Planning Committee

Agenda Packet

March 15, 2022
Room 280
5:00 p.m.

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
Virtual Meeting – Zoom
March 15, 2022 **|** 5 p.m.

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1. **Call to Order and Introductions**

2. **Approval of February 15th Meeting Minutes. Attachment 1.**

3. **M.R. #22-07**| Mecklenburg County Park and Recreation proposes to acquire two adjacent properties – a portion of tax parcel 047-083-02 (+/- 3.0 acres) and tax parcel 047-083-42 (+/- 3.40 acres) – in the City of Charlotte for a future neighborhood park. **Attachment 2**.
   Staff Resource: Alberto Gonzalez, Planning
   Freeman Burns, Asset and Facility Management

4. **M.R. #22-08**| The City of Charlotte proposes the lease, transfer or sale of the City-owned parcels located at 5401 + 5745 Central Avenue (PIDs 10304199 + 10304108) for the construction of a mix of uses. **Attachment 3.**
   Staff Resource: Alberto Gonzalez, Planning
   Todd DeLong, Economic Development

5. **M.R. #22-09**| The City of Charlotte has received a request from a citizen to purchase a City-owned parcel located at 429 Coxe Avenue (~.172 acres), in Charlotte (PID 071-105-50) to build two owner-occupied townhomes. **Attachment 4.**
   Staff Resource: Alberto Gonzalez, Planning
   Anne-Rose Loy, General Services

6. **Charlotte Future Implementation Update: 2040 Policy Map Update (45 minutes)**
   Request for Recommended Action.
   Staff Resources: Alyson Craig, Interim Planning Director
   Alysia Osborne, Long Range Planning Division Manager

7. **Charlotte Future Implementation Update: 2040 Policy Map Next Steps and Community Planning Approach (15 minutes)**
   Receive information on how the Policy Map will be used post adoption and future planning initiatives.
   Staff Resource: Kathy Cornett, Planning

8. **Charlotte UDO Update (45 minutes)**
    - **a.** Subdivision, Streets and Infrastructure
    - **b.** Stormwater + Natural Resources
    - **c.** UDO Administration

    Staff Resources: Kevin May, Planning
    Andrew Ausel, Planning
    Sandra Montgomery, Planning

9. **Adjournment**

Charlotte-Mecklenburg Planning Commission **ATTACHMENT 1**
Planning Committee Meeting – Virtual Zoom
DRAFT Minutes
February 15, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Phillip Gussman, Vice Chairperson Erin Barbee; and Commissioners Melissa Gaston, Ronnie Harvey, and Wil Russell

Planning Committee Member Absent: Commissioners: Peter Kelly and Elizabeth McMillan

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Laura Harmon, Alysia Osborne, and Candice Rorie

Other Staff Present: Ruby Pringle, Asset and Facility Management, Caroline Sawyer, Asset and Facility Management, Anna Radcliff, General Services

Welcome and Introductions
Chairperson Gussman called the meeting to order at 5:04 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines
Chairperson Gussman explained the virtual meeting rules and guidelines. The meeting was livestreamed on You Tube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

Approval of Minutes
A motion was made by Vice Chairperson Barbee and seconded by Commissioner Russell to approve the December 21, 2021, and January 18, 2022, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals
Chairperson Gussman asked whether commissioners had any questions about any of the mandatory referrals. Hearing none, the Chairperson entertained a motion.

- M.R. #22-05| Mecklenburg County Park and Recreation would like to acquire +/- 0.667 acres (Tax Parcel # 003-071-05), located on Shearer Road and near Rocky River Bluff Nature Preserve in Davidson's Extraterritorial Jurisdiction (ETJ).

- M.R. #22-06| The City of Charlotte proposes to purchase approximately 3.12 acres located at 3019 Beam Road (Tax Parcel # 141-241-04), for the construction of Charlotte Fire Department Fire Station #30.

