

Planning Committee Agenda Packet

May 21, 2013 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

May 21, 2013 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve April 16, 2013 Minutes. *Attachment 1*

3. M.R. #13-05: Proposal by the City of Charlotte to convey Land Located on Spratt Street to Mecklenburg County for Second Harvest Food Bank expansion

Background: The City of Charlotte proposes to convey approximately 1.5 acres of land located at 500-B Spratt Street to Mecklenburg County for the expansion of Second Harvest Food Bank. The County, in turn, will amend its existing lease with Second Harvest Food Bank to include the additional land area. ***Attachment 2***

Staff Resources: Alberto Gonzalez, Planning
Timothy J. O'Brien, City Real Estate

Action Requested: Approve Planning staff's recommendation for M.R. #13-05.

4. M.R. #13-06: Proposal by Mecklenburg County to Acquire Land Located on Shopton Road West for McDowell Nature Preserve Expansion

Background: Mecklenburg County proposes to purchase approximately 2 acres of land located at 14816 Shopton Road West (Tax Parcel 199-491-04) to expand McDowell Nature Preserve. ***Attachment 3***

Staff Resources: Catherine Stutts, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #13-06.

5. M.R. #13-07: Proposal by Mecklenburg County to Acquire Land on McCoy Road for Gar Creek Nature Preserve Expansion

Background: Mecklenburg County proposes to purchase approximately 3 acres of land located off McCoy Road (Tax Parcel 015-223-12) in Huntersville to expand Gar Creek Nature Preserve. ***Attachment 4***

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #13-07.

6. M.R. #13-08: Proposal by Mecklenburg County to Acquire Land on Frew Road for Derita Neighborhood Park Expansion

Background: Mecklenburg County proposes to purchase approximately 5.5 acres (Tax Parcel 085-061-26) and approximately 3 acres (Tax Parcel 085-061-27) located on Frew Road in Charlotte to expand Derita Neighborhood Park. **Attachment 5**

Staff Resources: Alan Goodwin, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #13-08.

7. M.R. #13-09: Proposal by Mecklenburg County to Acquire Land on York Road for McDowell Nature Preserve Expansion

Background: Mecklenburg County proposes to purchase approximately 6.4 acres of land located on York Road (Tax Parcel 199-311-04) to expand McDowell Nature Preserve. **Attachment 6**

Staff Resources: Catherine Stutts, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #13-09.

8. M.R. #13-10: Proposal by Mecklenburg County to Acquire Land Located off Beam Road for Sugar Creek Greenway Expansion

Background: Mecklenburg County proposes to purchase approximately 10 acres of land located at 3140 Beam Road (Tax Parcel 143-221-02) to expand Sugar Creek Greenway. **Attachment 7**

Staff Resources: Alberto Gonzalez, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #13-10.

9. M.R. #13-11: Proposal by Mecklenburg County to Acquire Land Located off Northcross Center Court for Caldwell Station Creek Greenway Expansion

Background: Mecklenburg County proposes to purchase approximately 2.3 acres of land located off Northcross Center Court (Tax Parcel 005-042-98) in Huntersville to expand Caldwell Station Creek Greenway. **Attachment 8**

Staff Resources: Jonathan Wells, Planning
Jacqueline McNeil, County Asset and Facility Management

Action Requested: Approve Planning staff's recommendation for M.R. #13-11.

10. Receive an Update on the draft *Prosperity Hucks Area Plan*

Background: The plan development process for the Prosperity Hucks area began last fall. Staff held a kick-off meeting and two community workshops to share information and receive public input on the plan area. Staff is in the process of developing the draft plan and will hold a community meeting to present the plan this summer.

Staff Resource: Kent Main, Planning

Action Requested: Discuss the Prosperity Hucks area planning process, no action required.

11. Adjourn

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

Attachment 1

**April 16, 2013 – 5:00 p.m.
CMGC – 2nd Floor, Room 280**

Attendance

Commissioners Present: Chairperson Andy Zoutewelle, Vice-Chairperson Tracy Finch Dodson (left at 5:37 p.m.), Lucia Zapata Griffith, Deborah Ryan, Greg Phipps and Thomas Low (arrived at 5:30 p.m.)

Commissioners Absent: Steven Firestone

Planning Staff Present: Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Alysia Osborne, Catherine Stutts, Amanda Vari and Jonathan Wells

Other Staff Present: Tracy Newsome (CDOT), Tim O'Brien (Engineering) and Andy Mock (CATS)

Call to Order and Introductions

Chairperson Zoutewelle called the meeting to order at 5:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Griffith and seconded by Commissioner Dodson to approve the March 19, 2013 minutes. The vote was 6-0 to approve the minutes.

M.R. #13-04: Proposal by the City of Charlotte to Sell Land Located on John McCarroll Avenue

Amanda Vari (Planning) presented the Mandatory Referral for the proposed sale of a vacant parcel of land located at 130 John McCarroll Avenue. She explained that the parcel was purchased as a result of the Brookshire Boulevard widening project in 2001, but the portion of the parcel not used for right-of-way is now surplus. Staff would like to sell the surplus land via the upset bid process.

The *Thomasboro-Hoskins Small Area Plan (2002)* recommends single family land uses at a density of up to 5 dwelling units per acre for the subject parcel. Adjoining properties along John McCarroll Avenue and farther west along Brookshire Boulevard are also recommended for single family residential land uses up to 5 dwelling units per acre. Parcels fronting on Brookshire Boulevard to the east of the parcel are recommended for retail uses. The proposed use is inconsistent with the publicly adopted land use plan. Planning staff does not recommend the sale of the subject parcel for retail land uses.

Timothy O'Brien (City Real Estate) stated that an individual has expressed interest in purchasing the property for retail land uses. Mr. O'Brien has explained to the interested buyer that the property is zoned for residential land uses and the risk associated with purchasing the property with the expectation that it can be rezoned for retail land uses. Committee members discussed this Mandatory Referral at length.

Commissioner Griffith asked about use of the parcel for retail uses. Ms. Vari explained that Planning staff does not recommend the sale of the parcel for retail. Retail development at this location is inconsistent with land use recommendations in the *Thomasboro-Hoskins Area Plan* (2002). The intent of the adopted plan is to protect existing residential areas and maintain a cohesive residential development pattern in the area. Commissioner Ryan asked if the property would have to be rezoned for retail development. Ms. Vari answered yes and that retail at this location would only be considered with a good site plan that shows a unified development that includes adjoining parcels. Chairperson Zoutewelle asked about the origination of the Mandatory Referral. Mr. O'Brien stated that an interested buyer contacted the City.

A motion to approve Mandatory Referral #13-04 made by Commissioner Ryan and seconded by Commissioner Dodson failed with a vote of 3-2. A second motion made by Commissioner Ryan and seconded by Commissioner Dodson to approve Planning staff's recommendation for Mandatory Referral #13-04 passed 4-1.

Draft Park Woodlawn Area Plan

Alberto Gonzalez (Planning Staff) briefly explained the proposed revisions to the draft plan, dated April 8, 2013. The Committee discussed the changes. Commissioner Ryan shared that she is still concerned about bike lanes. Tracy Newsome (CDOT) stated that the design of the bike lanes is not addressed in the plan at this time but there will probably be changes to the design process in the future. Commissioner Low said he would like to see speed limits addressed in the street cross-sections, block structures added to future land use maps and maps that show the general framework, at least for the activity centers, corridors, and wedges.

Mr. Gonzalez stated that staff recommends using general references to the Urban Street Design Guidelines (USDG). Commissioner Ryan has concerns about the planning process and that this is the Committee's first chance to comment on the plan. There was discussion about not being able to discuss agenda items that are listed as "for information only." She said that the Executive Committee should consider bringing the plans to the Planning Committee more frequently for comment and consider official procedural changes. Mr. Gonzalez explained the next steps in the process and said Council will consider adopting the plan in early June.

A motion was made by Commissioner Griffith and seconded by Commissioner Phipps to recommend approval of the draft Park Woodlawn Area Plan and the proposed revisions to the draft plan. The vote was 6-0 to recommend adoption of the draft Park Woodlawn Area Plan, proposed revisions to the draft plan dated April 8, 2013 and posted operating and design speed on the streetscape cross-sections.

Draft Blue Line Extension Station Area Plans

Kathy Cornett (Planning Staff) gave an overview of the draft *Blue Line Extension Station Area Plans*. She distributed the proposed revisions to the draft document dated April 16, 2013. Both Ms. Cornett and Ms. Alysia Osborne (Planning Staff) were available to answer questions. Commissioner Ryan suggested swapping the bike lanes and on-street parking in the future. She would like additional information on this or would like to present information on bike lanes to the Commission herself. She stated that the plan does not go far enough to address bike and pedestrian connectivity. She would like to see revisions to the street cross-sections to show

greater concern for bike lanes. Commissioner Griffith shared her concerns about passenger exits from cars. Commissioner Low requested that design and operating speeds be added to the cross-sections. He also asked staff to research green tracks and crossing distances along the line as well as examples and trends relating to design and operating speeds.

