

# Planning Committee Agenda Packet

December 17, 2013 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

December 17, 2013 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

---

### 1. Call to Order and Introductions

### 2. Approve November 19, 2013 Minutes. *Attachment 1*

### 3. M.R. #13-26: Proposal by City of Charlotte Real Estate to Acquire Property Located at 2500 West Boulevard

City of Charlotte Real Estate proposes to acquire approximately 5 acres of land located on the north side of West Boulevard between Tyvola and Old Steele Creek roads (PID's 117-076-06, 07 and 11 – 14) for a new Charlotte-Mecklenburg Police Department Westover Division headquarters and City of Charlotte Neighborhood & Business Services Southwest Service Area Code Enforcement Office. *Attachment 2*

*Staff Resources:* Alberto Gonzalez, Planning  
Robert Drayton, City Engineering and Property Management Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-26.

### 4. M.R. #13-27: Proposal by City of Charlotte Real Estate to Acquire Property Located Property on Arrowpoint Boulevard

Mecklenburg County Park and Recreation proposes to accept the donation of approximately 5 acres of vacant land located on Arrowpoint Boulevard in Arrowpoint Business Park (PID 203-021-15) for expansion of the greenway along Sugar Creek. *Attachment 3*

*Staff Resources:* Catherine Stutts, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-27.

### 5. M.R. #13-28: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located on Farm Pond Lane

Mecklenburg County Park and Recreation proposes to accept the donation of approximately 27 acres of vacant land located on Farm Pond Lane (PIDs 103-291-25 and 103-302-43) for expansion of the greenway along Campbell Creek. *Attachment 4*

*Staff Resources:* Alysia Osborne, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-28.

**6. M.R. #13-29: Proposal by the Town of Huntersville to Acquire Property Located off Pamela Street Extension**

The Town of Huntersville proposes to acquire approximately 1.6 acres of vacant land located off Pamela Street Extension (PIDs 013-024-27 – 31) in a paper subdivision in Huntersville for expansion of the Auten Nature Preserve. **Attachment 5**

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

*Action Requested:* Approve Planning staff’s recommendation for M.R. #13-29.

**7. M.R. #13-30: Proposal by Mecklenburg County Park and Recreation to Acquire Several Parcels Located in the Reid Park Neighborhood**

Mecklenburg County Park and Recreation proposes to acquire eight parcels (PIDs 145-172-01, 05, 06, 08; 145-173-09, 12; 145-186-03, 05) located within the boundary of the future “Reid Park Park.” **Attachment 6**

*Staff Resources:* Alan Goodwin, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff’s recommendation for M.R. #13-30.

**8. M.R. #13-31: Proposal by Charlotte-Mecklenburg Schools (CMS) to Sell Land Located along Bailey Road in the Town of Cornelius**

Charlotte-Mecklenburg Schools (CMS) proposes to sell approximately 1 acre of vacant land located along Bailey Road (PID 007-152-33) in the Town of Cornelius. The property was severed from the Hough High School campus by the realignment of Bailey Road and is no longer needed by the school district. **Attachment 7**

*Staff Resources:* Jonathan Wells, Planning  
Susan Cannella, CMS Real Estate Department

*Action Requested:* Approve Planning staff’s recommendation for M.R. #13-31.

**9. Area Plan Status and Meeting Report**

Area Plans	Assigned Commissioners	Scheduled Meetings
University City Area Plan - Blue Line Extension Transit Station Area Plans	Dionne Nelson Deborah Ryan	February 11, 2014 4 – 6 p.m. Sugaw Creek Presbyterian Church
Prosperity Hucks Area Plan	To be assigned.	To be determined.

*Action Requested:* Committee members will provide an update on and discuss area plans.

**10. Adjourn**

# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Minutes

Attachment 1

November 19, 2013 – 5:00 p.m.

CMGC – Second Floor, Room 280

---

### Attendance

**Commissioners Present:** Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Dionne Nelson, Michael Sullivan and Andy Zoutewelle

**Commissioner Absent:** Gregg Phipps

**Planning Staff Present:** Kathy Cornett, Laura Harmon, Garet Johnson, Alysia Osborne, Sonda Kennedy, Kent Main, Melony McCullough, Catherine Stutts, Bryman Suttle, Amanda Vari and Jonathan Wells

**Other Staff Present:** Judy Dellert-O’Keefe (CATS), Ben Miller (CDOT) and Jacqueline McNeil and Katie Ross (Mecklenburg County Asset and Facility Management)

### Call to Order and Introductions

Chairperson Tony Lathrop called the meeting to order at 5:10 p.m.

### Approve October 15, 2013 Minutes

*A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Eschert to approve the October 15, 2013 minutes. The vote was unanimous to approve the minutes.*

### Overview of the Planning Process for the *University City Area Plan – Blue Line Extension Transit Station Area Plan (BLE Transit Station Area Plan)*

Amanda Vari (Planning Staff) provided a brief overview of the planning process for the *BLE Transit Station Area Plan*. She stated that the *BLE Transit Station Area Plan* for the first six stations was adopted earlier this year. She explained the reason for the update and reviewed the plan area boundaries. Transit station area plans were completed for four BLE stations as part of the *University City Area Plan (UCAP)*. However, since that time, some of the stations were renamed and combined.

Planning will lead this process and will work closely with Charlotte Area Transit (CATS), Charlotte Department of Transportation (CATS) and City Engineering. CATS will hold a progress update meeting in the community to provide an update on the LYNX Blue Line Extension (BLE) light rail project, share information and answer questions about construction, business, real estate and more on December 5. Planning will host the first public workshop about the transit station area plans on Dec. 10. Ms. Vari encouraged commissioners to attend the meetings.

Commissioner Sullivan asked if staff is aware of any particular interest in the area. Ms. Vari replied that Planning is working with organizations in the area such as University City Partners and UNC Charlotte.

Commissioner Fink asked what type of outreach efforts have been made in the area. Ms. Vari stated that the public outreach process includes social media and mailing notices to more than 13,000 area property owners and residents, including renters. Commissioner Fink asked if CATS riders were targeted. Judy Dellert-O'Keefe (CATS) stated that meeting information is displayed on buses in the area. Commissioner Fink also asked about lessons learned in the previous BLE planning process. Ms. Vari stated that there is a need to better engage citizens online.