  A motion was made by Commissioner Gaston and seconded by Commissioner Russell stating that the Planning Committee reviewed M.R. #22-05, and M.R. #22-06, on February 15, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 5-0

Charlotte Future Implementation Update: 2040 Policy Map Update
Kathy Cornett, Deputy Project Manger provided an update on the Charlotte Future Policy Map. Ms. Cornett reviewed engagement to date, the relationship to the UDO, as well as the 2nd draft's major takeaways and adjustments. Staff is working on reviewing outstanding issue areas related to the Place Types.

Policy Map Next Steps

February	March
1 Community Wide Conversations	14 Planning Commission update
7 Planning Commission Update	15 Planning Committee Request for Recommended Action
14 City Council Update	28 City Council Action
15 Planning Committee Update	
21 Release of Final Recommended Policy Map	
28 Public Comment Session with City Council	

Commissioner Russell asked about single-family neighborhoods being preserved in N1. He inquired for a clarification on what is being preserved considering that 84% of Charlotte's land use is tied to single-family neighborhoods. Ms. Cornett explained the mapping methodology and use of the term, "preserved." Commissioner Russell also asked if this limits the flexibility to change single-family N1 types in the future. Ms. Cornet clarified that N1 expands beyond single-family and allows additional housing types such as duplexes and triplexes if the zoning requirements can be met. Commissioner Russell stated that he would like to engage with staff on several items as it relates to residential zoning. He believes the minimum lot requirements, setbacks and minimum building sizes are going to be deterrents to the type of density proposed. Commissioner Russell would like staff to look at this as a text amendment for later discussion.

Chairperson Gussman asked how we are communicating with the public who have submitted requests or suggested edits to the policy map. Ms. Cornett explained that comments have been tracked on a spreadsheet along with responses. There will be color categories that indicate whether the suggested changes have been implemented and why. The map will be posted on our website with date and time. Blasts email will be sent to all the contacts on our mailing lists as well as on social media.

Charlotte UDO Update: Zoning Regulation Highlights

Laura Harmon, Entitlement Services Division Manager, provided an update on the Unified Development Ordinance. She explained that the Planning Committee will be the committee that is making a recommendation to City Council. Ms. Harmon reviewed the upcoming schedule and shared that the public hearing draft will be released in May 2022 and the request for adoption will go to the Charlotte City Council in July. Commissioner Russell asked several questions regarding density bonuses and the allowance of flea market type uses in commercial zoning districts.

Ms. Harmon explained the uses allowed in each zoning district. Vice Chairperson Barbee asked as we begin to implement the uses and find there are uses that are not allowable under certain zoning districts are we grandfathering those business or entities? Ms. Harmon responded yes, they will be legally non-conforming uses. Vice Chairperson Barbee asked if there is a timeframe? Ms. Harmon replied that there is no timeframe. If they continue to operate that business as it stands, they can continue to be there. The Vice Chairperson also asked if these businesses are informed of the opportunity or is it automatically assigned to them? Ms. Harmon responded that it is automatically assigned to them. The Chairperson asked if businesses are notified that they are non-conforming? Ms. Harmon responded no, there are too many to parcels to analyze.

The presentation continued with Ms. Harmon answering additional questions from commissioners. She shared related UDO information could be found at www.charlotteudo.org.

Commissioner Russell then shared that there will be a presentation on Saturday, February 26th to provide information about small-scale development. He will forward the details to Kathy Cornett and she will share them with Committee members.

The Chairperson asked if there were any additional questions for the good of the order. Hearing none the meeting was adjourned.

Adjourn
The meeting adjourned at 6:33 pm

Initiated by: W. Lee Jones, Park and Recreation
Submitted by: Freeman Burns, Asset & Facility Management
Reviewed by: Alberto Gonzalez, Planning, Design and Development

ATTACHMENT 2

MANDATORY REFERRAL | REPORT NO. 22-07

Proposal to acquire property on Mineral Springs Road in Charlotte for Park and Recreation

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire two adjacent properties – a portion of tax parcel 047-083-02 (+/- 3.0 acres) and tax parcel 047-083-42 (+/- 3.40 acres) – in the City of Charlotte for Park and Recreation purposes. Tax parcel 047-083-02 will be subdivided, with the County acquiring approximately three acres of undeveloped wooded land. The seller will retain the remainder of the land and the existing single-family residence. The properties are zoned R-3 and are mostly wooded. The properties' northern boundaries abut Doby Springs Drive and are surrounded on all sides by single-family development.