Commissioner Ryan made a motion to recommend that the Executive Committee direct staff to look at green tracks, multi-modal crossing distances between designated crossings, separated bike lanes and design and operating speeds in the cross-sections used in Planning from an urban design perspective. Commissioner Low seconded and the motion passed unanimously.

A motion was made by Commissioner Griffith and seconded by Commissioner Phipps to recommend approval of the draft Blue Line Extension Station Area Plans and the proposed revisions to the draft plan. The vote was 4-1 to recommend adoption of the Blue Line Extension Station Area Plans, proposed revisions to the draft plan dated April 8, 2013 and posted operating and design speed on the streetscape cross-sections.

M.R. #13-03: Proposal by Charlotte-Mecklenburg Schools to Acquire Land Located on Rocky River Road

Catherine Stutts, (Planning) presented the Mandatory Referral for the proposed acquisition of approximately 22.8 acres of land located at 431 Rocky River Road as a replacement site for Newell Elementary School. She explained the need to reserve land for school sites as part of future development and supports acquiring the property for use as a school.

A motion was made by Commissioner Griffith and seconded by Commissioner Ryan to approve Planning staff's recommendation for Mandatory Referral #13-03. The vote was 6-0 to approve staff's recommendation for Mandatory Referral #13-03.

Adjourn

Meeting adjourned at 7:30 p.m.

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

Initiated by: Ron Kimble, City Manager's Office

MANDATORY REFERRAL-REPORT NO. 13-05
Proposed Conveyance of Land on Spratt Street for Expansion of Second Harvest Food Bank

PROJECT PROPOSAL AND LOCATION:

Second Harvest Food Bank, located at 500-B Spratt Street in Charlotte, is in need of more land to expand their facility. The Food Bank is a Mecklenburg County sponsored operation operating in a building located on Mecklenburg County land. The property is located just outside of the 4th Ward, west of Statesville Avenue, in the Greenville community of Charlotte. Spratt Street is a cul-de-sac on the east side of the Norfolk-Southern railroad tracks that separates the residential portion of the Greenville community from the institutional properties on Spratt Street.

The Food Bank shares Spratt Street with a building owned by the City of Charlotte (housing survey, traffic signal, building maintenance, and some I.T. functions), Crisis Assistance Ministry, and the Salvation Army.

The City of Charlotte owns the neighboring land that is needed for the expansion of the Food Bank. The City, Mecklenburg County and Food Bank have been collaborating to seek a solution to expand the Food Bank facility for their increasing capacity to supply food to the needy. The City has received a request to deed to the County approximately 1.5 acres of vacant land for expansion of its existing building, and to lease an additional approximately .60 acres adjoining the site (currently developed as parking for an adjoining City-owned building) to serve as a location for additional parking. The County, in turn, would amend its existing lease with the Food Bank to include the additional land area. This proposed transaction would involve portions of City-owned parcel #07845403.

Since the land proposed to be leased to the County was previously used as auxiliary parking for a CATS operation (that has since been relocated elsewhere), the proposal is to lease (rather than convey title to) this property to the County in the event that changes in the use of the City-owned building would justify the need for additional parking.

The area is zoned I-1(CD) Industrial Conditional according to the Charlotte Zoning Ordinance. A portion of the current Food Bank site is zoned I-1 Industrial (without conditions).

PROJECT JUSTIFICATION:

As the economy remains sluggish, Second Harvey Food Bank has been experiencing significant increases in the number and quantity of requests to provide greater volumes of food to the needy. For instance, in 2006, the Food Bank distributed 17.5 million pounds of food, but by 2012, the number had doubled to 38.2 million pounds of food, with an expectation that the need for food will substantially increase over the upcoming years. Correspondingly, there is an increase in the amount of facility required to collect, store, and distribute the food. Therefore, expansion options have been explored and the preferred option involves the use of City-owned property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City of Charlotte is in support of a Mecklenburg County function to provide basic services to its citizens and those of surrounding communities. The 1.5 acres of land proposed to be transferred from the City to the County is currently vacant and has no identified City use. The .60 ac. of additional parking space, that is to be leased to the County, was previously used for parking for CATS Special Services vehicles which have since been moved to a new facility elsewhere.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends institutional land uses for this property, as well as the adjacent properties on Spratt Street owned by the County and the Salvation Army. The property is zoned I-1 (CD) and any future development not consistent with the approved site plan would have to go through a site plan amendment or rezoning.

PROJECT IMPACT:

The land to be deeded to the County is not needed for any current or future City operations. However, the City decided to only lease the additional parking to the County since all or part of that parking space might be needed by the City should there be a change in use of the City's Spratt Street facility.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The CATS Red Line North Corridor commuter train is scheduled to run in the adjoining Norfolk-Southern rail right-of-way. However, at this time, there is no specific timeline for the completion of this transit project.

ESTIMATED PROJECT COMPLETION DATE:

Funds are currently available to complete architectural and engineering drawings for the site improvements. Once the land transaction is complete, a capital campaign will be launched to identify funding to construct the expanded facility. The project completion timeline is directly related to the effectiveness of the capital campaign.

JOINT USE TASK FORCE REVIEW COMMENTS:

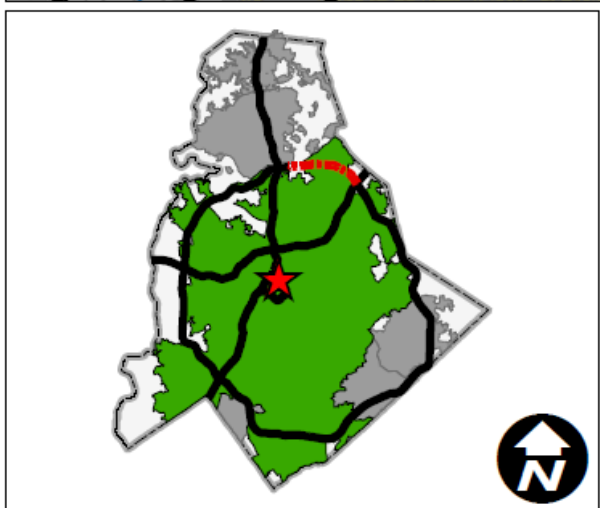
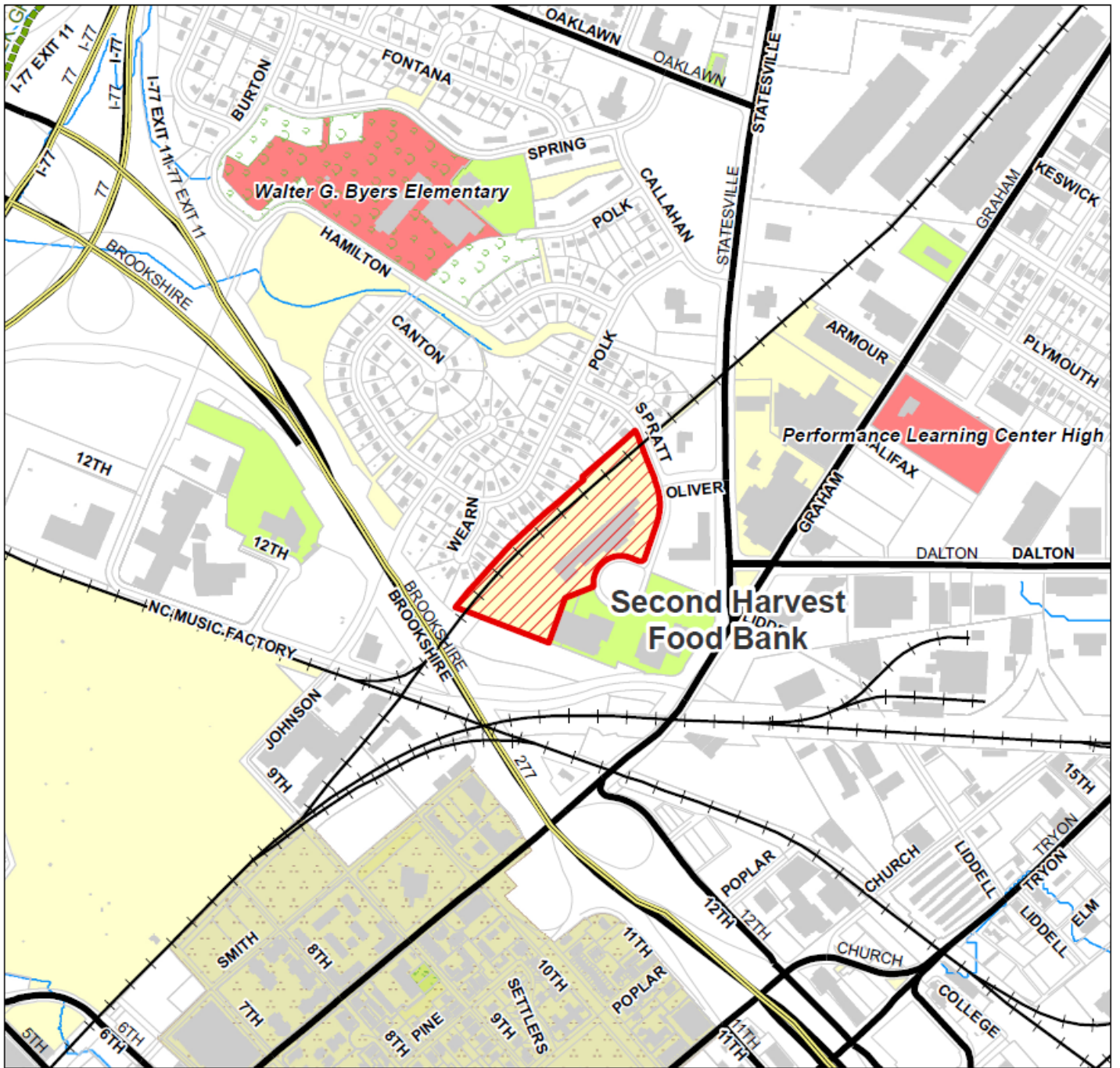
The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:








Mandatory Referral 13-05

Initiated by: City Manager's Office

Submitted by: City Real Estate

-  Mandatory Referral
-  City Property
-  County Property



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 13-06

Proposed Acquisition of Land on Shopton Road West for McDowell Nature Preserve Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±1.93 acres located at 14816 Shopton Road West (Tax Parcel 199-491-04) in Mecklenburg County for the expansion of McDowell Nature Preserve. The property is vacant and zoned R-3 (Single-family Residential) according to the City of Charlotte Zoning Ordinance.

There are single-family residences dispersed throughout the surrounding area, which is largely rural. McDowell Nature Preserve is immediately adjacent to the property to the west. The subject parcel is not located in the floodplain.

PROJECT JUSTIFICATION:

This property provides for additional buffer to the existing McDowell Nature Preserve and has several important natural features. The parcel contains an upland depression swamp forest community which is one of the most rare natural community types that occur within Mecklenburg County. Protection of this parcel will enhance water quality as these swamps store water and slow down runoff as well as provide critical breeding habitat for salamanders and frogs.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing nature preserves.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel in question is subject to the *Steele Creek Area Plan (2012)* which recommends single family residential up to 4 dwelling units per acre. The proposed use is compatible with residential uses. Furthermore, the plan encourages the protection of environmental features which are important to the livability and sustainability of the area. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by the McDowell Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late Spring 2013.

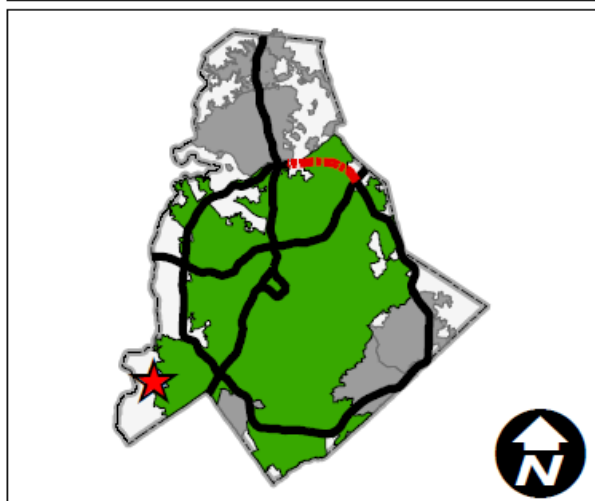
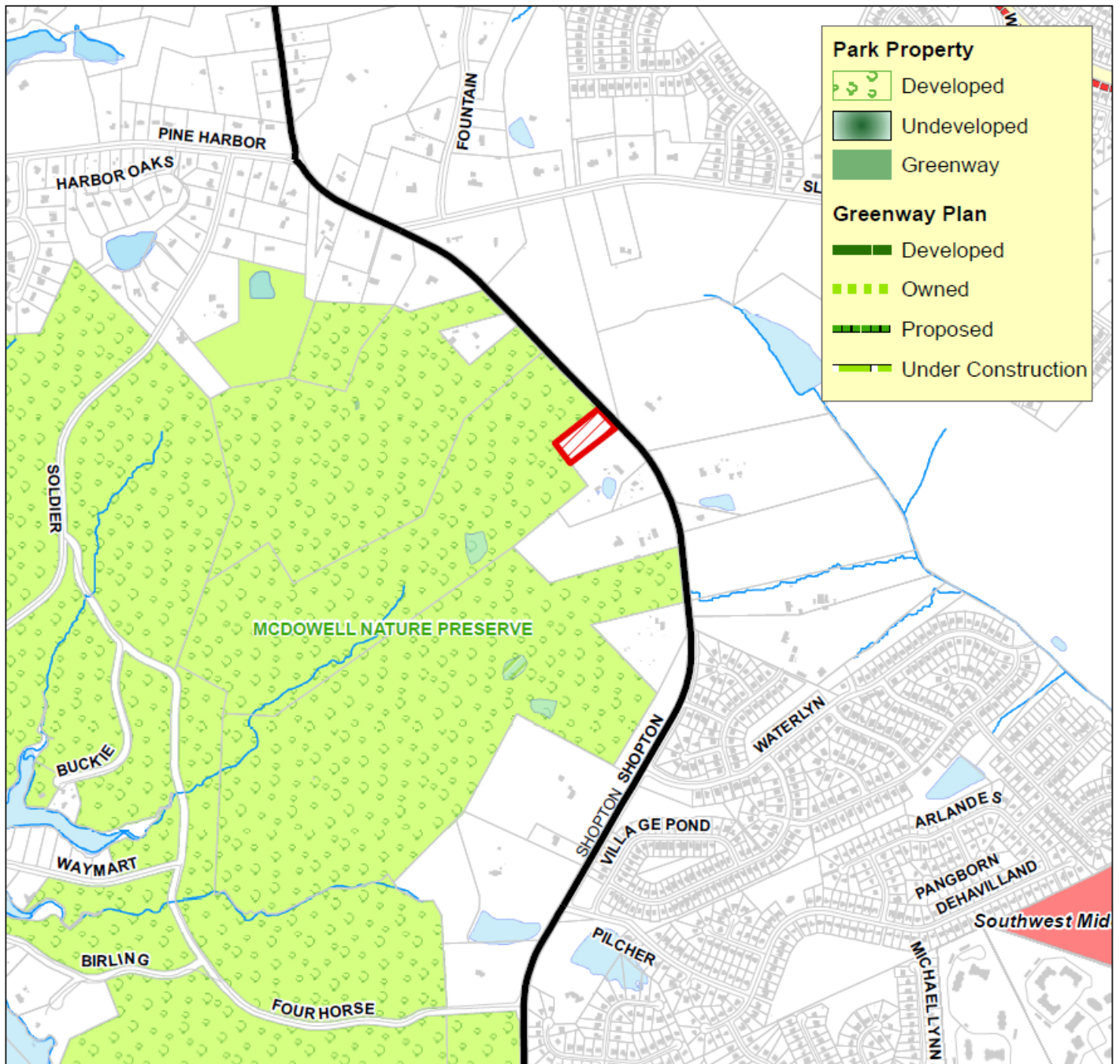
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Steele Creek Area Plan (2012)*.


CMPC PLANNING COMMITTEE RECOMMENDATION:




Mandatory Referral 13-06

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

 Mandatory Referral

 County Property





Hoen Property McDowell Nature Preserve Expansion

2024-APR 04.10.2022



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 13-07

Proposed Acquisition of Land on McCoy Road in Huntersville for Expansion of Gar Creek Nature Preserve

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±3 acres located off McCoy Road (Tax Parcel 015-223-12) in Huntersville for the expansion of Gar Creek Nature Preserve. The property is vacant and zoned R (Rural District) according to the Town of Huntersville Zoning Ordinance.

There are single-family residences dispersed throughout the surrounding area, which is largely rural. Gar Creek Nature Preserve is immediately adjacent to the property on the east. The subject parcel is not located in the floodplain but does have a 100 foot swim buffer running through the center.

PROJECT JUSTIFICATION:

This property provides for additional buffer to the existing Gar Creek Nature Preserve and has several important natural features. It contains a mix of pine and hardwood forest and most importantly will provide a buffer from existing development and give water quality protection to both sides of a portion of a tributary to Gar Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing nature preserves. In addition, the proposed park use is a permitted use in the current zoning district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed use is consistent with the Town of Huntersville's *2030 Community Plan* (the Town's long range land use policy document), specifically Policy E-1: Preservation and Enhancement which supports "the preservation and enhancement of the natural environment, along with its scenic and cultural assets."

