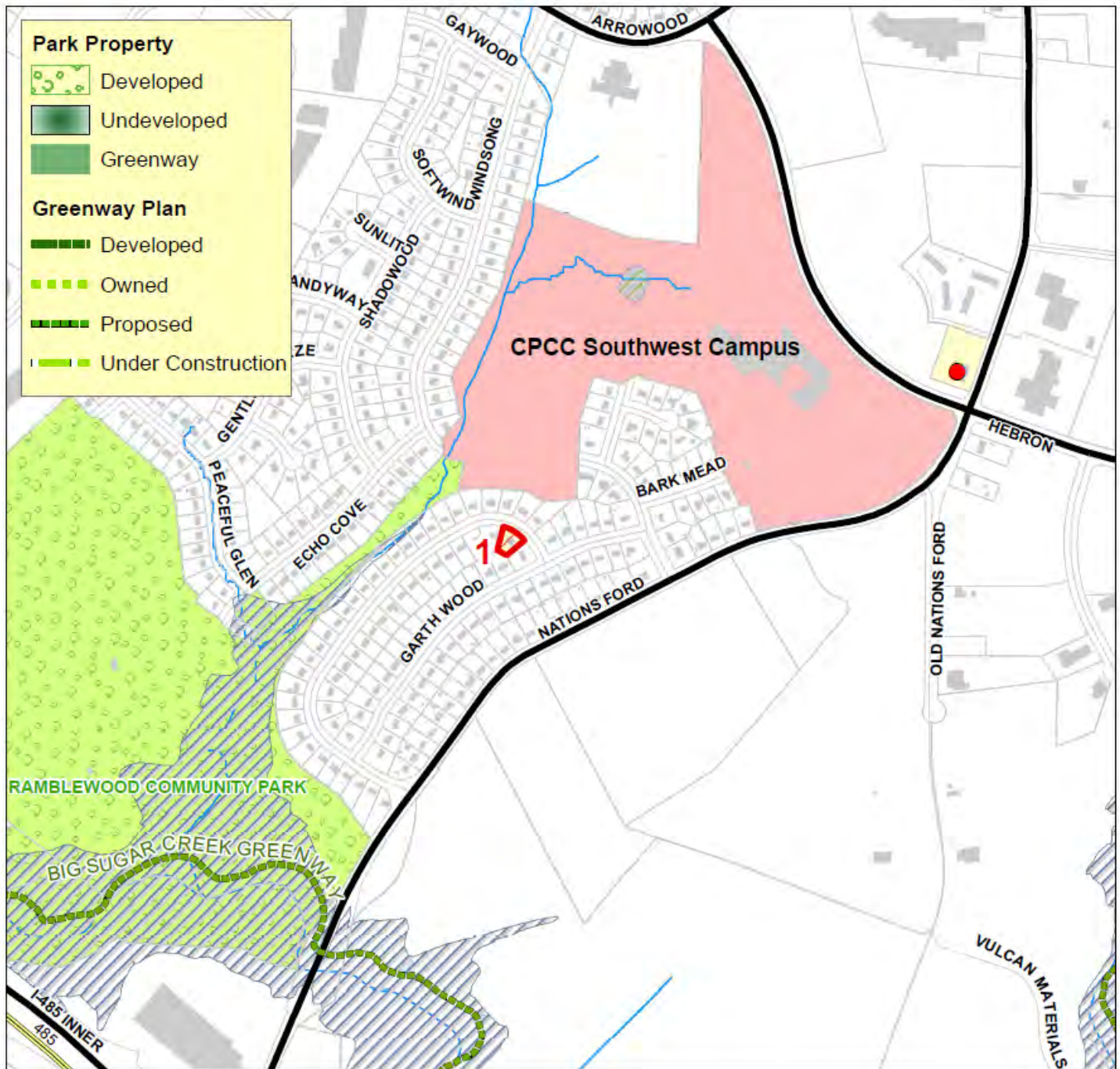
Planning staff recommends approval of the proposed land transfers.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 17, 2012 meeting, the Planning Committee recommended deferral 7-0 pending receipt of additional information from staff.

- Parcel Address:**
- 1 - 9917 WOODY RIDGE RD
 - 2 - 7509 BRADGATE RD
 - 3 - 6048 JOHNETTE DR
 - 4 - 514 CAMPUS ST
 - 5 - 3821 BARDOT DR
 - 6 - 2964 SHADY LN
 - 7 - 918 WABASH AV
 - 8 - 2235 WEST BV
 - 9 - 1700 NEWLAND RD
 - 10 - 316 PARKWOOD AV
 - 11 - 422 N LINWOOD AV
 - 12 - 3427 W SUGAR CREEK RD
 - 13 - 327 RAMONA ST
 - 14 - 2632 COLUMBUS CR
 - 15 - 1723 TAYLOR AV
 - 16 - 809 PENNSYLVANIA AV
 - 17 - 3016 MARNEY AV
 - 18 - 422 BRUNS AV
 - 19 - 1940 ST PAUL ST
 - 20 - 3127 RIDGE AV
 - 21 - 3146 AMAY JAMES AV
 - 22 - 9829 PACKARD ST



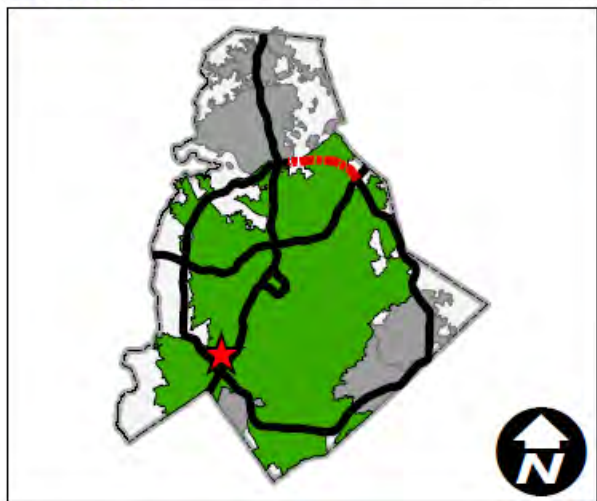
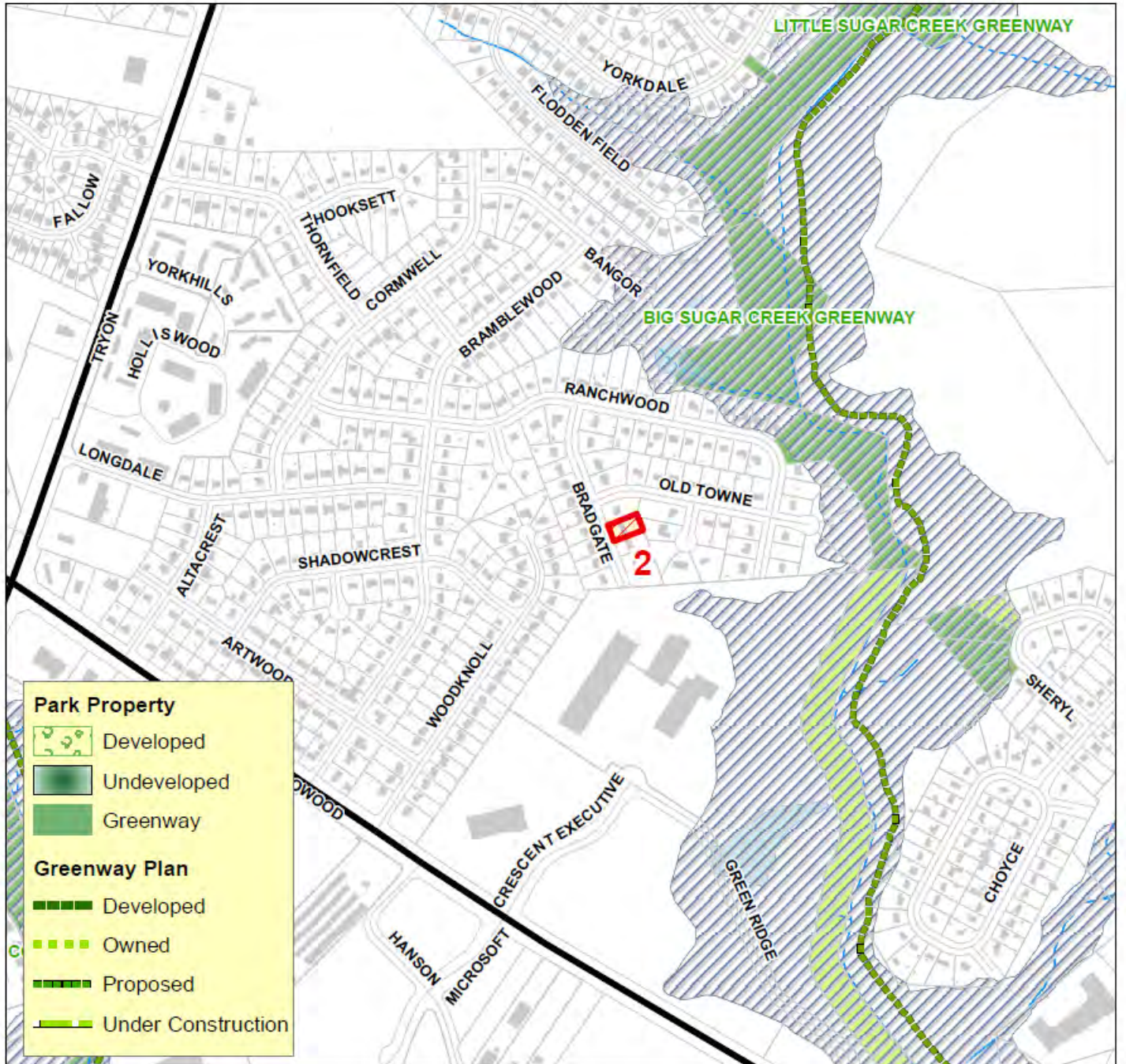


Mandatory Referral 12-12 (1)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain
- Fire Station