**M.R. #13-22: Proposal by Charlotte-Mecklenburg Storm Water Services to Acquire Property Located on Slater Road**

Ms. Vari presented Mandatory Referral #13-22, a proposal by Charlotte-Mecklenburg Storm Water Services to accept the donation of a vacant parcel of land located on Slater Road and along the west bank of Kennedy Branch. Storm Water Services may consider stream improvements along the creek. Ms. Vari stated that the use of the property for flood management and stream improvements is consistent with the adopted plan. Acceptance of the proposed donation will contribute to a reduction in property damage and potential loss of life as well as improve water quality and add to the community's open space needs.

*A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #13-22. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-22.*

**M.R. #13-24: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located off Walkers Ferry Road**

Alberto Gonzalez (Planning) presented Mandatory Referral #13-24, a proposal by Mecklenburg County Park and Recreation to purchase approximately 9 acres located off Walkers Ferry Road for the expansion of Berryhill Nature Preserve. This acquisition is consistent with the County's 2008 Parks Master Plan which encourages the expansion of existing nature preserves. Commissioner Fink asked for clarification on using a portion of the site as a buffer. Ms. Jacqueline McNeil (Mecklenburg County Asset and Facility Management) stated that the buffer area is a part of the preserve.

*A motion was made by Commissioner Nelson and seconded by Commissioner Zoutewelle to approve Planning staff's recommendation for Mandatory Referral #13-24. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-24.*

**M.R. #13-25: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located on Old Statesville Road in Cornelius**

Jonathan Wells (Planning) presented Mandatory Referral #13-25, a proposal by Mecklenburg County Park and Recreation to purchase approximately 43 acres located on Old Statesville Road (Highway 115) in the Town of Cornelius for park land and a recreation center to serve the northern Mecklenburg County towns. Commissioner Zoutewelle asked how far are the nearest transit stations. Mr. Wells answered that the distance is more than one-half mile. Commissioner Zoutewelle then asked if this use is consistent with the Cornelius policy regarding transit lines. Mr. Wells stated that it is and that the other closest transit station is in the downtown area. Commissioner Nelson asked for clarification about transit plans for Cornelius versus Charlotte. Mr. Wells explained that if there are area plans for a station area, you refer to that plan. Otherwise, you refer to the plan for the town. Commissioner Zoutewelle asked if the property is under contract. Ms. McNeil said that it is not because the Board of

County Commissioners has to approve the contract before negotiations can begin. Commissioner Zoutewelle asked if the possible rewrite of the Cornelius land use ordinance will impact this proposal. Ms. McNeil stated that the property is zoned industrial which does not allow recreation centers by right. The County went through the process to have a text amendment approved by the Town Board to allow the recreation center. The text amendment was approved and the conditions have been satisfied for a recreation center at this location.

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Sullivan to approve Planning staff's recommendation for Mandatory Referral #13-25. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-25.*

### **Area Plan Status and Meeting Report**

Chairperson Lathrop, Commissioner Nelson and Commissioner Phipps toured the Prosperity-Hucks area with staff on November 4. Commissioner Nelson reported that the tour helped put previous discussions and information in perspective in terms of the area size, type of development, proposed town center and I-485 connections – overpasses and round-a-bouts. She noted that staff pointed out examples of development consistent with plans for the area and identified other areas where current developments are inconsistent with adopted plans. Chairperson Lathrop echoed Commissioner Nelson's comments and said that the tour was very interesting. He said that it was useful to be on the grounds and see the mixed character of development in the area that includes farms, a golf course community and a range of development.

Chairperson Lathrop stated that another commissioner will be appointed by Council when Commissioner Phipps leaves the Planning Commission. Once a new commissioner has been appointed to the Planning Committee, a representative will be assigned to the Prosperity-Hucks Area Plan. After consultation with Planning Commission Chairperson Tracy Finch-Dodson and Debra Campbell (Planning Director), it was decided that the *BLE Transit Station Area Plan* should have two representatives and one should be assigned at this meeting. Commissioner Zoutewelle moved to appoint Commissioner Nelson and Commissioner Sullivan seconded. The vote was unanimous to have Commissioner Nelson as one of the representatives assigned to the *BLE Transit Station Area Plan*.

Ms. McCullough stated that a tour has been scheduled for the *BLE Transit Station Area Plan* Monday, December 2 at 10 a.m. She said that once the members of the Planning Committee confirm their interest, she will extend the invitation to the full Planning Commission.

**Adjourn at 6:55 p.m.**





**Submitted by:** Robert W. Drayton: City E&PM Real Estate

**Initiated by:** Mike Bedard, CMPD

**MANDATORY REFERRAL REPORT NO. 13-26**  
**Proposed New Police Station and Code Enforcement Division Office for Westover Division  
of Charlotte-Mecklenburg Police and Neighborhood and Business Services**

**PROJECT PROPOSAL AND LOCATION:**

City of Charlotte Real Estate proposes that a facility be located, designed and constructed to meet the specifications for a new Charlotte-Mecklenburg Police Department (CMPD) Westover Division headquarters that would replace the current 8,500 square foot leased facility at 1520-D and 1540 West Blvd. in the City West Commons Shopping Center. The proposed new 14,500 square foot facility would be constructed and owned by the City of Charlotte. The proposed site at 2500 West Blvd. (PIDs 117-076-06 117-076-07, 117-076-11, 117-076-12, 117-076-13 and 117-076-14) is approximately 5.16 acres on the north side of West Blvd. with access to Elmin Street in the Westover Hills neighborhood of the City of Charlotte.

In addition to housing the police, it is proposed that the new facility also serve as headquarters for the City Neighborhood & Business Services southwest service area code enforcement office that serves this same geographic area. This staff currently works out of the Westside services center building at 4150 Wilkinson Blvd. (that houses the CMPD Freedom Division) which discourages interaction between code enforcement and CMPD staff that serve the same geography (but will be enabled in the new location).

The property is currently vacant and zoned O-1 (CD) (Office – Conditional) and R-5 (Single family residential) according to the Charlotte Zoning Ordinance. Existing land uses in the area consist of a mix of low density residential, light industrial and retail. The O-1 (CD) zoning is the result of previous plans to develop a funeral parlor and crematorium that was never constructed. The City would seek to re-zone the property to NS (Neighborhood Services) in order to accommodate the proposed land use and minimize setbacks and therefore; minimize community impact and site size (and property acquisition costs). The project schedule anticipates submitting a rezoning petition before the end of 2014.