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by the Gar Creek Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late Spring 2013.

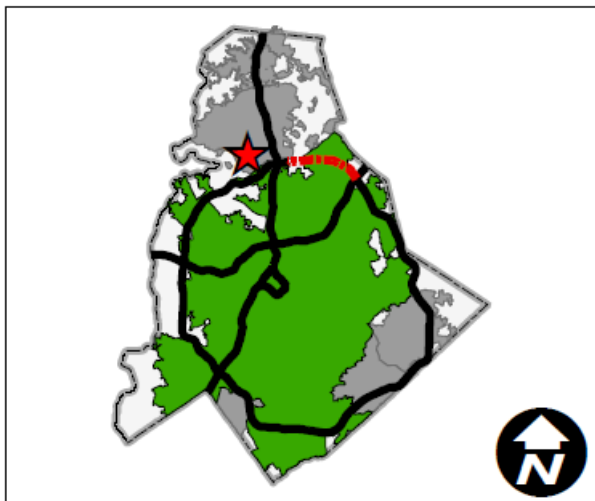
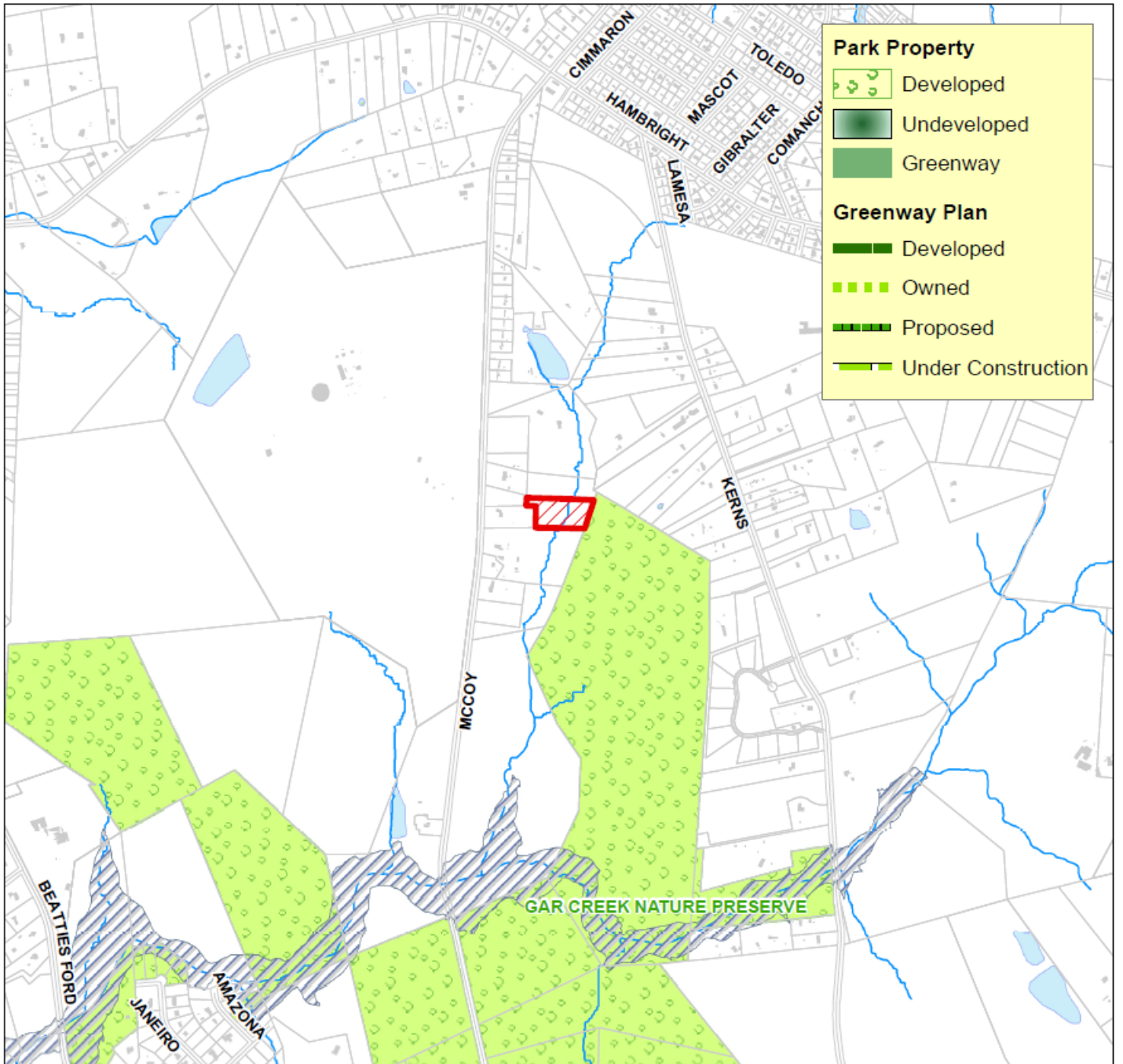
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Huntersville town staff reports that the town is supportive of the proposed acquisition of this property to enhance the existing Gar Creek Nature Preserve. Therefore, Planning staff supports the proposed transaction.




CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 13-07

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

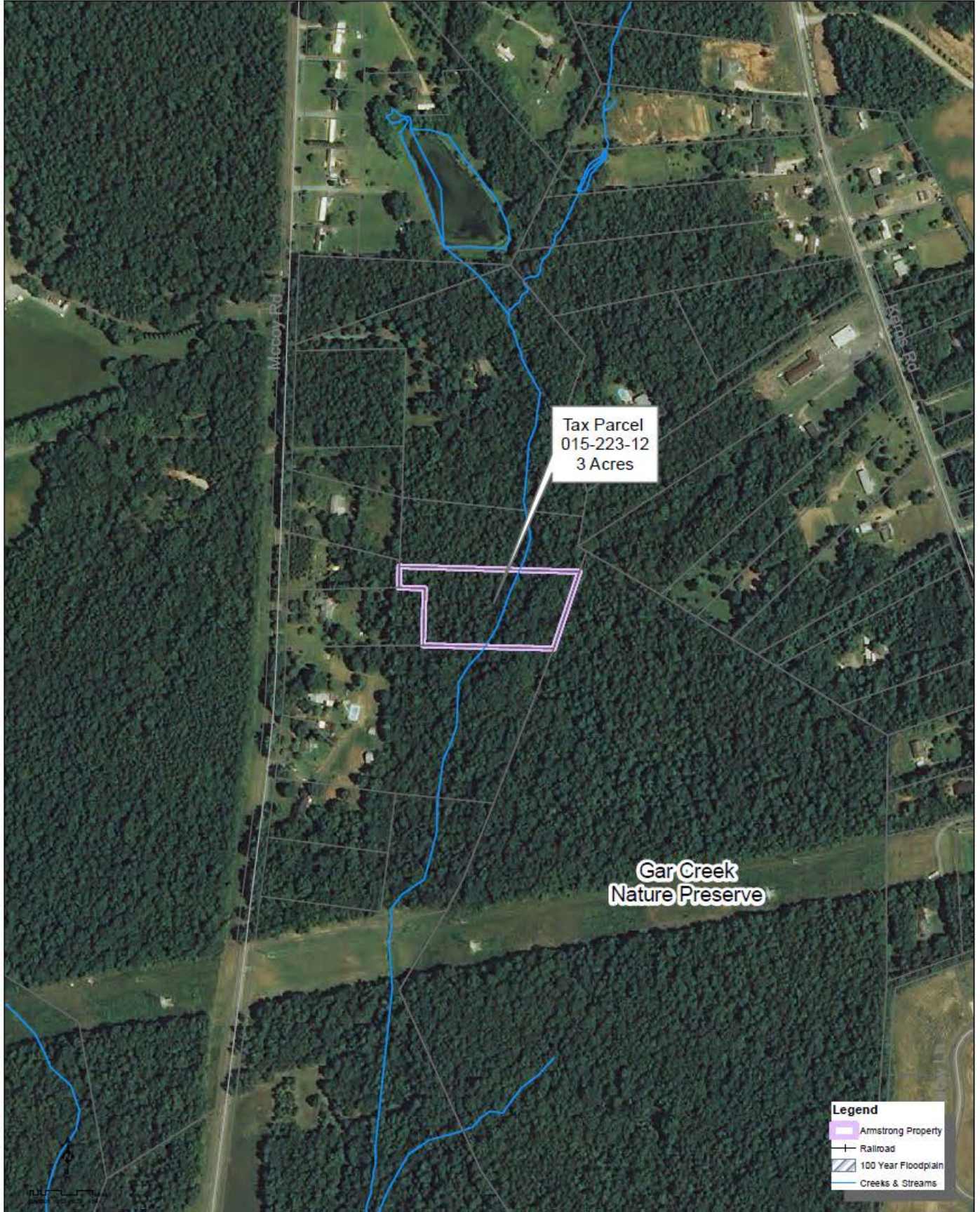
-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property





Armstrong Property Gar Creek Nature Preserve Expansion

055A-APM 04.19.2012



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 13-08

Proposed Acquisition of Property on Frew Road in Charlotte for Expansion of Derita Neighborhood Park

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±5.5 acres (Tax Parcel 085-061-26) and ±3.03 acres (Tax Parcel 085-061-27) located on Frew Road in Charlotte for the expansion of Derita Neighborhood Park. The properties are vacant and zoned multi-family residential (R-22 MF and R-17 MF, respectively) according to the City of Charlotte Zoning Ordinance.