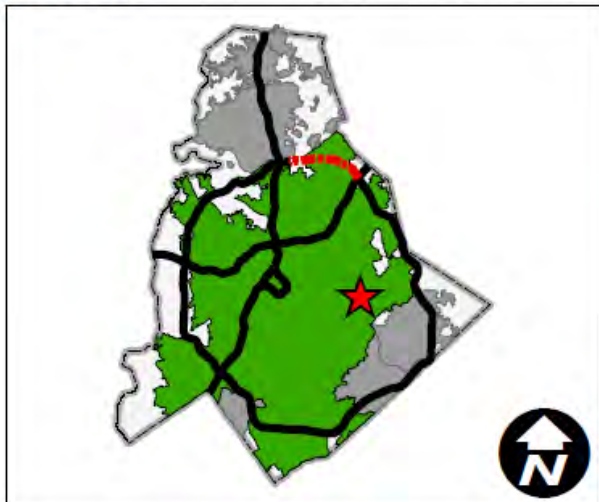
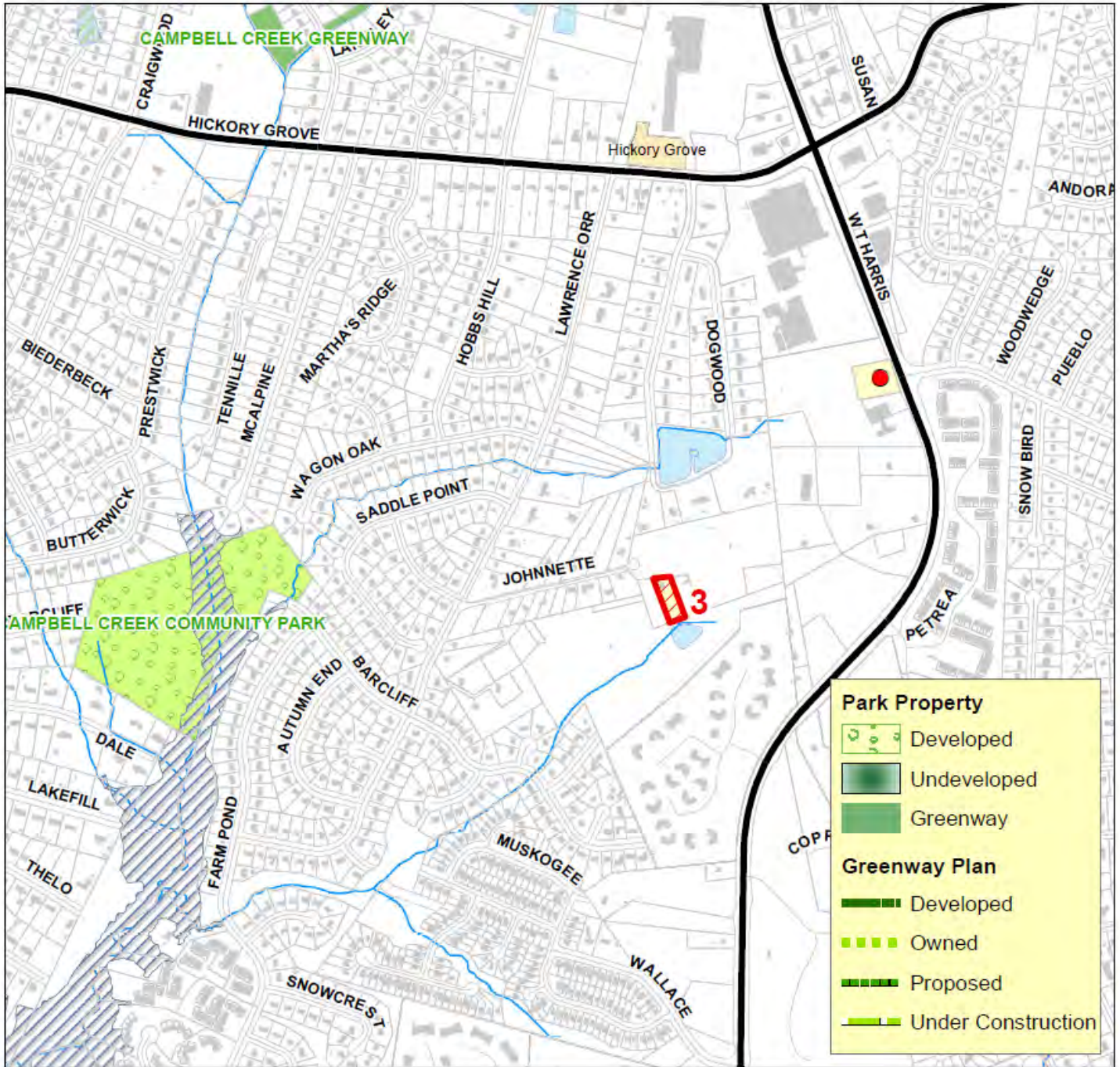


Mandatory Referral 12-12 (2)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



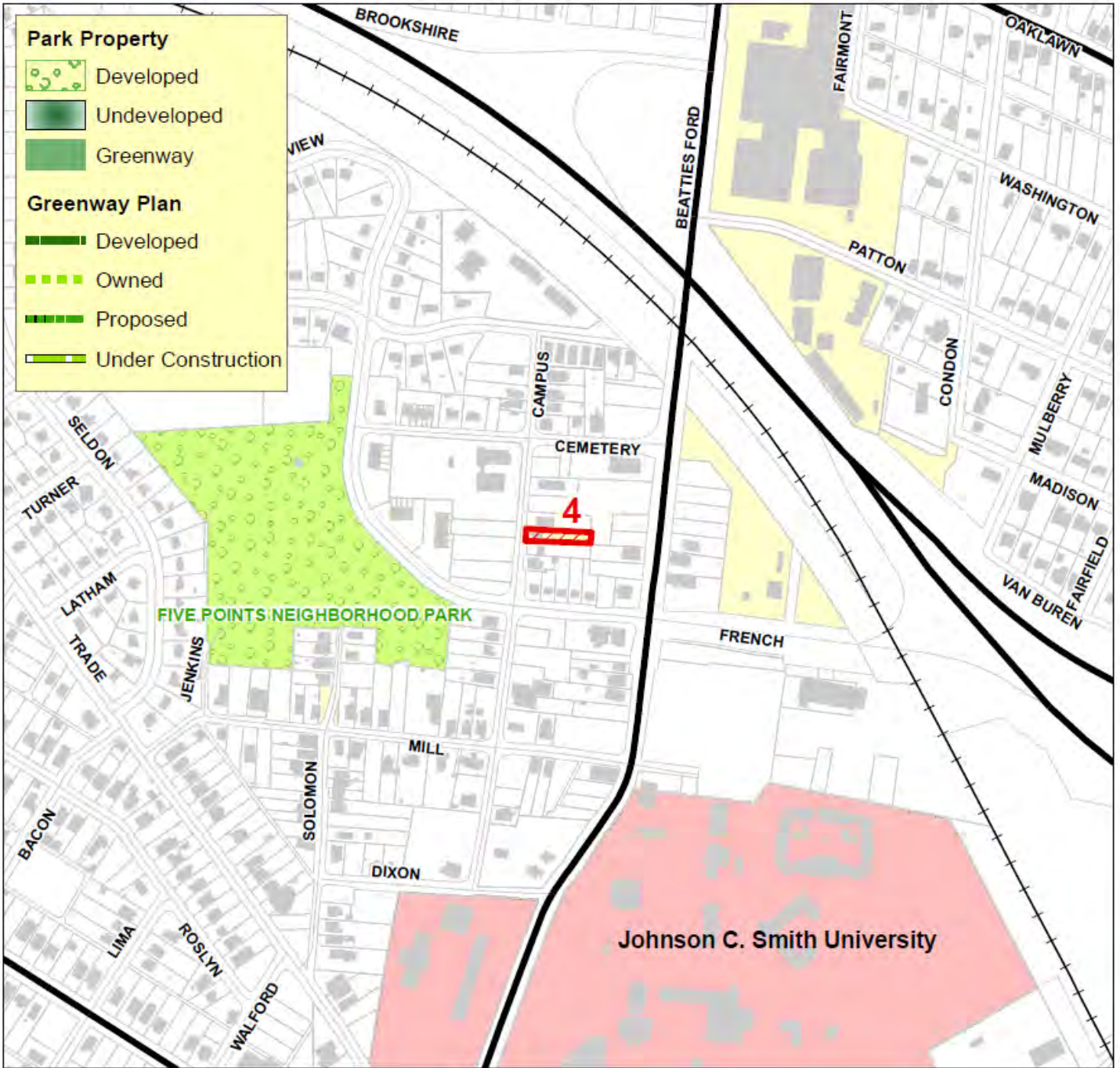


Mandatory Referral 12-12 (3)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain
- Fire Station