**PROJECT JUSTIFICATION:**

The current Westover Division is located in a total of 8,500 square feet in two separate buildings in the Westover Commons Shopping Center at the back of the center and has little visibility on West Blvd. The CMPD wants to have highly visible and easily accessible division offices, with 12,500 square feet of space for CMPD and 2,000 square feet of space for staff from Neighborhood and Business Services Code Enforcement Division. The current Westover Division location is too small, has minimal visibility and does not offer the level of security required. Code Enforcement staff scheduled to co-occupy the proposed facility with CMPD are currently located at 4150 Wilkinson Blvd.

The search for a replacement facility for the Westover Division was initiated in early 2010. The following criteria were developed by CMPD (and is contained in the 2010 *CMPD Facilities Strategic Plan*) to identify a site suitable for future division facilities. Site must be:

- highly visible
- easily accessible from patrol division area
- sufficient in size to accommodate a facility containing a minimum of 14,500 square feet of floor area, secured parking for approximately 135 vehicles and public parking for at least 10 vehicles
- centrally-located within the patrol division boundaries
- located near access to public transportation

Approximately 15 sites were included in the initial search with several sites being considered viable alternatives; however this location was selected for a number of reasons including site size, location near the geographic center of the division territory, access to public transportation, topography and development costs.

Several alternate sites were considered before selecting the subject property, but these sites did not meet the above criteria to the extent the selected site does. Specifically, the other sites exhibited relatively:

- poor accessibility/visibility,
- higher acquisition costs,
- greater distance from core response area,
- significantly higher development costs,
- poor development conditions (e.g. located in floodplains, bad topography, etc.), and
- sites that required assemblage

By having the building designed and constructed specifically to be a police station, the efficiency of the space will be improved over the existing facilities (initially designed as flex space), while avoiding the potential need to spend a significant amount of funding in renovation of the existing leased facilities.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Policies governing facility placement are contained in the criteria listed above, which are contained in the 2010 *CMPD Strategic Plan*. Additionally, priority is given to owning (as opposed to leasing) station locations as it is over time more cost-effective.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use for this site is Institutional as a result of rezoning 2005-097 which updated the *Central District Plan* (1993).

The *West Boulevard Corridor Plan* (1998) encompassed the area this site is located in. The purpose of the plan was to provide direction needed to improve the economic stability of the West Boulevard Corridor, and subsequently, enhance the quality of life in the surrounding neighborhoods. The plan identified the subject property as vacant, and several other sites were identified as potential locations for future development; however, this site was not included.

The proposed institutional land use (for a Police Station) is considered a complementary use to the surrounding residential and industrial land uses in the area, and therefore consistent with the adopted land use plan.

**PROJECT IMPACT:**

The partnership group that currently owns the property planned to construct a funeral parlor and crematorium, but cancelled their plans and listed the property for sale. One lot would be acquired from Habitat for Humanity.

The redevelopment of this site has the potential to be a catalyst for reinvestment in the West Boulevard area, and will be designed to complement the existing neighborhood.

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

There are no other public or private projects currently planned for this site.

**ESTIMATED PROJECT COMPLETION DATE:**

The project is scheduled for completion by June 2016.

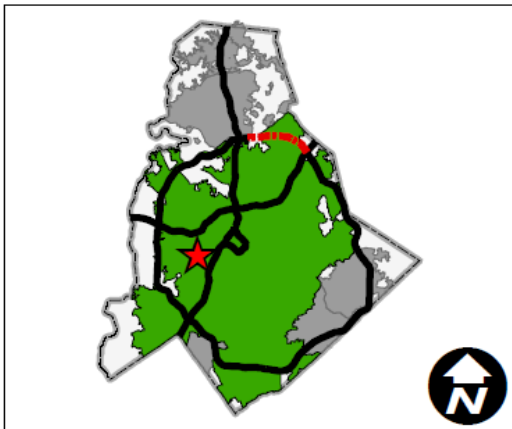
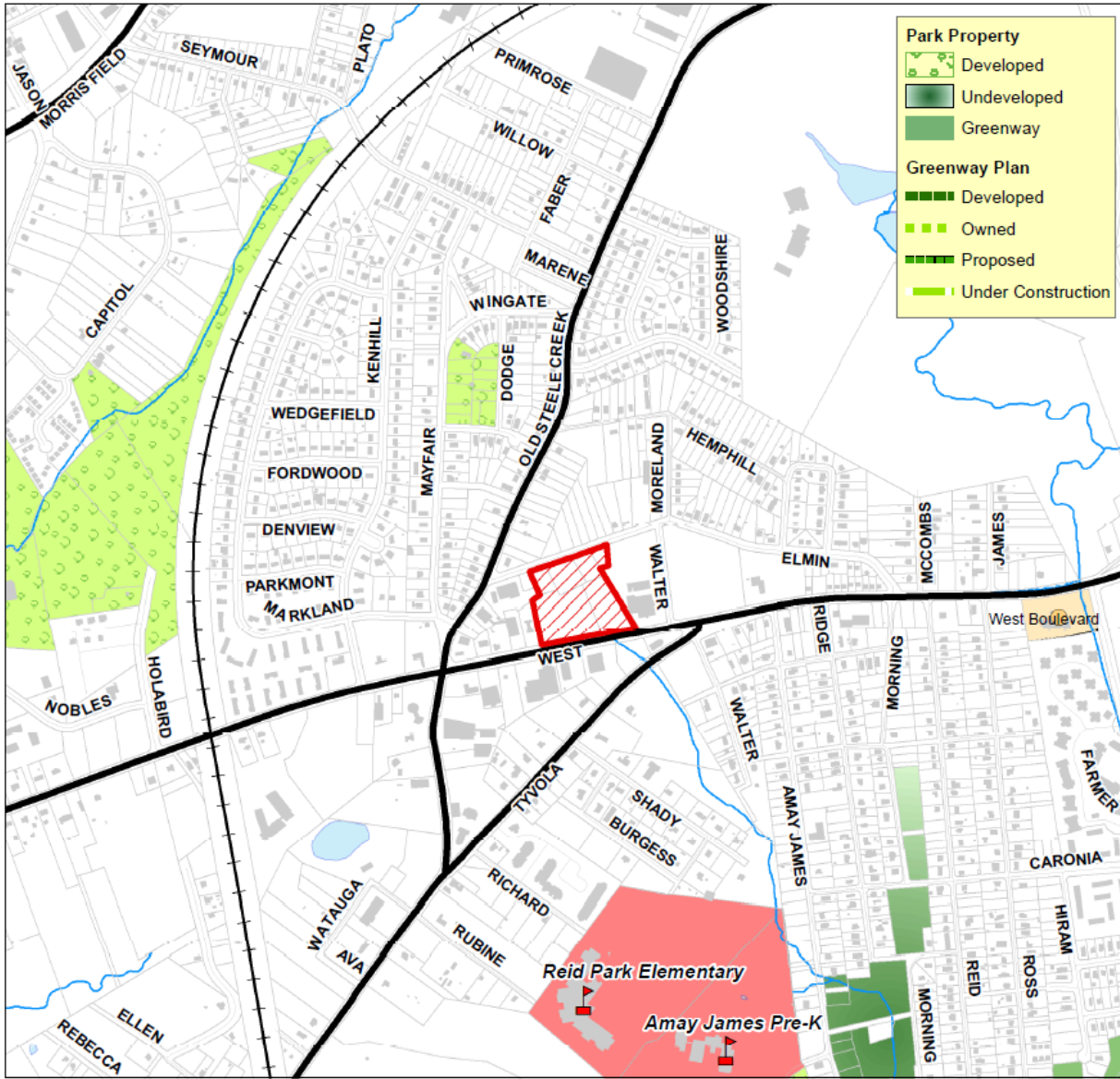
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 4, 2013 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 13-26