There are a few single-family residences to the south of the subject parcels. The area to the east houses an apartment complex, and there are some industrial properties to the west. Derita Park is immediately adjacent to the properties to the north. The western portion of the properties is located in the floodplain.

PROJECT JUSTIFICATION:

These two parcels are adjacent to Derita Neighborhood Park and would allow more amenities to be developed in collaboration with the neighborhood. In general, this neighborhood is underserved. The property also backs up to the Derita Branch of Little Sugar Creek Greenway, a corridor that has been identified on the 2008 *Mecklenburg County Greenway Master Plan*. This property would serve as a trailhead opportunity for this greenway and allow residents of the neighborhood to reach future Little Sugar Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion of existing parks.

A future street is identified in the City's Comprehensive Transportation Plan that will connect 36th Street at North Tryon Street with Atando Avenue near North Graham Street. The preliminary alignment currently shown for this street passes to the west of Parcel 085-061-26, however this alignment has not been finalized.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *Central District Plan* (adopted 1993) which recommends multi-family residential as the land use for both parcels. Open space is generally considered to be an appropriate use in areas prescribed for future residential use.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the recreational and open space capacity for Derita Neighborhood Park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space/park land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late Spring 2013.

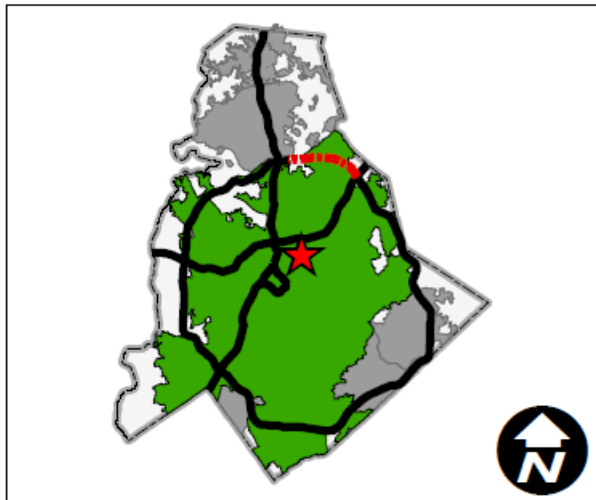
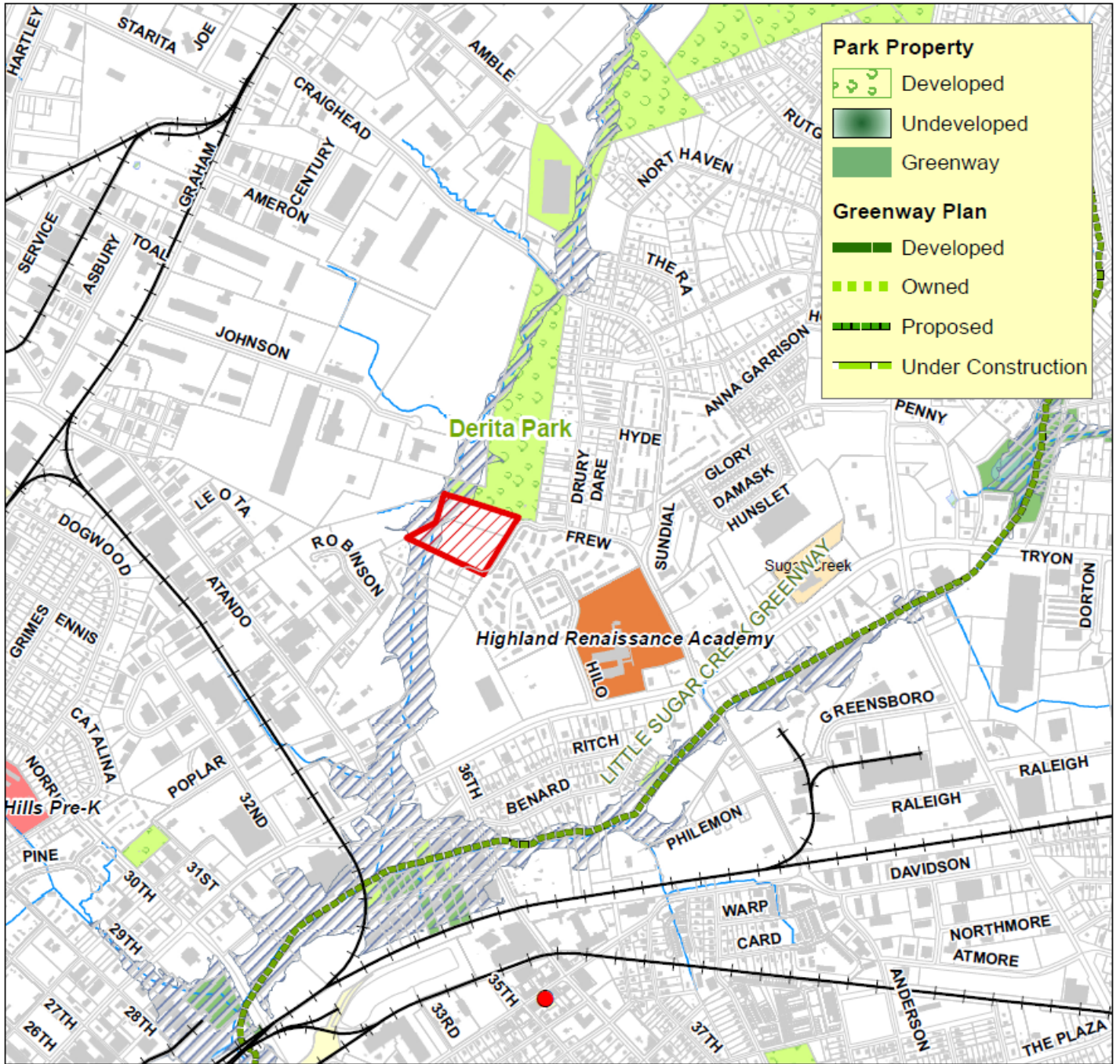
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

It is recommended that this acquisition for the intended use be approved, subject to the acquisition and the park expansion site design being coordinated with Metropolitan Planning Organization (MUMPO) as future street alignment is finalized so that the future street alignment will not conflict with Parcel 085-061-26.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 13-08

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

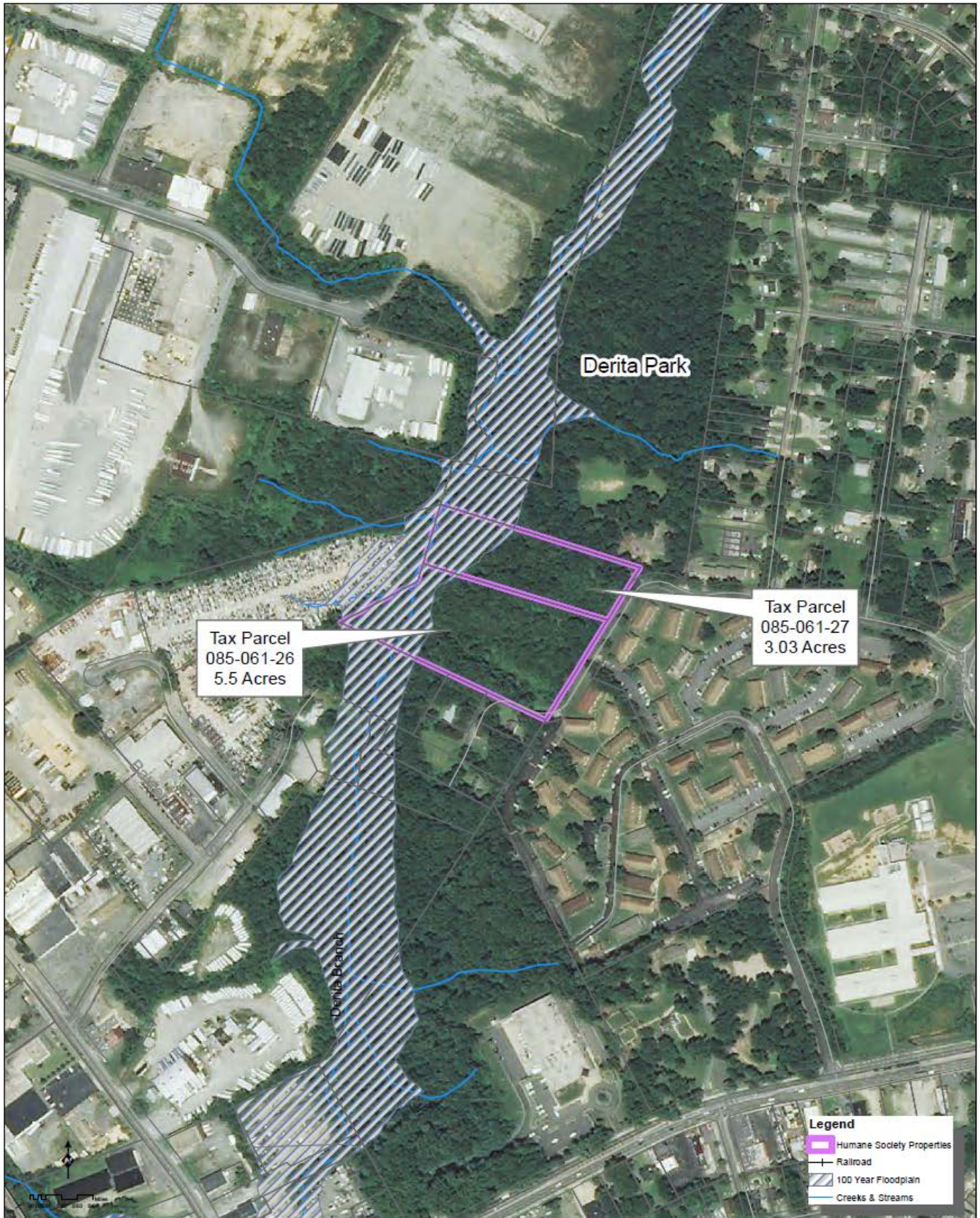
- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property