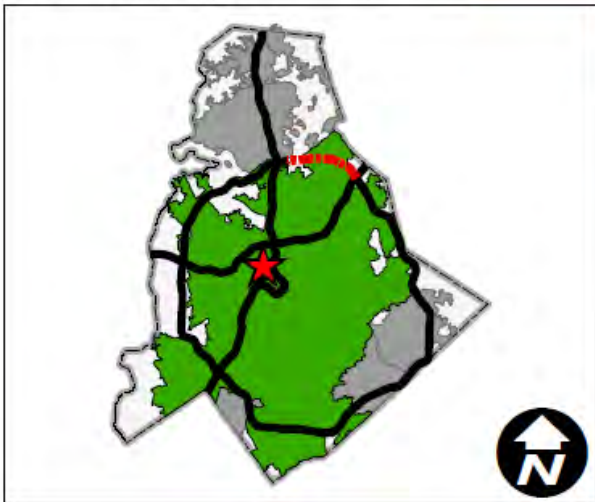


Park Property

- Developed
- Undeveloped
- Greenway

Greenway Plan

- Developed
- Owned
- Proposed
- Under Construction

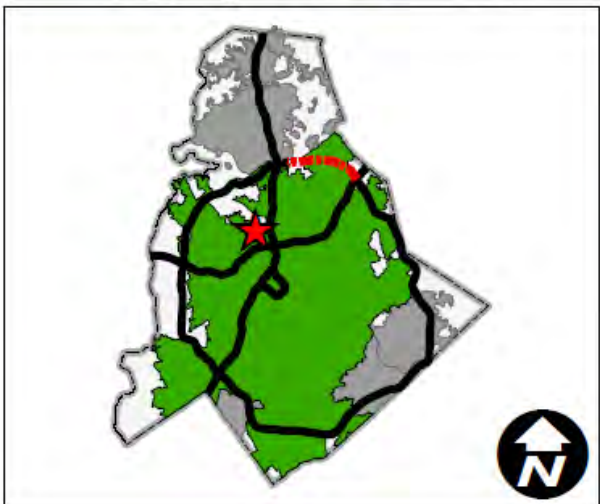
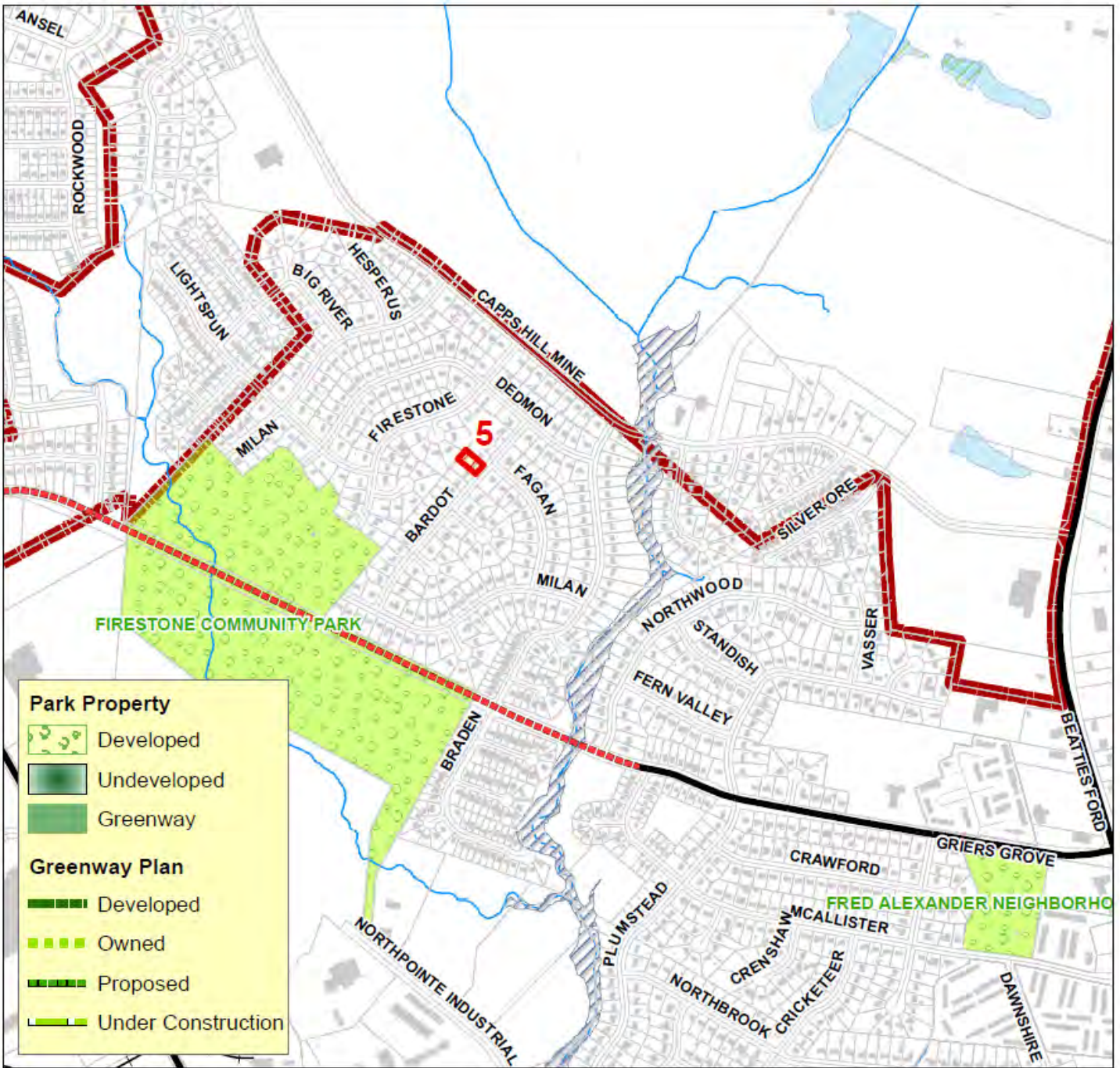


Mandatory Referral 12-12 (4)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



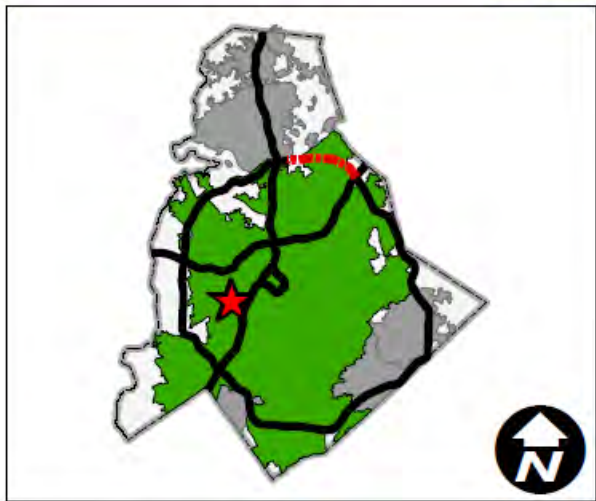
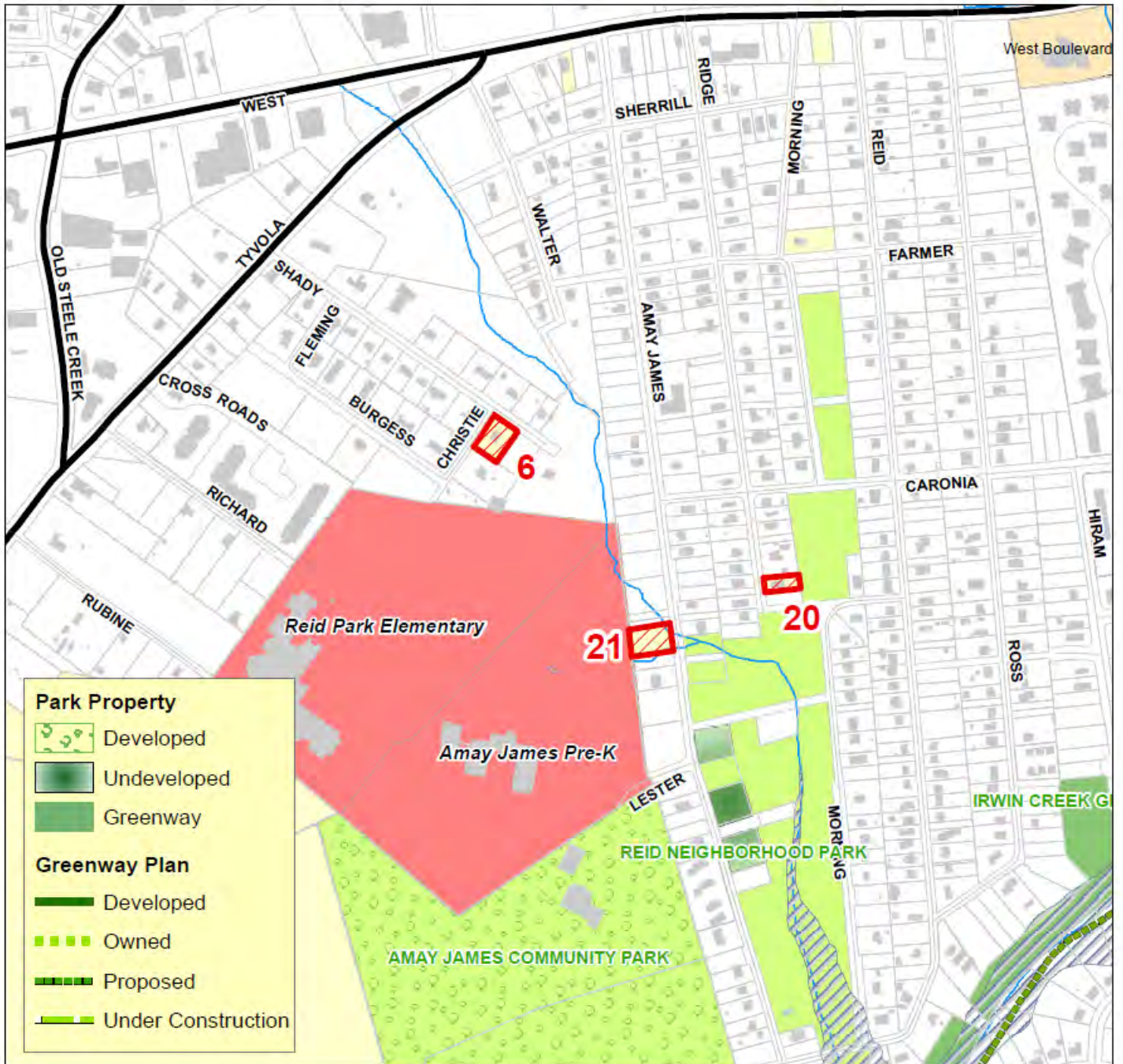


Mandatory Referral 12-12 (5)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