Initiated by: CMPD  
Submitted by: City Real Estate

- Mandatory Referral
- County Property
- Libraries





**Submitted by:** Katie Daughtry, BSSA-Asset and Facility Management

**Initiated by:** Jim Garges, Park and Recreation

**MANDATORY REFERRAL REPORT NO. 13-27**

Proposed Acquisition of Property on Arrowpoint Boulevard by Mecklenburg County Park and Recreation

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to accept the donation of the eastern segment of tax parcel 203-021-15 located on Arrowpoint Boulevard in Arrowpoint Business Park in south Charlotte. The property is 5.1053 acres of vacant land on the north bank of Sugar Creek. The portion of the property closest to West Arrowood Road is zoned B-D(CD) (Distributive Business – Conditional) – Petition 1984-28(c) and the back portion of the property is zoned I-1 (Light Industrial) according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are entirely commercial.

**PROJECT JUSTIFICATION:**

The subject parcel is almost entirely located in a FEMA-designated floodplain.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This donation is consistent with the County's 2008 *Parks Master Plan* which encourages the expansion of the greenway system. It is also consistent with the 2008 *Mecklenburg County Greenway Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) identifies office as an appropriate land use for the area in question. The plan also encourages the expansion of the county's greenway network where possible. The proposed use is considered to be consistent with the adopted land use plan.

**PROJECT IMPACT:**

Acceptance of this property allows for the extension of Sugar Creek Greenway in a southerly direction under West Arrowood Road.

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

The parcel proposed for donation is across West Arrowood Road from County-owned property designated for the future construction of Sugar Creek Greenway, which will connect to Renaissance Regional Park.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by the early 2014. There is no current funding available to construct this segment of greenway.

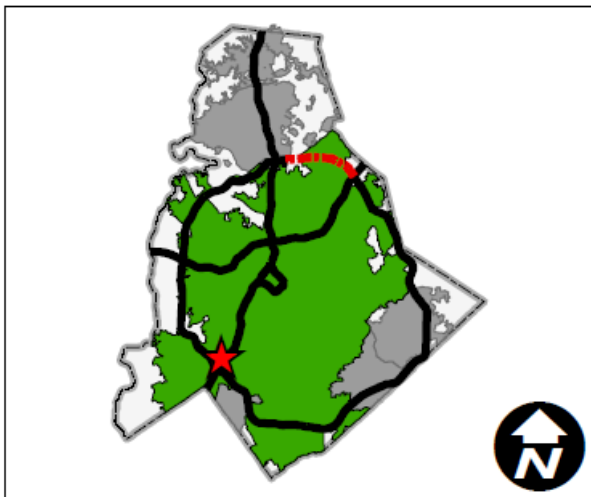
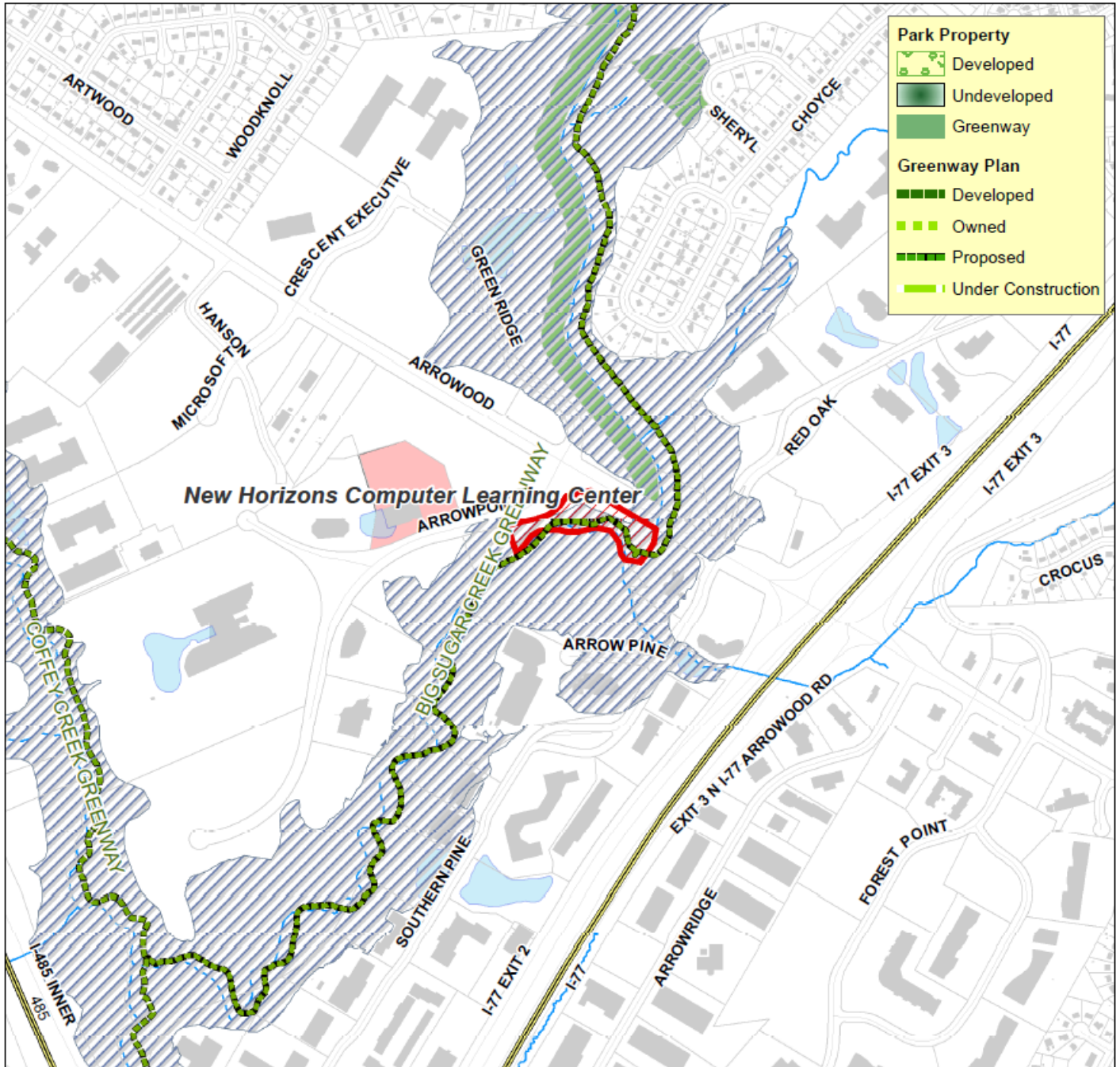
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 4 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Southwest District Plan* (1991).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 13-27