Humane Society Properties Derita Park Expansion

035A-APP 04.27.2019



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 13-09

Proposed Acquisition of Property on York Road for McDowell Nature Preserve Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±6.442 acres located on York Road (Tax Parcel 199-311-04) in Mecklenburg County for the expansion of McDowell Nature Preserve. The property is vacant and zoned R-3 (Single-family Residential) according to the City of Charlotte Zoning Ordinance.

There are some single family residents in the vicinity. The property is bordered by Pleasant Hill Presbyterian Church to the west and a CMS elementary school (under construction) to the south across York Road. McDowell Nature Preserve is immediately adjacent to the property to the north and east. The subject parcel is not located in the floodplain.

PROJECT JUSTIFICATION:

This property provides for additional buffer to the existing McDowell Nature Preserve and has several important natural features. There is a high-quality north-facing slope with large hardwood trees and an ephemeral spring wildflower under layer leading down to a small headwater stream. This property will provide for water quality protection for a portion of the Porter Branch stream system and the habitat found here is important breeding/nesting habitat for some of our imperiled woodland bird species.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing nature preserves.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel in question is subject to the *Steele Creek Area Plan (2012)* which recommends single family residential up to 4 dwelling units per acre. The proposed use is compatible with residential uses. Furthermore, the plan encourages the protection of environmental features which are important to the livability and sustainability of the area. The proposed use is considered to be consistent with the adopted land use plan.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by the McDowell Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late Spring 2013.

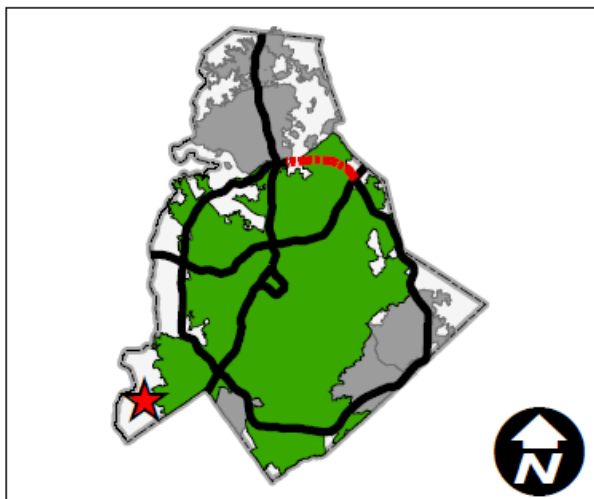
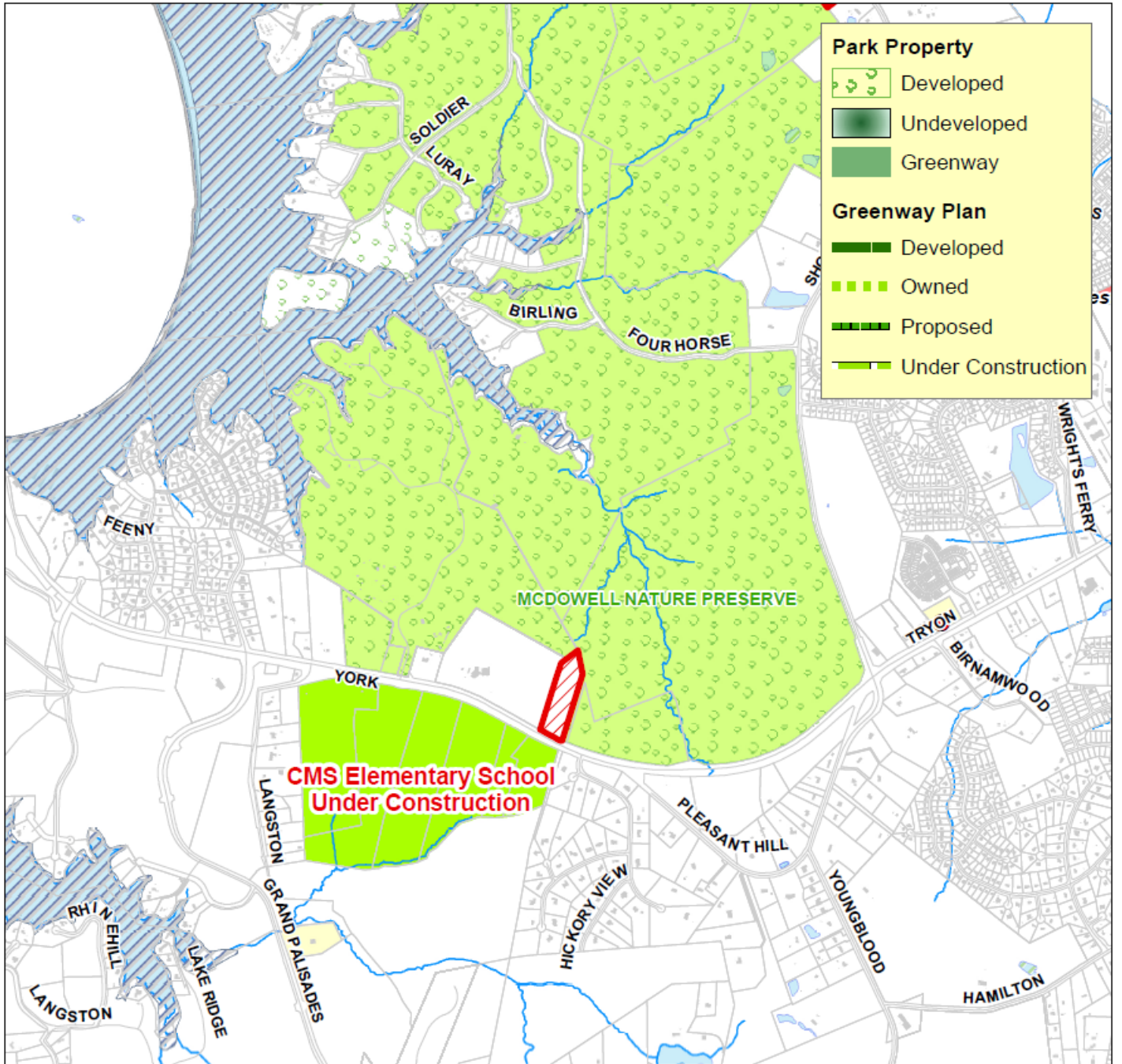
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Steele Creek Area Plan (2012)*.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 13-09

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property





McAllister Property McDowell Nature Preserve Expansion

8/24/2011 08:12:2011



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 13-10

Proposed Acquisition of Property off Beam Road for Sugar Creek Greenway Expansion

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±9.81 acres located at 3140 Beam Road (Tax Parcel 143-221-02) in Charlotte for the expansion of Sugar Creek Greenway. The property is currently occupied by a single-family structure that will be removed and zoned R-3 (Single-family Residential) according to the City of Charlotte Zoning Ordinance.

The subject parcel is surrounded by non-residential uses. The CMPD Police and Fire Training Academy is to the south and southwest. There is vacant property to the west, and Renaissance Park borders the property to the east and north. The eastern portion of the subject parcel is located in the floodplain.