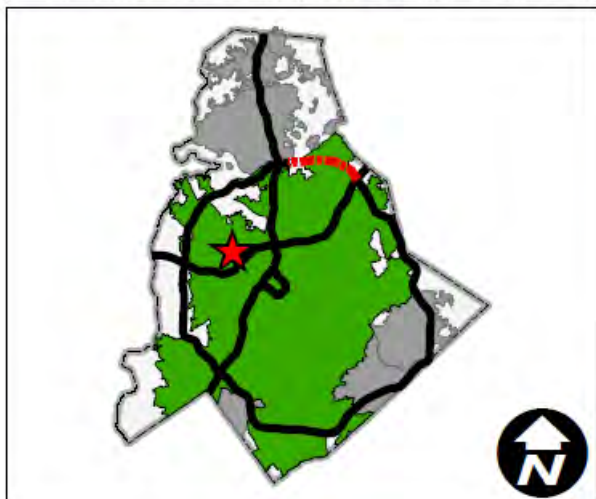
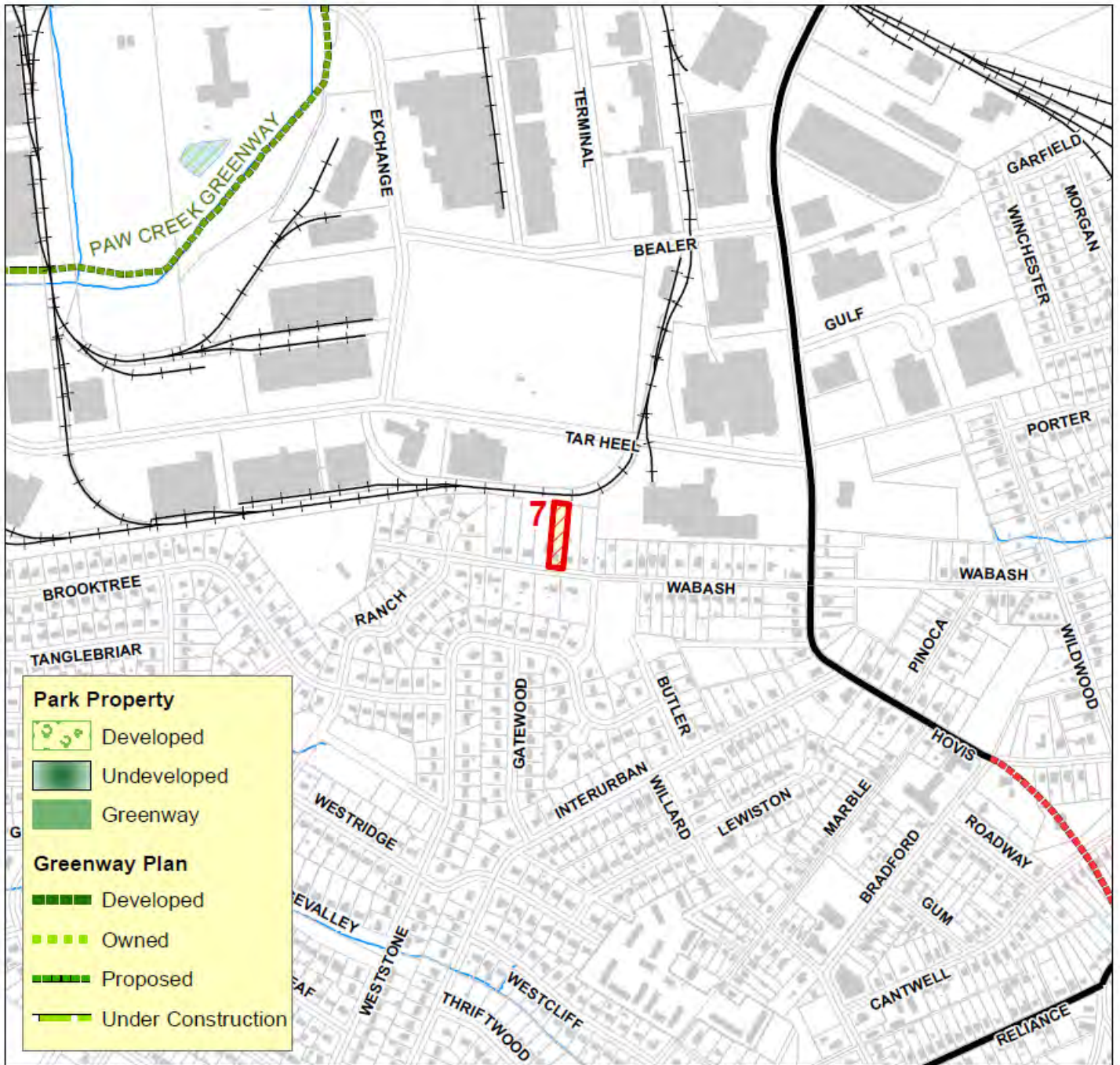


Mandatory Referral 12-12 (6,20, & 21)

Submitted by: City Real Estate
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



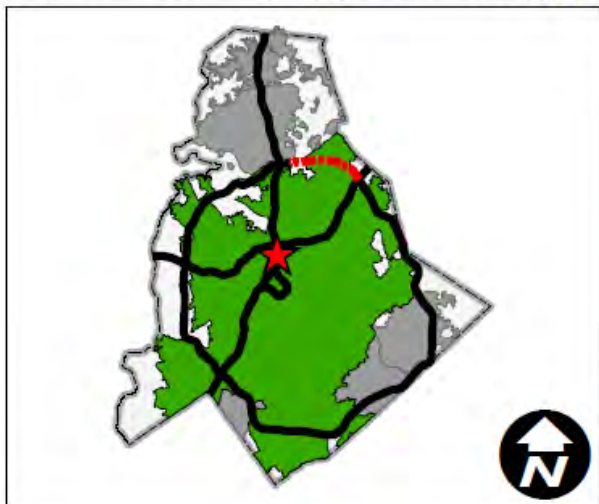
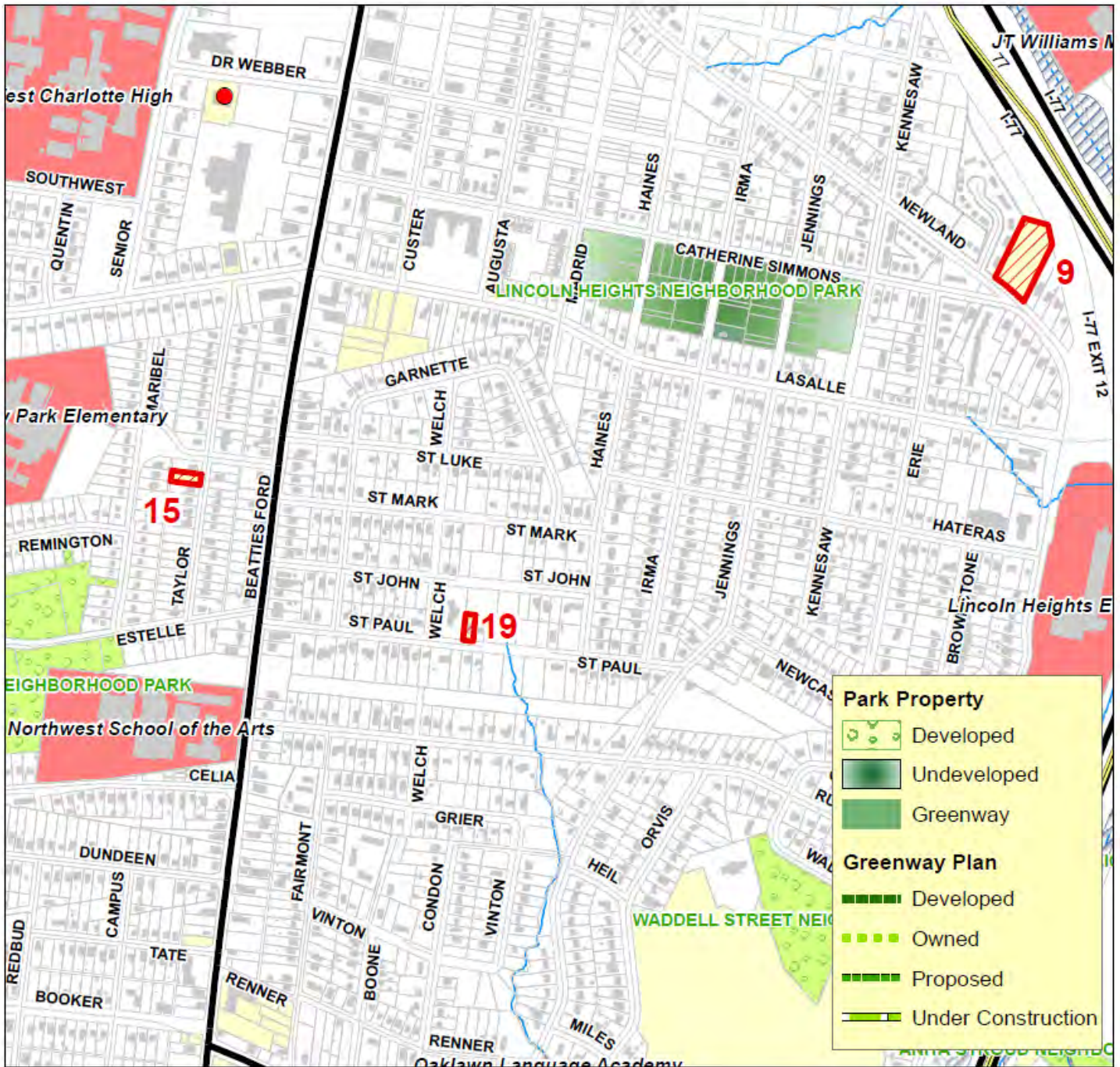


Mandatory Referral 12-12 (7)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