Initiated by: Park & Recreation  
Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property





Submitted by: Katie Daughtry, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Park and Recreation

**MANDATORY REFERRAL REPORT NO. 13-28**

Proposed Donation of Property on Farm Pond Lane to Mecklenburg County Park and Recreation

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcels 103-291-25 and 103-302-43 located on Farm Pond Lane in east Charlotte, for the purpose of greenway extension. The property is ±26.75 acres of vacant land on Campbell Creek. The properties are zoned R-3 Single Family Residential according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are primarily single family and multi-family residential.

**PROJECT JUSTIFICATION:**

The subject parcels are almost entirely located in a FEMA-designated floodplain. This future connection is very important to the neighborhood. This section of Campbell Creek Greenway will connect to a Fiscal Year 14 Campbell Creek Greenway project from Lockmont Drive to East WT Harris Boulevard. The Fiscal Year 14 construction project will also make this greenway contiguous with McAlpine Creek Greenway to the south.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

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

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

This proposal is consistent with the *Eastside Strategy Plan* (2003) which recommends Greenway/Park/Open Space for the subject parcels.

**PROJECT IMPACT:**

Acceptance of this property allows for the extension of Campbell Creek Greenway north to connect with Campbell Creek Community Park.

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

In addition to providing a connection to various residential neighborhoods, the section of greenway will provide a connection to the redeveloped Eastland Mall area.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by the early 2014.

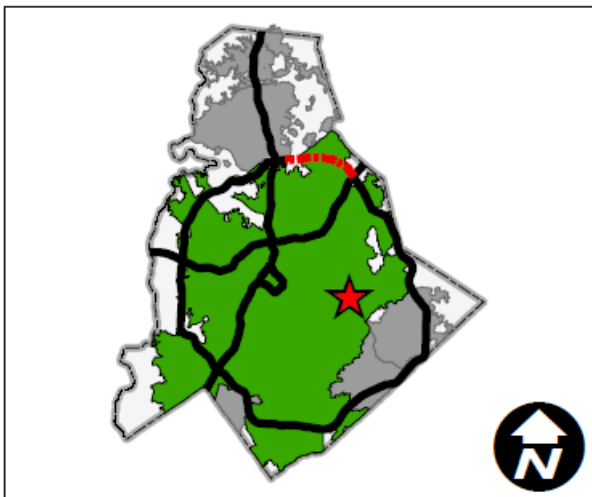
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their December 4, 2013 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Since the proposal is consistent with adopted public policies it is recommended for approval by Staff.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 13-28

Initiated by: Park & Recreation  
 Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property





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

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

**MANDATORY REFERRAL REPORT NO. 13-29**  
**Proposed Expansion of Auten Nature Preserve in Town of Huntersville**

**PROJECT PROPOSAL AND LOCATION:**

This transaction is the proposed acquisition of ±1.63 acres (Tax Parcels 013-024-27, 013-024-28, 013-024,29, 013-024-30 and 013-024-31) located off Pamela Street Extension (unopened and undedicated right-of-way) in a paper subdivision located in the Town of Huntersville for the expansion of Auten Nature Preserve. The property is vacant and zoned GR (General Residential) under the Town's Zoning Ordinance. The property is surrounded by the existing Auten Nature Preserve and is also within close proximity to McDowell Creek Greenway with a tributary of the creek lying just north of the property. The northern boundaries of the lots are located within the floodplain.

**PROJECT JUSTIFICATION:**

This property provides additional buffer for the existing Auten Nature Preserve. There are several lots along the unopened Pamela Street Extension right-of-way that are surrounded on three sides by the nature preserve and McDowell Creek. Acquisition of this property seeks to close as many of those gaps as possible and takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected. In addition to expanding the nature preserve, acquisition of this property contributes to the County's water quality. The property is located within the McDowell Creek Watershed, Critical Area Three and feeds into Mountain Island Lake, the County's source of drinking water. Acquisition of the property removes the risk of future development that could contribute to downgrading the area's drinking water.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *2008 Park and Recreation Master Plan*, the *Mountain Island Lake Memorandum*, the *Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines* as well as several other water improvement ordinance and floodplain development ordinances.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Town of Huntersville 2030 Community Plan* identifies the property to be acquired as being located within a "low intensity" development zone. Within this zone, land use is currently characterized primarily by low density residential, along with open space and recreation uses. Based on the Town's long-range land use designation of this property, the proposed land acquisition can be classified as consistent with the Town's long range land use policy, as well as with the land use character of the area located in proximity to this parcel.

**PROJECT IMPACT:**

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by Auten 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 early 2014.