PROJECT JUSTIFICATION:

This parcel is needed for Sugar Creek Greenway and, with access available off Beam Road, a potential maintenance facility once the greenway is constructed. Sugar Creek Greenway is on the 2008 *Mecklenburg County Greenway Master Plan* and a 2008 bond project. Potential partnership includes the developer City Park, which will be developed on the site of the former Tyvola Road Coliseum. The three-mile loop around City Park would be connected to this corridor, which will extend to South Tryon Street.

More specifically, the 2008 bond project for Sugar Creek Greenway is a six-mile project that begins as a three-mile loop around the City Park property. Discussions are on-going, but current plans are for the City Park developer to construct and dedicate the section of greenway on their property, a distance of slightly under one mile. The County would be responsible for acquisition and construction of the remainder of the six miles of greenway trail. The subject property is located closer to South Tryon Street at the southern end of the six mile run.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of the greenway system.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) recommends office land uses for this parcel, and the surrounding parcels on the west, up to Beam Road. The properties immediately to the east and north of this parcel are recommended for greenway use.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future residential development and builds upon the existing Renaissance Park and future Sugar Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as greenway. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late Spring 2013.

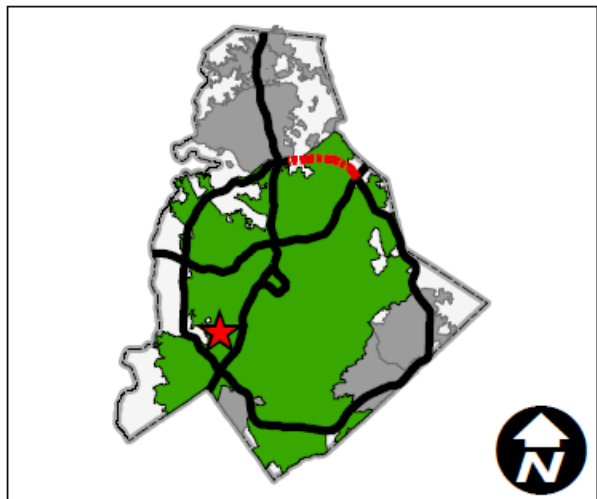
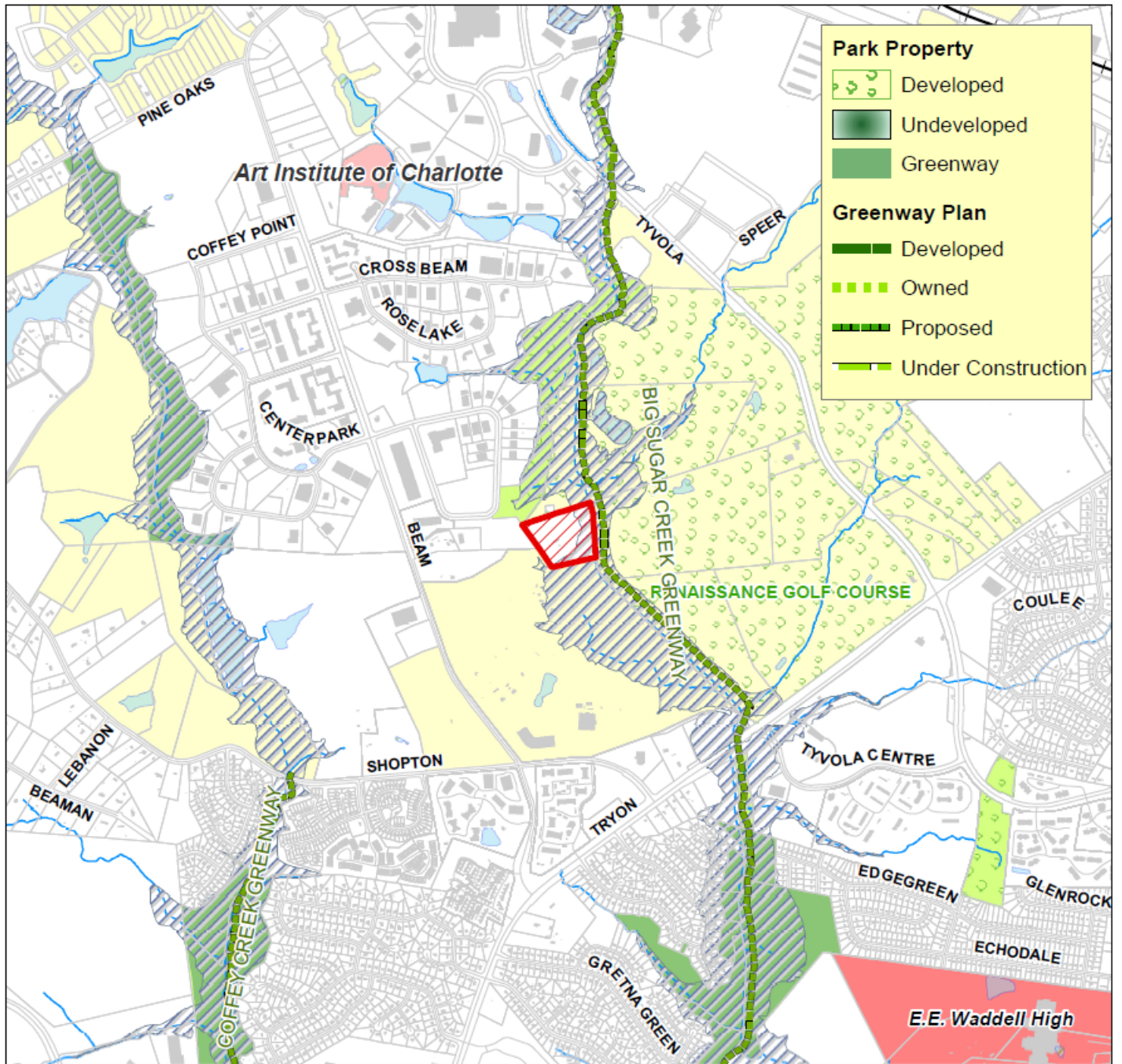
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition for the expansion of the Sugar Creek Greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 13-10

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

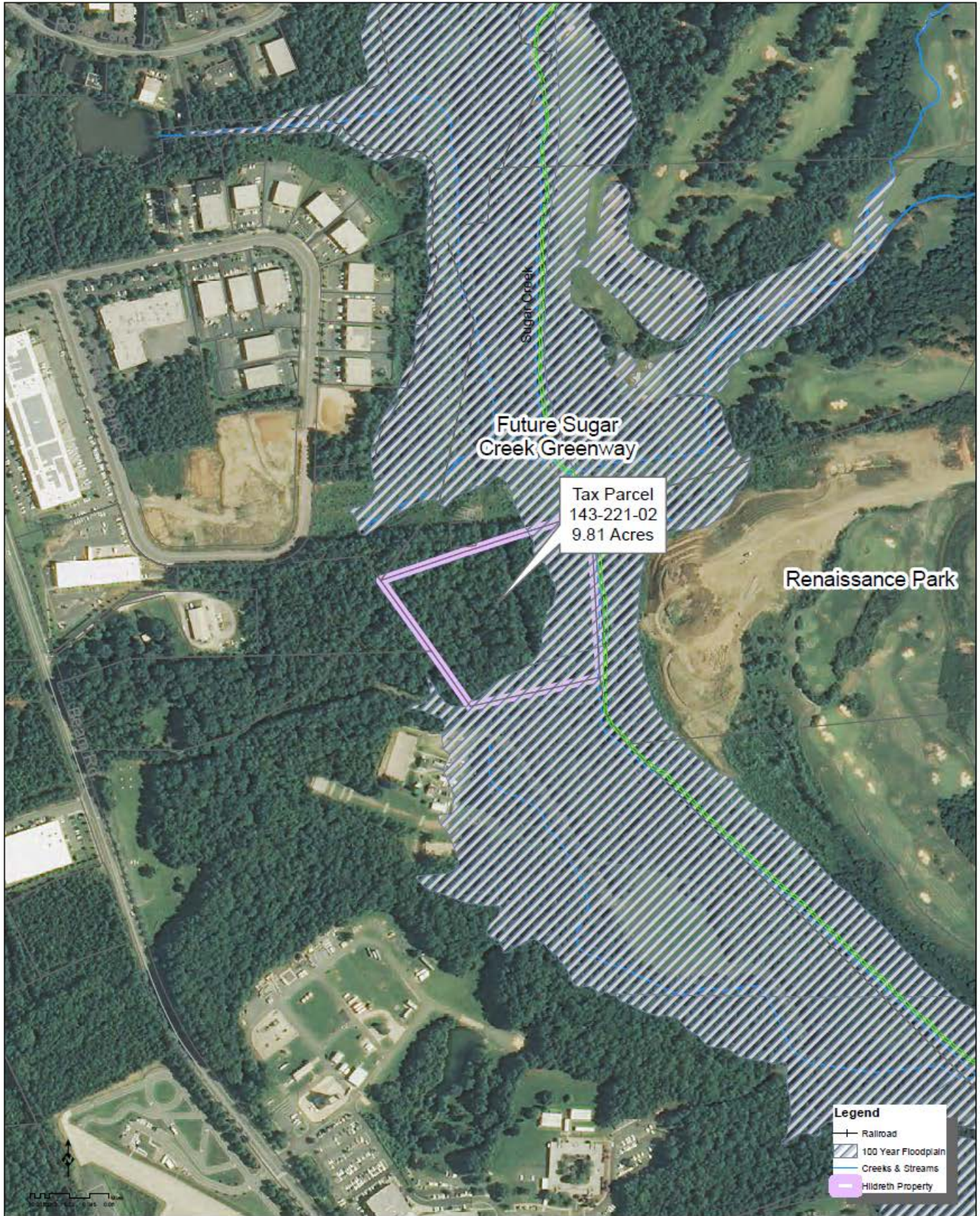
- Mandatory Referral
- FEMA 100 Year Floodplain
- City Property
- County Property