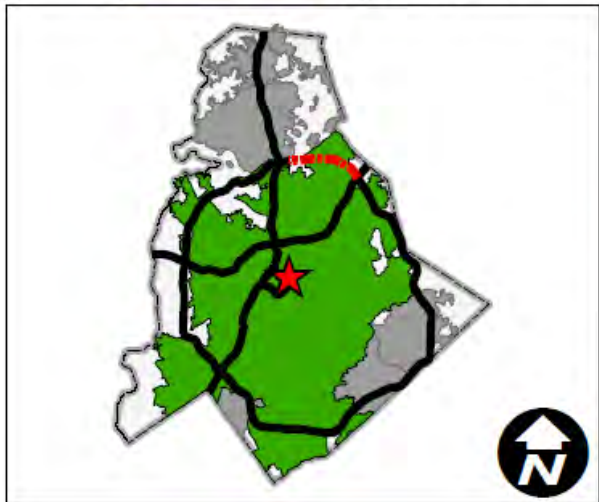
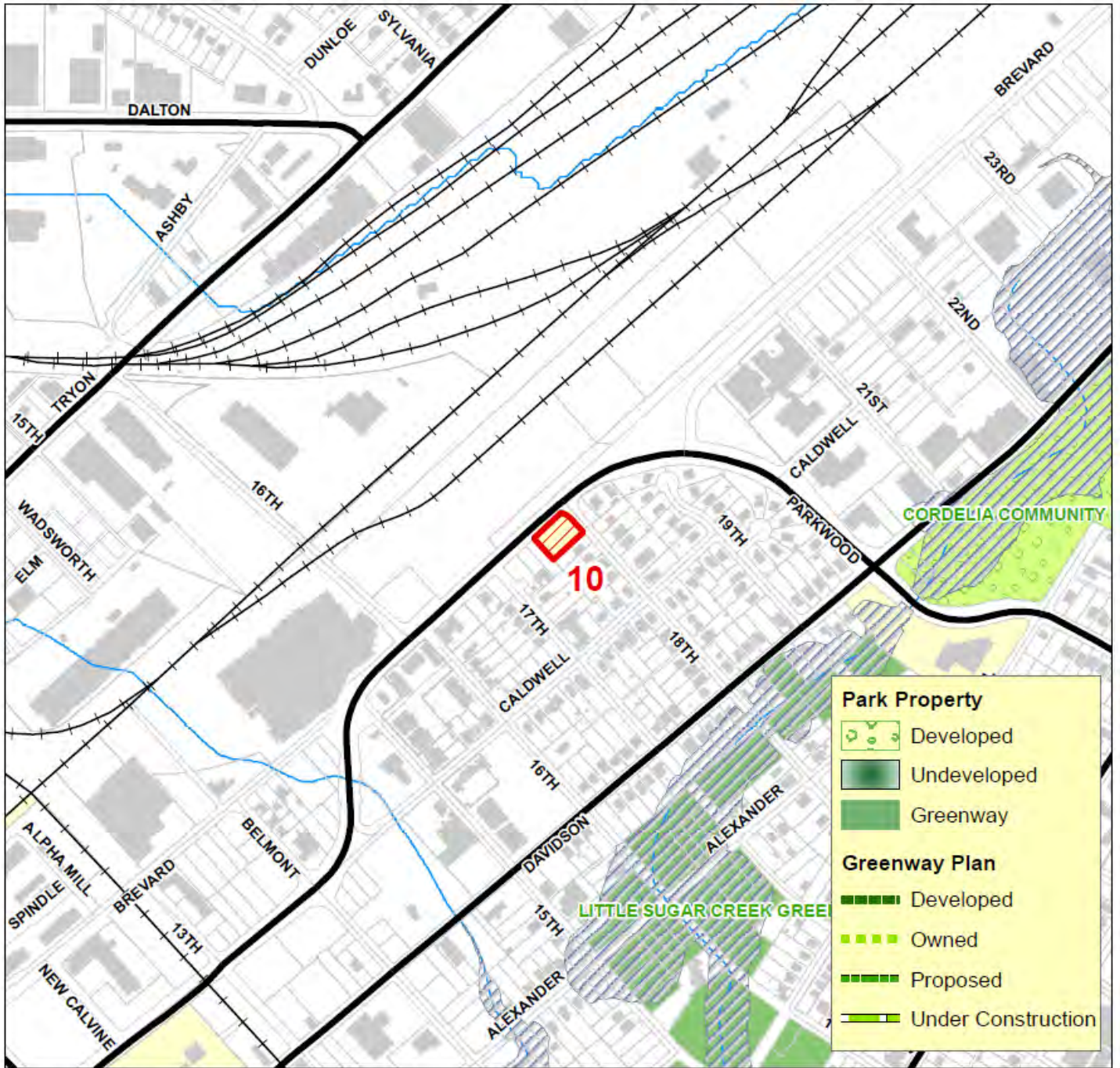


Mandatory Referral 12-12 (9, 15, & 19)

Submitted by: City Real Estate
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain








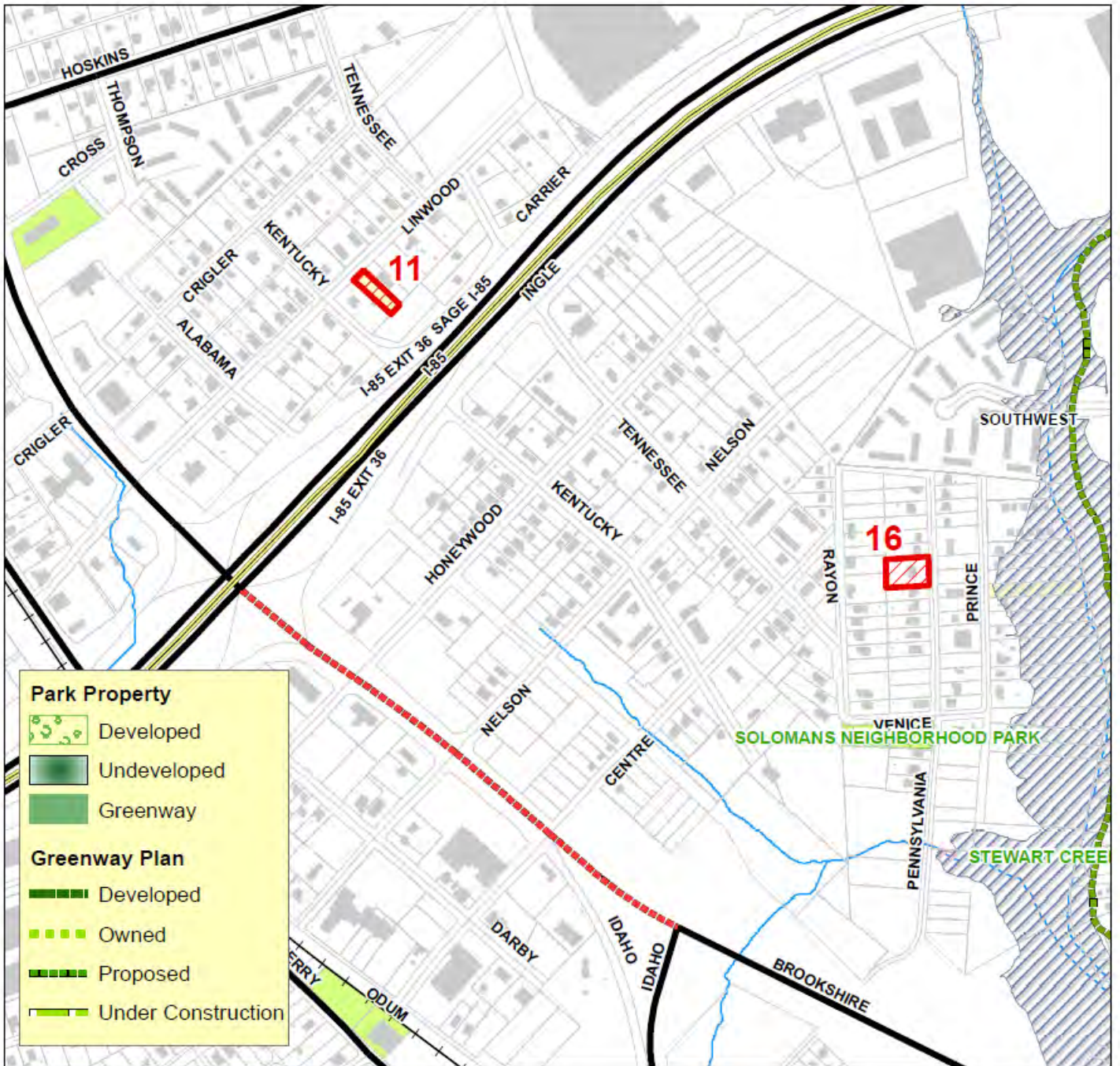
Mandatory Referral 12-12 (10)

Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

-  County Property
-  City Property
-  FEMA 100 Year Floodplain



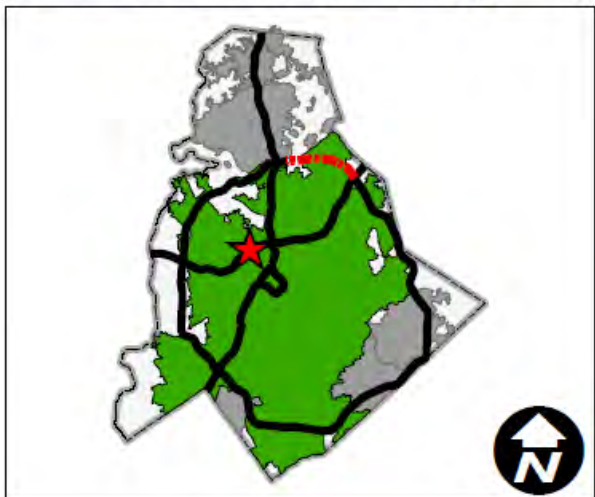


Park Property

- Developed
- Undeveloped
- Greenway

Greenway Plan

- Developed
- Owned
- Proposed
- Under Construction

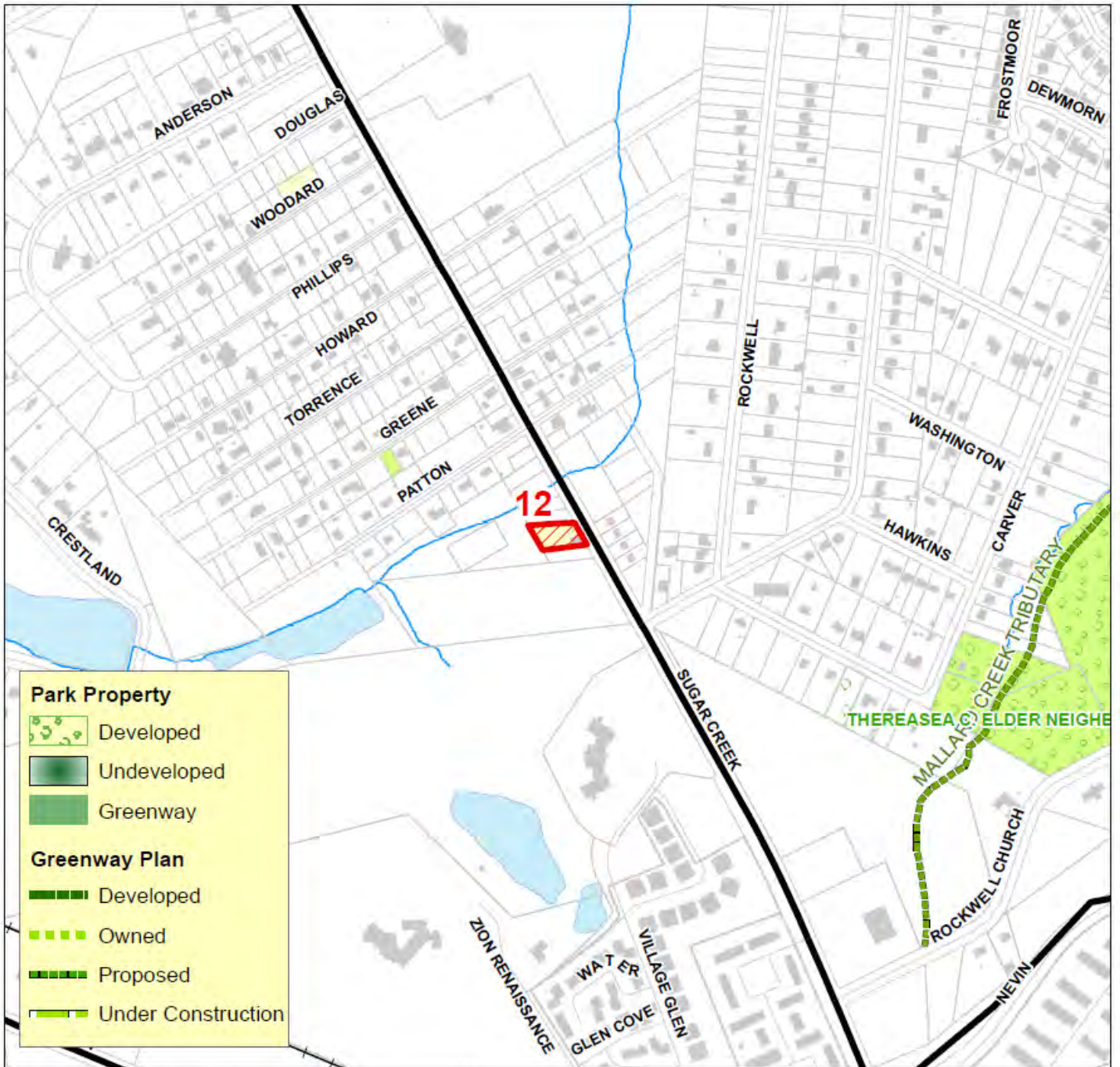


Mandatory Referral 12-12 (11 & 16)