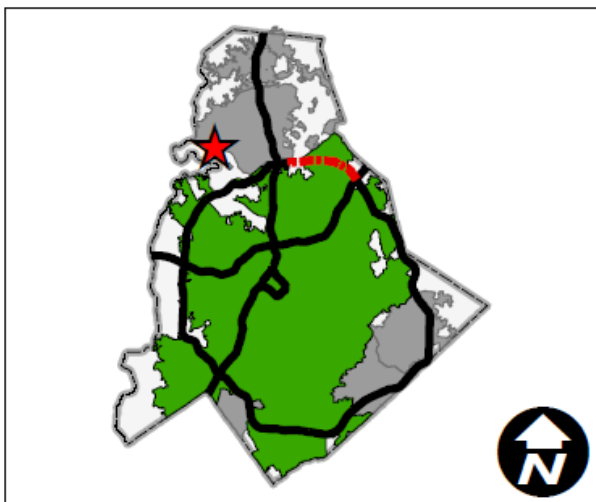
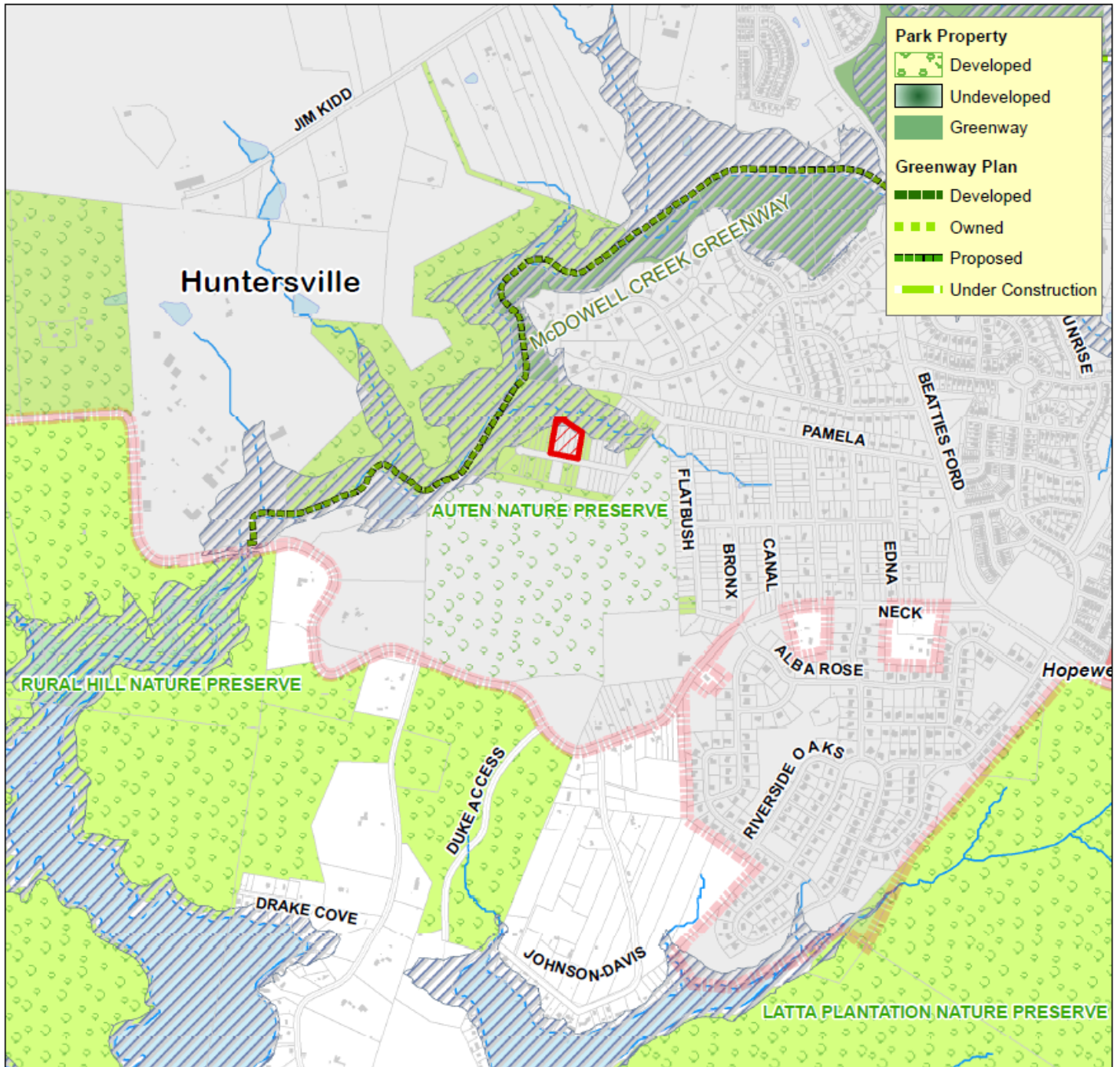
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 4, 2013 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff has worked with Town of Huntersville staff in the evaluation of this proposed transaction and Town staff is in favor of it. Planning staff recommends approval.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 13-29

Initiated by: Park & Recreation  
 Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property



**Submitted by:** Katie Daughtry, BSSA-Asset and Facility Management

**Initiated by:** Jim Garges, Park and Recreation

**MANDATORY REFERRAL REPORT NO. 13-30**

Proposed Purchase of Property in Reid Park by Mecklenburg County Park and Recreation

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to acquire the following parcels in Reid Park:

145-172-01	Lester Street	±0.33 acres
145-172-05	Amay James Avenue	±0.172 acres
145-172-06	Lester Street	±0.15 acres
145-173-09	Amay James Avenue	±0.078 acres
145-173-12	Sudan Street	±0.16 acres
145-186-03	Morning Drive	±0.085 acres
145-186-05	Morning Drive	±0.075 acres
145-172-08	Amay James Avenue	±0.2238 acres

All of the properties are zoned R-5 Single Family Residential according to the City of Charlotte Zoning Ordinance, and are all vacant. The uses surrounding these properties are residential.

**PROJECT JUSTIFICATION:**

These properties are gap properties that are within the boundary of future "Reid Park Park". Mecklenburg County has begun meeting with the neighborhood to plan the park, and these properties are needed in order to take the plans for the park and make them a reality.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

These acquisitions are consistent with the County's 2008 *Parks Master Plan* to provide more neighborhood parks.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends Single Family Residential land use for the subject parcels. However, land use plans often do not identify specific locations for parks and recreational facilities. These uses are generally consistent for areas recommended for single family residential. Therefore the proposed park use is deemed to be consistent with the *Central District Plan*. The *Westside Strategic Plan* (2000) identifies a lack of amenities and public facilities and recommends the building of new parks, recreation centers, and greenways in the plan area. Thus, the proposed acquisition is consistent with the public facilities recommendations of the *Westside Strategic Plan*.