Hildreth Property Sugar Creek Greenway

8556-4FM 04.23.2019



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

MANDATORY REFERRAL REPORT NO. 13-11
Proposed Acquisition of Property off Northcross Center Court in Huntersville
for Expansion of Caldwell Station Creek Greenway

PROJECT PROPOSAL AND LOCATION:

This project is the proposed acquisition of ±2.31 acres located off Northcross Center Court (Tax Parcel 005-042-98) in Huntersville for the expansion of the Caldwell Station Creek Greenway. The property is vacant and zoned CB-CD (Corporate Business District - Conditional) according to the Town of Huntersville Zoning Ordinance.

The subject parcel is located in a business park; however, there are some single-family residences in the immediate vicinity. The northwest corner of the subject parcel is located in the floodplain.

PROJECT JUSTIFICATION:

This property will serve as a parking trailhead for Caldwell Station Creek Greenway, a greenway corridor identified on the 2008 *Mecklenburg County Greenway Master Plan*. The purchase will enable Park and Recreation to partner with the Town of Cornelius, currently designing the greenway. The Town of Cornelius has received a \$2.15 million NC Department of Transportation Bicycle and Pedestrian grant to fund the construction of the two-mile greenway that will – once construction is complete - be transferred to the County for maintenance and operation. The grant could – if funding is still available following completion of the two-mile greenway construction – help fund construction of parking on the subject parcel. This particular site is essential to accommodate greenway user access for those who do not live on the greenway and provide a safe access point for County staff and mowing contractors who will be maintaining this greenway long-term. Cornelius is not able to purchase the parcel because it is in a different jurisdiction (Town of Huntersville).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the County’s *2008 Parks Master Plan* which encourages the expansion of the greenway system. Additionally, parking lots serving greenways are permitted in the existing zoning district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The proposed use of this parcel to serve as a trailhead/parking lot to serve the Caldwell Station Creek Greenway in Cornelius is consistent with the Town of Huntersville’s *2030 Community Plan* (the Town’s long range land use policy document), specifically Policy T-6: pedestrian connections which supports “the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses”.

PROJECT IMPACT:

Acquisition of this property takes this tract out of play for future commercial development and improves the access to the future Caldwell Station Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is to be utilized as open space/park land. It does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be completed by late Spring 2013.

JOINT USE TASK FORCE REVIEW COMMENTS:

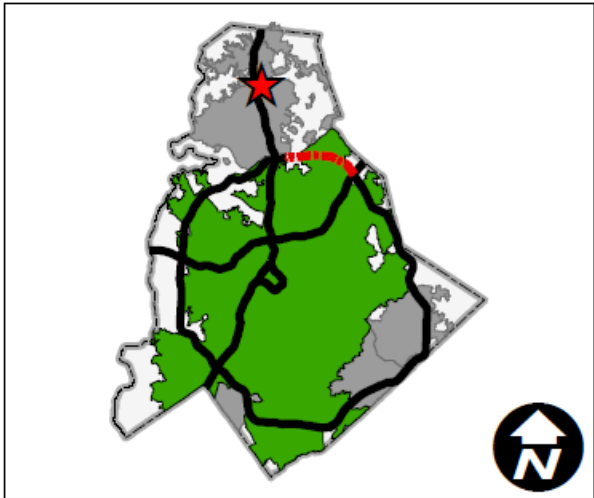
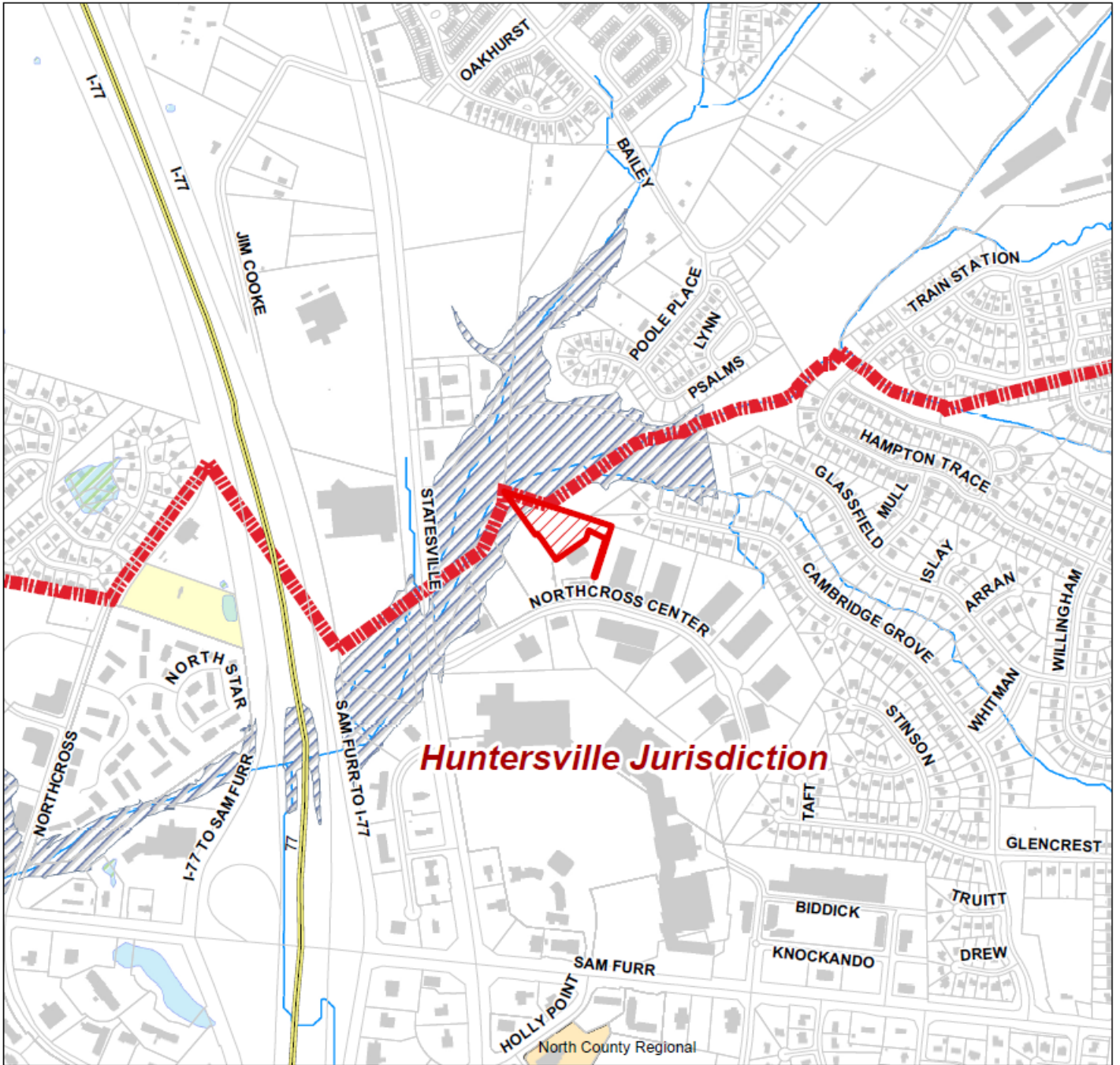
The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Town of Huntersville staff reports the town is supportive of the proposed acquisition of the property to serve the intended use, subject to compliance with conditions of the conditional district approval and with commercial site plan requirements (a meeting is scheduled between Huntersville and Park & Recreation staffs on May 14 to discuss these requirements).

Planning staff; therefore, recommends approval of the proposed transaction, subject to the conditions imposed by the Town of Huntersville.




CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 13-11

Initiated by: Park & Recreation Department

Submitted by: County Real Estate

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  City Property





North Cross Property Caldwell Station Greenway Trailhead

0034-47M 04.10.2013