Submitted by: City Real Estate
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



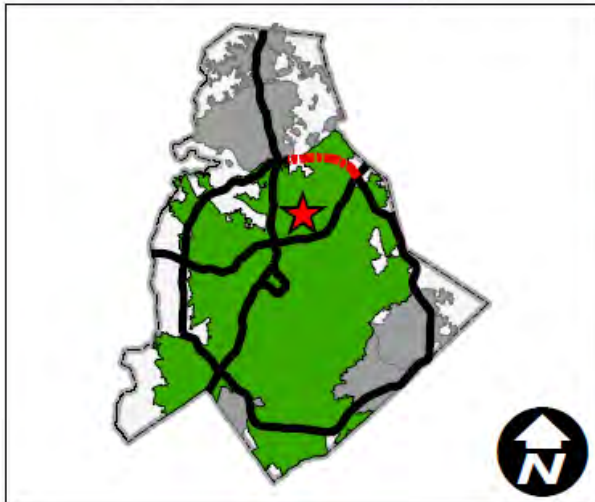


Park Property

- Developed
- Undeveloped
- Greenway

Greenway Plan

- Developed
- Owned
- Proposed
- Under Construction

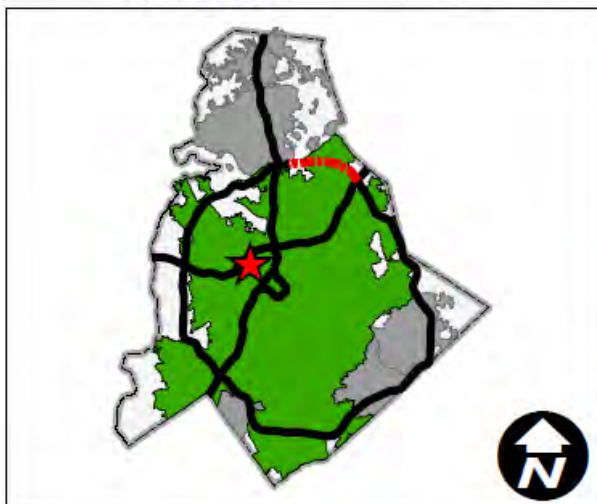
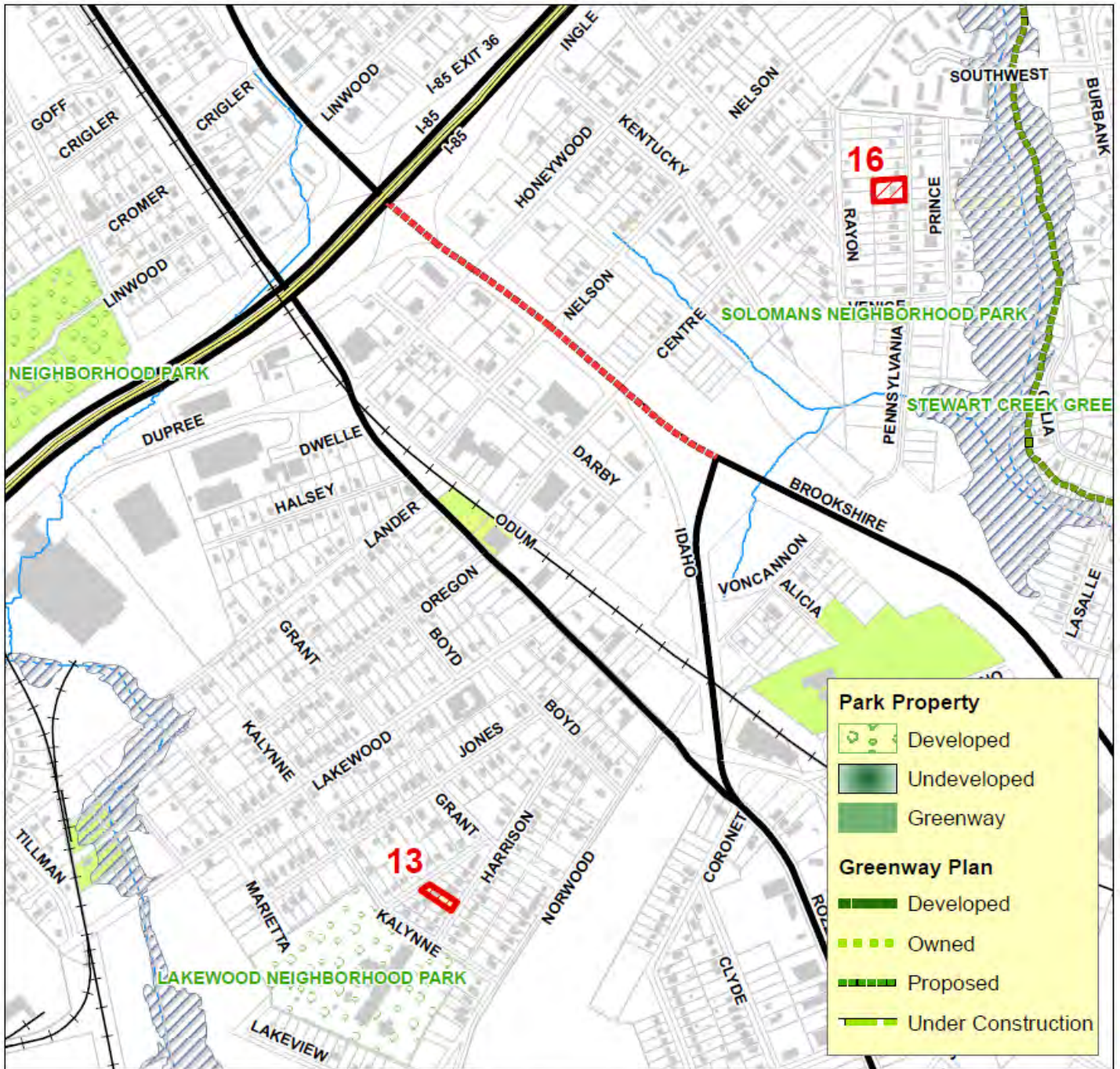


Mandatory Referral 12-12 (12)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



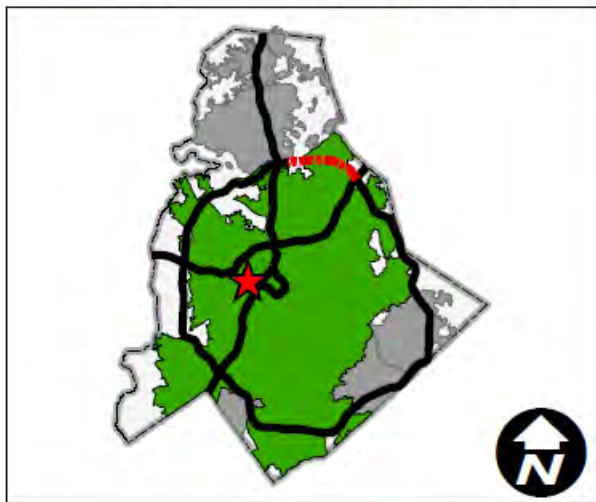
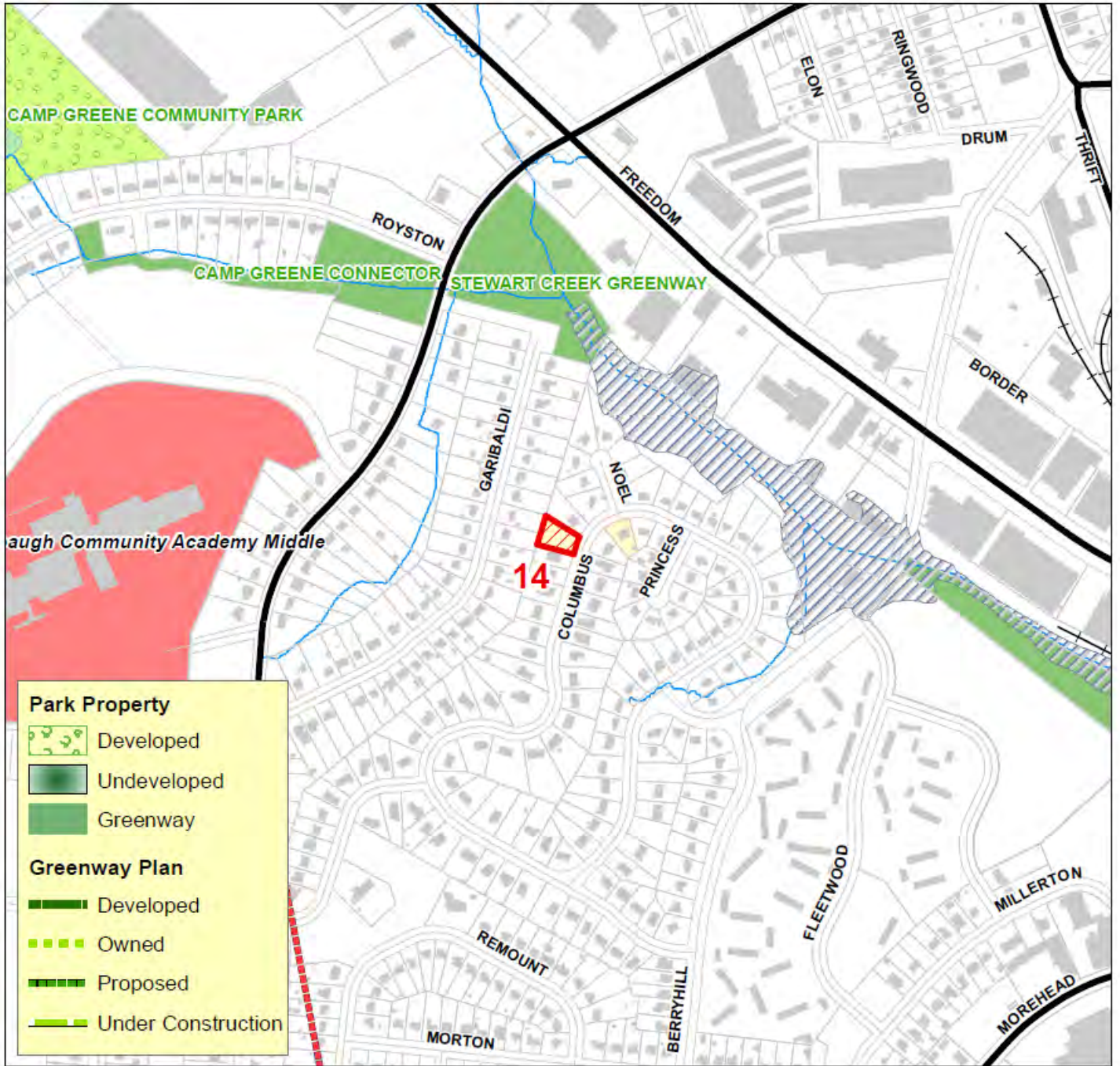