**PROJECT IMPACT:**

Acquisition of this property allows for the development of a neighborhood park in the Reid Park community. With the planning phase of this project already beginning construction can be expected to start in FY15.

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

The parcels being acquired are located near the old Amay James Recreation Center, which is currently being leased to Charlotte-Mecklenburg Schools for use as administrative office space, and near the future Irwin Creek Greenway.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by early 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

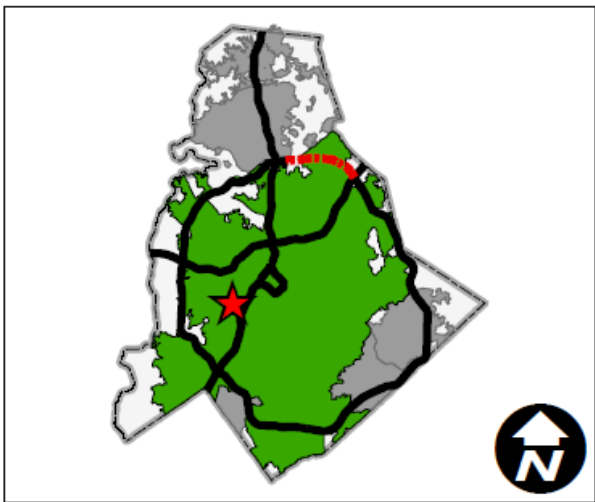
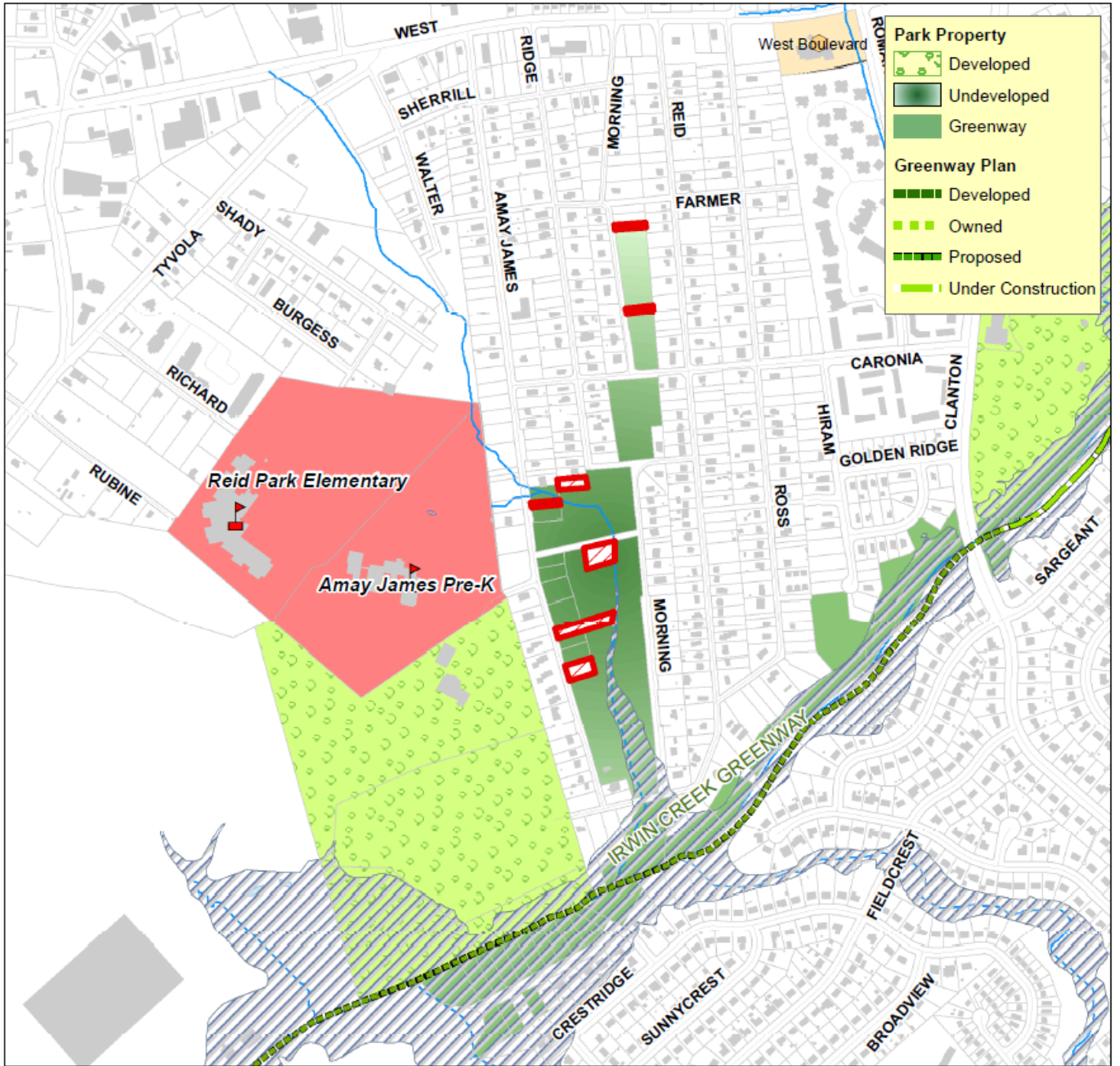
The Joint Use Task Force discussed this matter at their December 4, 2013 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land transfer.




**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Alan Goodwin



# Mandatory Referral 13-30

Initiated by: Park & Recreation  
 Submitted by: County Real Estate

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property





Submitted by: Susan Cannella, CMS Real Estate Dept.

Initiated by: Susan Cannella, CMS Real Estate Dept.

**MANDATORY REFERRAL-REPORT NO. 13-31**  
**Proposed Sale of Land on Bailey Road in Cornelius**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell .9 ac. of vacant land (parcel # 007-152-33) along Bailey Road in the Town of Cornelius. This tract is a remnant of the Bailey Road realignment project and the purchase of this parcel is contingent upon the sale of adjacent property whose owner has expressed interest in acquisition of this land in order to provide frontage for his parcel to the newly-aligned Bailey Road. The owner of this property reportedly has plans to develop a residential subdivision on the larger parcel to the north and use this property for an entry buffer area to the development.

Adjacent to the south is Charlotte Mecklenburg Schools Hough High School, with Bailey Road Middle School and residential development to the west. To the east is South Prong Rock River Greenway. To the north is residential development.

**PROJECT JUSTIFICATION:**

This property was initially acquired as part of the Hough High School property, but is no longer needed by the school district, as it was severed from the campus by the re-aligned Bailey Road.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Boards of education may, at their discretion, declare properties or portions of properties to be surplus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The current Cornelius Land Use Plan calls for this parcel to be rural residential; however the Town is in the process of adopting an amendment to their land use plan that would call for medium density single family residential development in the area in which this parcel is located. The proposed land use (entry buffer for adjacent proposed residential development) is consistent with the proposed changes to the town Land Use Plan.

**PROJECT IMPACT:**

The sale of this property would serve as a catalyst to development within the area.

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

There are no known public or private projects that will be impacted by this project.

**ESTIMATED PROJECT COMPLETION DATE:**

It is proposed to close within 90 days of Board of Education approval.

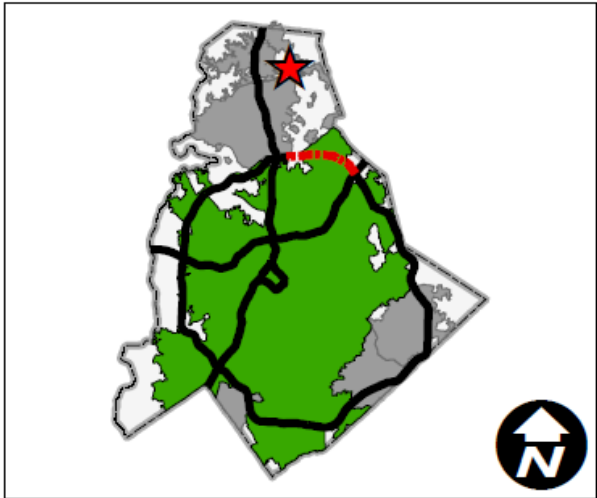
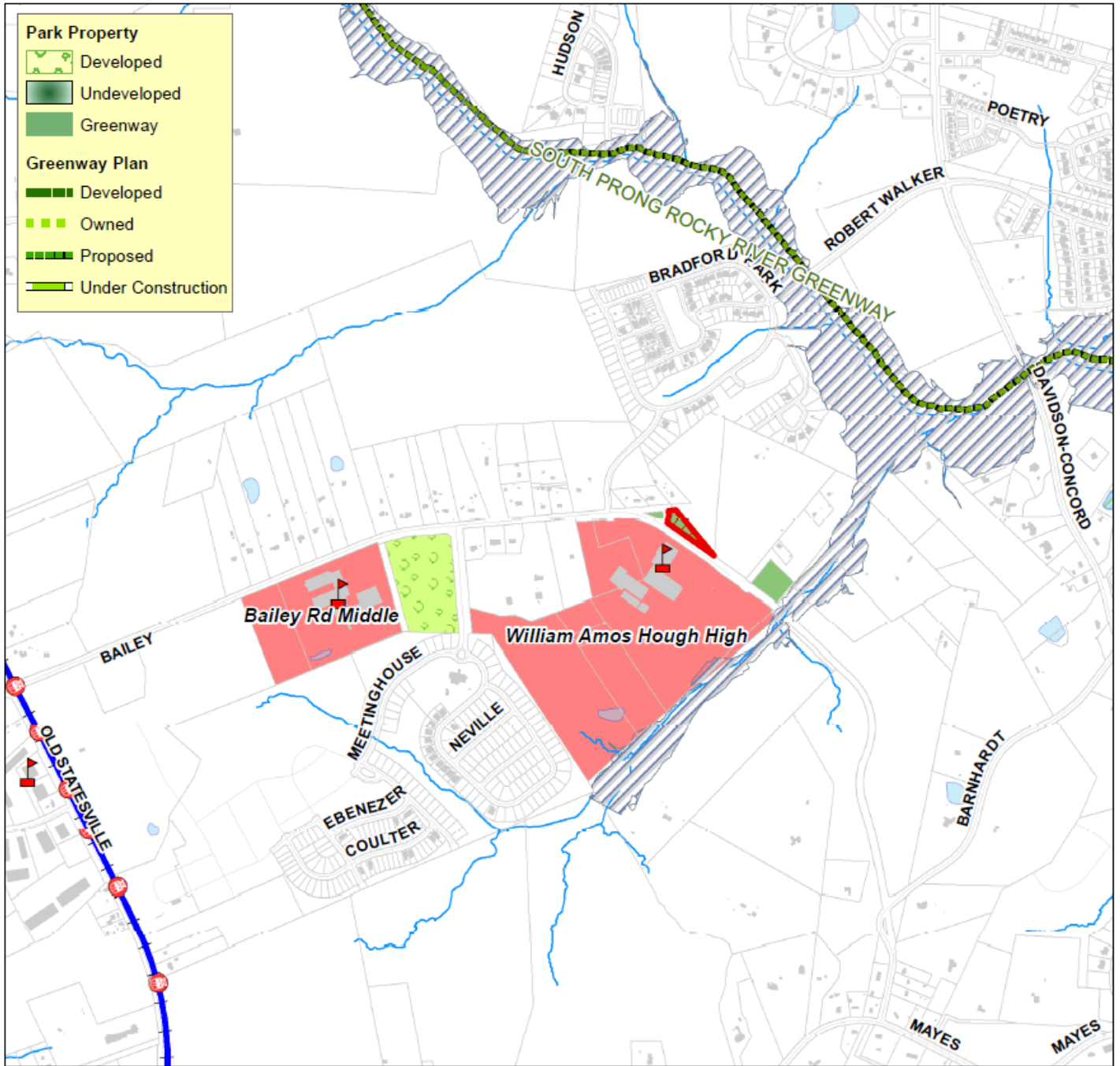
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their December 4 2013 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**





The property is within the Town of Cornelius planning jurisdiction. Town planning staff reports the town is supportive of the proposed transaction for the intended use. Due to the town support and the fact that the land use is consistent with the changes drafted in the town Land Use Plan, Planning staff recommends approval of the proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 13-31

Initiated & Submitted by: CMS

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  LYNX SilverLine Prop. Alignment