Mandatory Referral 12-12 (13 & 16)

Submitted by: City Real Estate
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



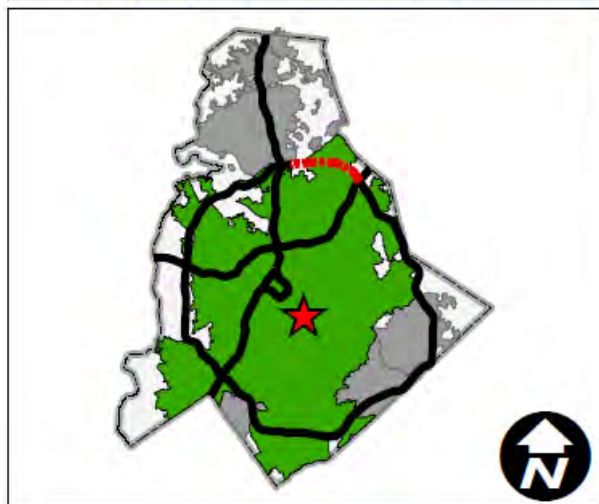
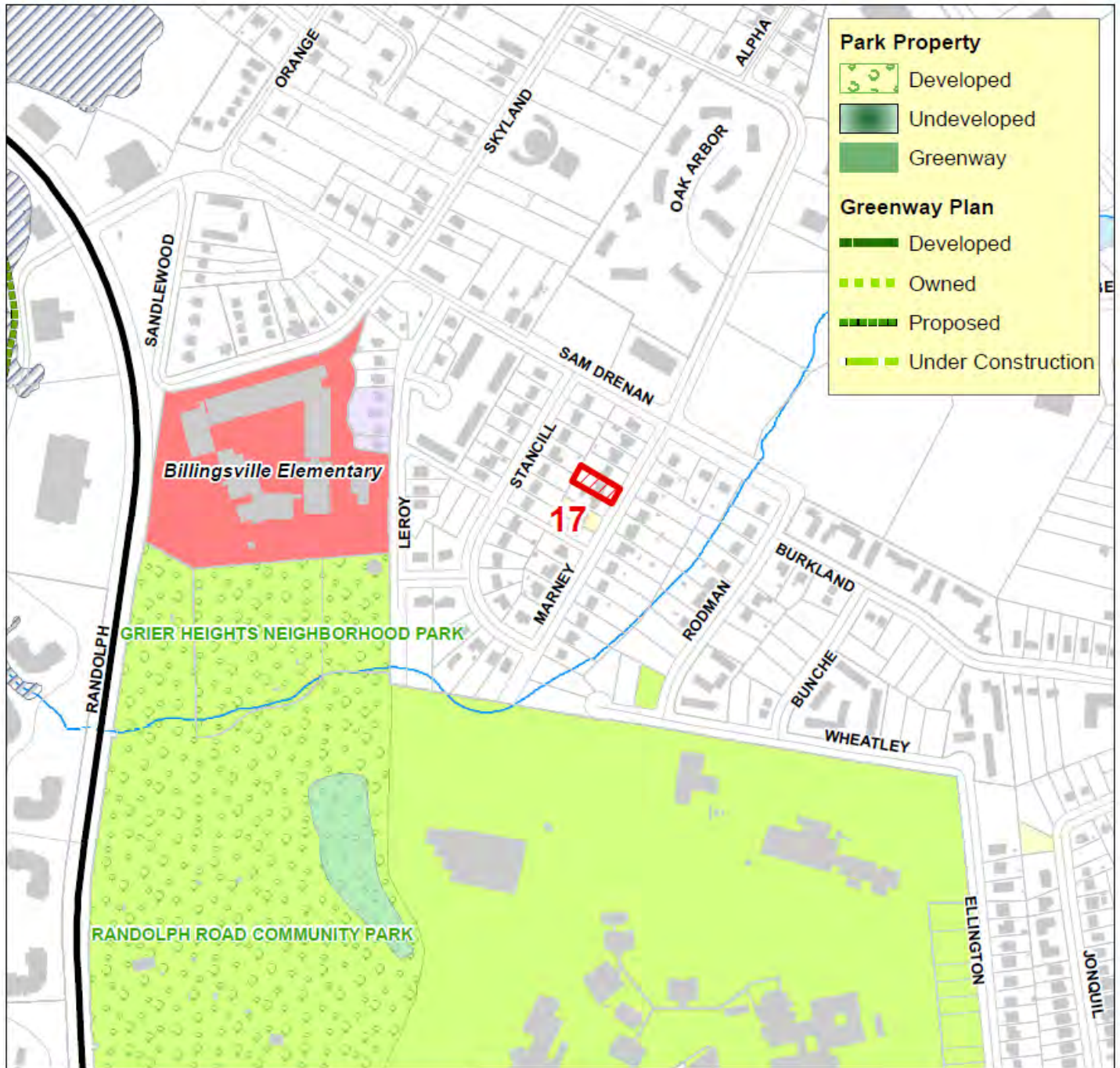


Mandatory Referral 12-12 (14)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain





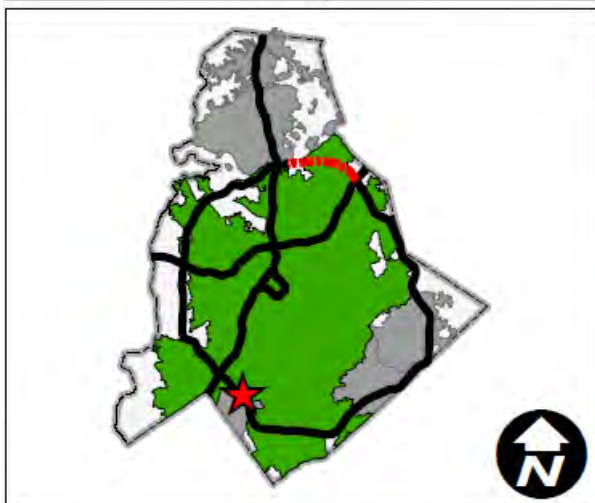
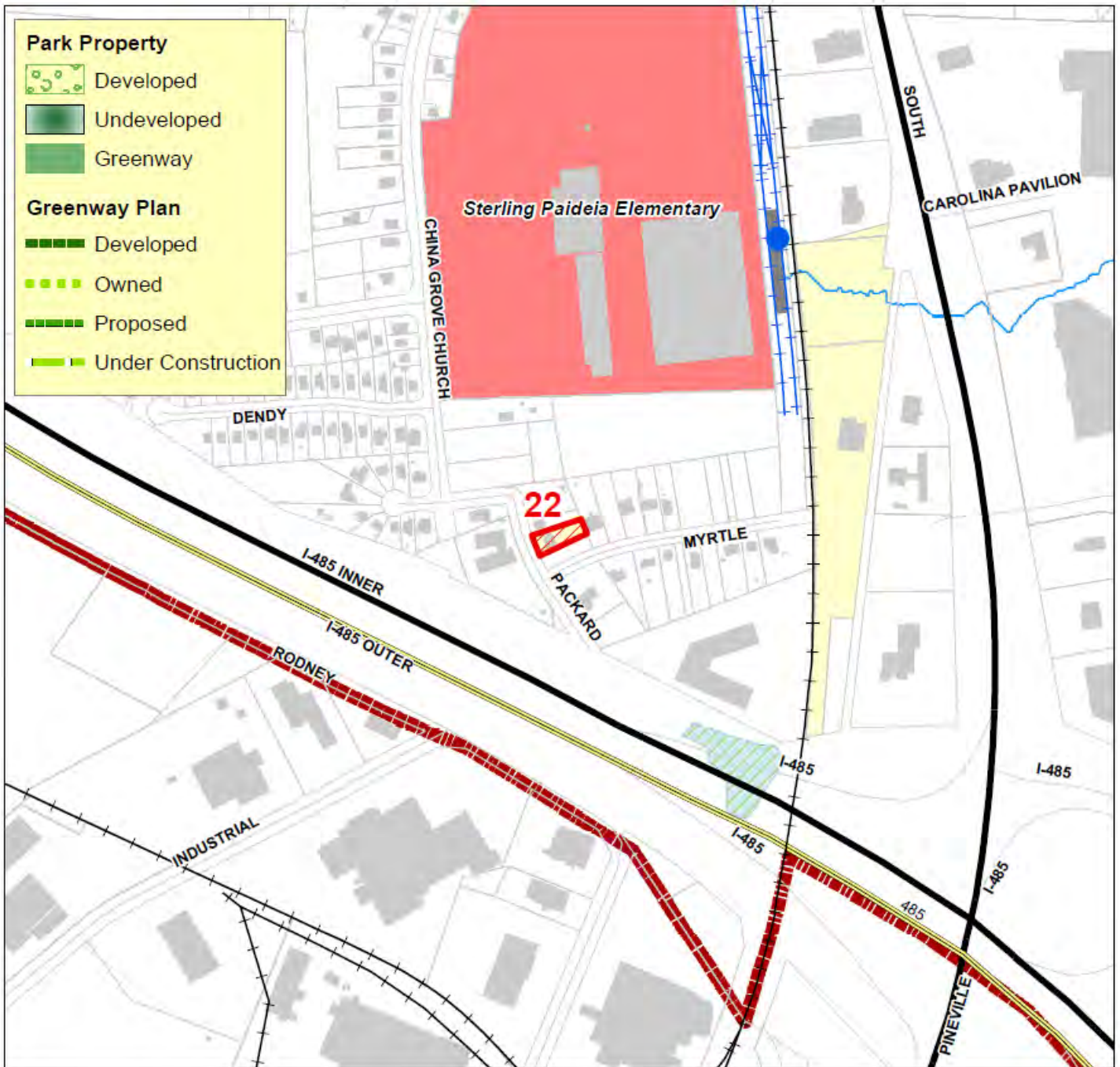
Mandatory Referral 12-12 (17)

Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain





Mandatory Referral 12-12 (22)

Submitted by: City Real Estate
 Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management (County)
Robert Drayton, Real Estate Division (City)

Initiated by: Bobbie Shields, County Manager's Office
Ron Kimble, City Manager's Office

MANDATORY REFERRAL REPORT NO. 12-19
Proposed Acquisition of Charlotte Inn Hotel Property and
Adjoining Properties on Independence Boulevard in Charlotte

PROJECT PROPOSAL AND LOCATION:

This project involves the proposed acquisition of three properties (total of 7.84 acres) in the City of Charlotte that consists of:

- Tax Parcel 129-101-70 (5.12 +/- acres) located at 2701 E. Independence Blvd. which operates as the Charlotte Inn
- Tax Parcel 129-101-71 (0.03 +/- acre) located at 2715 E. Independence Blvd., an International House Of Pancakes (IHOP) restaurant, now closed
- Tax Parcel 129-101-71 (2.69 +/- acres) located at 2721 E. Independence Blvd., a Comfort Inn, now closed

The properties are adjacent to the Commonwealth Park neighborhood and across Independence Boulevard from Bojangles' Coliseum and Ovens Auditorium. Portions of the properties are located in the 100-year floodplain for Briar Creek and the surrounding area includes a mix of retail, office, residential land uses; including a 9.5-acre tract owned by the Charlotte Housing Authority, a 9-acre tract owned by Mecklenburg County and leased to Central Piedmont Community College for operation of the WTVI television station, and an undeveloped 5.8-acre tract owned by Charlotte-Mecklenburg Schools.

The City proposes to purchase this property and is seeking the County's participation on acquisition of the Charlotte Inn portion of the property. The project will accomplish the following policy objectives:

- improve community safety in the immediate area by demolishing vacant properties and a property that has a high number of police responses,
- address problems resulting from abandoned and blighted structures along one of the City's business corridors,
- provide right-of-way for a future sewer line, and
- reduce the amount of impervious surface in an area that floods frequently.

The parcels are within the Federal Emergency Management Agency (FEMA) -designated 100-year floodplain with the Charlotte Inn structure entirely within the floodplain and the IHOP and Comfort Inn structures partially in the floodplain. The property is zoned O-2 (Office) and B-2 (Business) under the City of Charlotte's Zoning Ordinance, with roadway frontage on Independence Blvd. The B-2 zoning designation is approximately 400 feet deep along Independence Blvd. and the remainder of the property is zoned O-2. After taking ownership of the property, the buildings will be demolished and the property will be used for a combination of uses including right-of-way for a future sewer line, storm water management and public open space.

PROJECT JUSTIFICATION:

This project is consistent with several City and County goals, specifically removing structures within the floodplain, increasing public open space for citizens of Mecklenburg County, improving business and neighborhood areas within the City, and improving community safety.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels is consistent with the *Mecklenburg County Parks Master Plan* (2008) which identified the need for additional open space and park land in this area of the County. Acquisition of the parcel is also consistent with the *Mecklenburg County Floodplain Management Guidance Document* and with the goals outlined in the *Independence Boulevard Area Plan* (2011).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Independence Boulevard Area Plan* states that a portion of this area should be dedicated to greenway/park and open space to improve environmental conditions along the creek and to serve as an amenity to a more compact and walkable mixed-use regional development node or future transit station area as outlined in the *2030 Corridor System Plan (adopted 2006, amended 2011)*. Other key policies within the *Independence Boulevard Area Plan* identify this area as one of three catalyst sites along Independence Boulevard to remove blight and to reposition the properties for redevelopment with a mixture of uses to complement the redevelopment or expansion of the Bojangles' Coliseum as a regional amenity and to provide uses to serve the existing neighborhoods within the area.

Therefore, the proposed action is consistent with the *Independence Boulevard Area Plan*.

PROJECT IMPACT:

Acquisition of this property expands access to public open space for residents within the eastern portion of Mecklenburg County and reduces potential life and property losses from future floods. It is anticipated that acquisition of these properties will have a positive impact on community safety in the area, provide land for a sewer easement, provide open space and help improve water quality.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space. It will have a positive impact on the future redevelopment of Bojangles' Coliseum and Ovens Auditorium.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is expected to be complete by December 31, 2012.

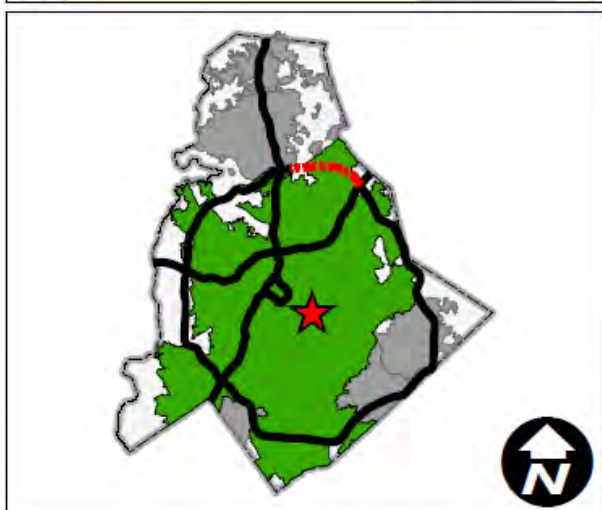
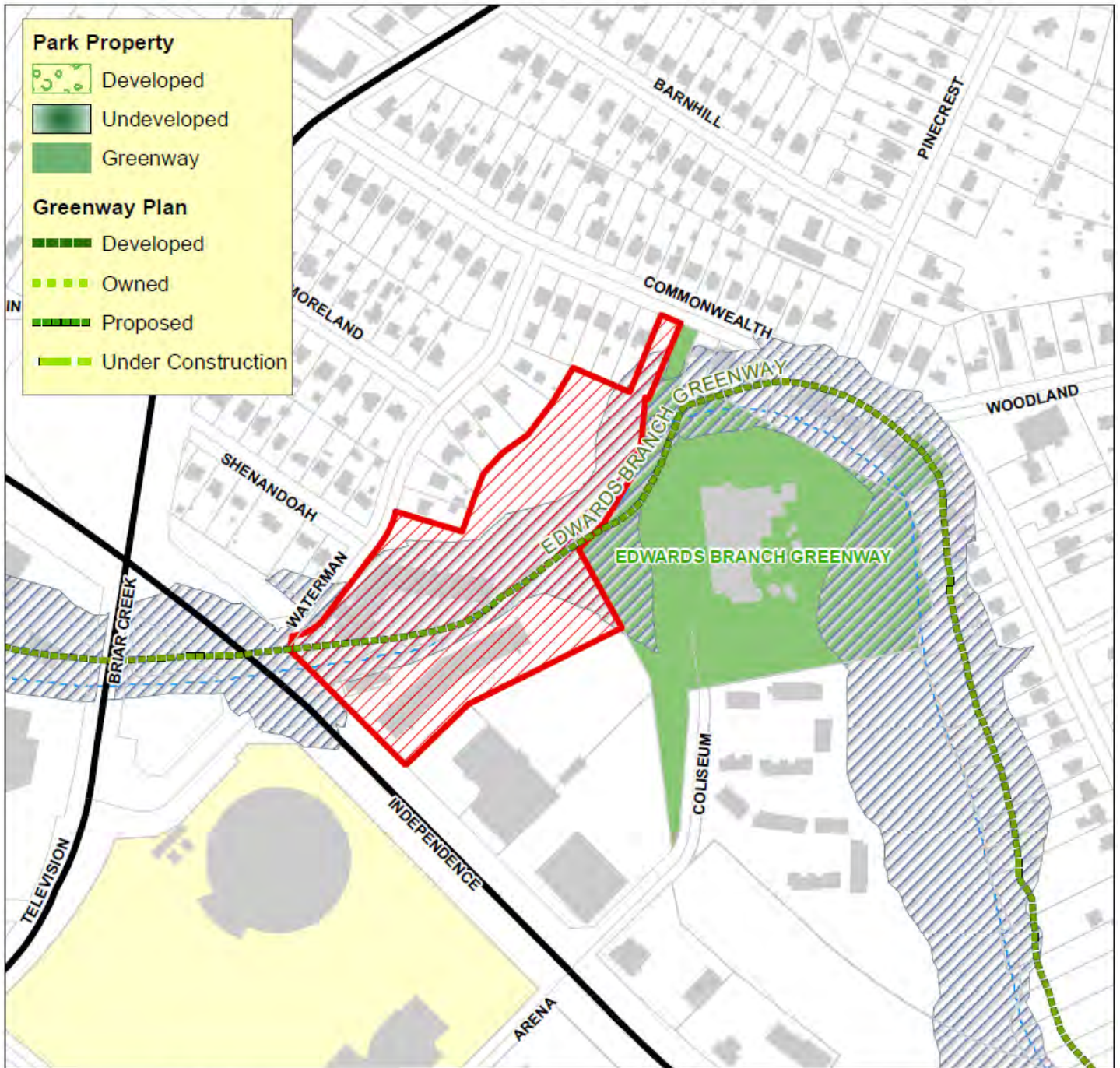
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their October 3 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed action.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 12-19

Submitted by: County & City Real Estate
 Initiated by: County & City Manager's Office

- County Property
- City Property
- FEMA 100 Year Floodplain