PROJECT JUSTIFICATION:

The proposed acquisitions are located within an identified park gap area. While not yet designed, Park and Recreation plans to install neighborhood park amenities. Potential features may include playgrounds, shelters, and walking trails.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties are consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection, which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved gap areas. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (adopted 1996) recommends single-family up to 4 dwelling units per acre for this site. The Recommended Final Draft of the *Charlotte Future 2040 Policy Map* recommends the Neighborhood 1 Place Type for these parcels.

PROJECT IMPACT:

Acquisition of the properties will increase land for recreation and open space.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these properties is proposed to occur in FY22.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

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

Conclusions: Park and open space are considered compatible uses with the surrounding residential neighborhood in the area.

Adopted Goals and Policies: The proposed acquisition for park open space meets the *CLT Future 2040 Comp Plan* Goals #1: 10-Minute Neighborhood, #7: Integrated Natural & Built Environments, and # 10: Fiscally Responsible.

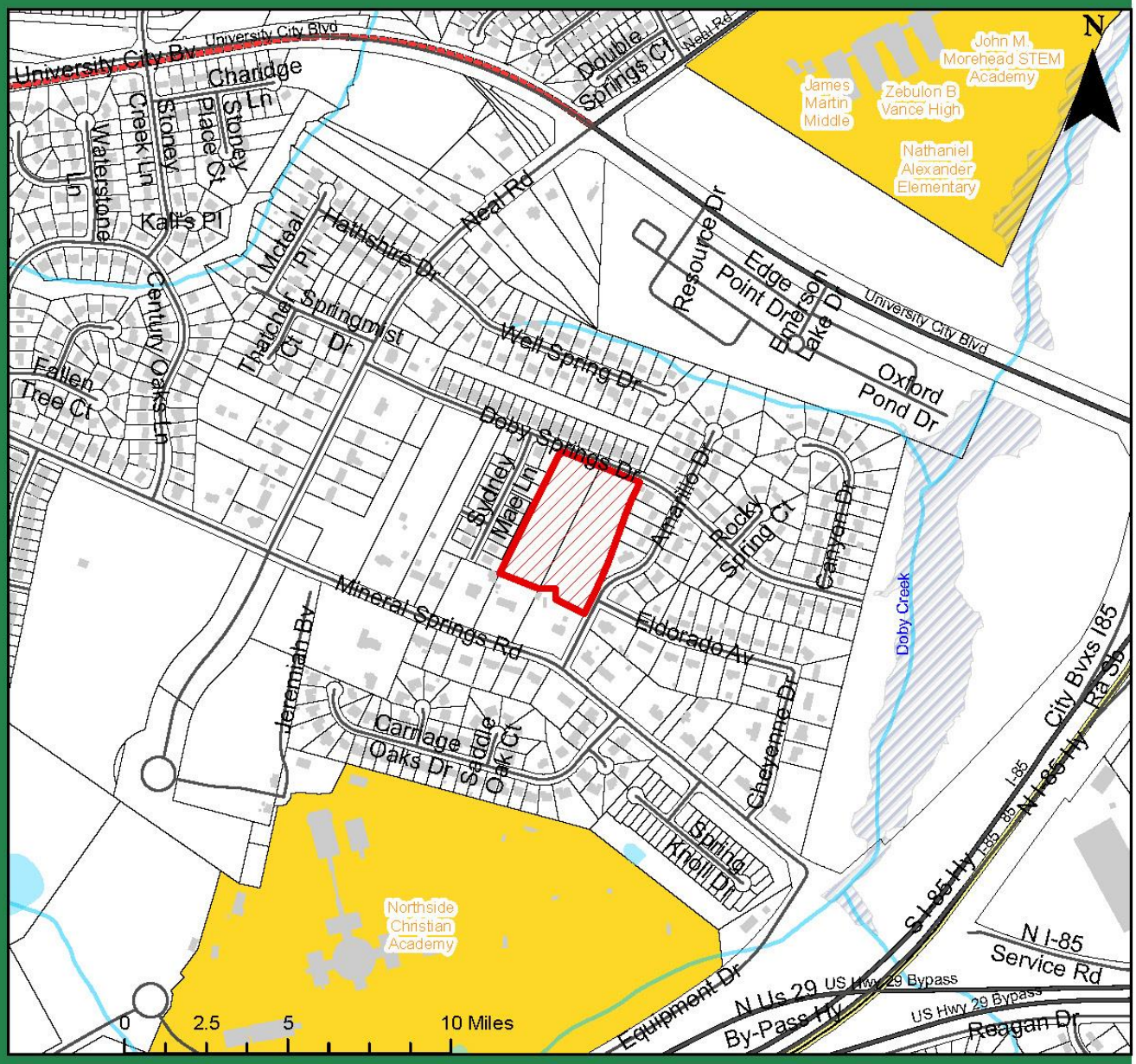
CMPC PLANNING COMMITTEE REVIEW:

At their March 15th meeting, the Planning Committee reviewed the proposed request and had the following comments:

Mandatory Referral 22-07

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Freeman Burns, Asset & Facility Management



N

- Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Proposed Thoroughfare Improvement
- Streams
- Ponds
- FEMA 100 Year Floodplain
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 3/3/2021

Doby Springs Dr
Sydney Mae Ln
Amarillo Dr
N
Portion of
Tax Parcel 047-083-02
(+/- 3.0 ac)
Tax Parcel 047-083-42
(+/- 3.4 ac)
Mineral Springs Rd
Legend
Streets
Subject Property
Parcel Boundary
meckco

Initiated by: Todd DeLong, Economic Development
Submitted by: Todd DeLong, Economic Development
Reviewed by: Alberto Gonzalez, Planning, Design and Development

ATTACHMENT 3

MANDATORY REFERRAL | REPORT NO. 22-08

Proposal to dispose of property on Central Avenue for multi-use redevelopment

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes the lease, transfer or sale of the following City-owned parcels located in Council District 5 for the construction of a mix of uses (senior affordable housing, single family residential, multi-family residential, commercial, office, soccer facility, etc.).

Parcel ID	Address	Zoning	Current Use	Lot Size (AC)
10304199	5401 Central Avenue	MUDD-O & MX-2 (Innov)	Unimproved	~69.0
10304108	5745 Central Avenue	MUDD-O	Unimproved	~7.57

The City has been working with the Master Developer (Crosland Southeast) since 2018 to redevelop the former Eastland Mall site into a mixed-use center.

PROJECT JUSTIFICATION:

The site of the former Eastland Mall was acquired in 2012 to assemble all of the various land holdings comprising the mall property and facilitate the redevelopment of a highly visible property with the potential to spur redevelopment of the site and the surrounding area, in accordance with the Eastland Area Plan. Through a solicitation process the City has partnered with Crosland Southeast to function as the Master Developer of the site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these projects will support Council's goals to develop affordable housing and stimulate private investment in one of the City's identified Corridors of Opportunity.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The site is recommended for mixed-use (single-family, multi-family, office, retail) as per the *Eastland Area Plan* (adopted 2003) as amended by rezoning petition 2020-027. The Recommended Final Draft *Charlotte Future 2040 Policy Map* recommends the site as a Community Activity Center Place Type.

PROJECT IMPACT:

The redevelopment will transform the currently vacant site into a pedestrian oriented mix-use development. The redevelopment will embrace and build a range of shopping choices, housing types, and places of entertainment and recreation. Furthermore, the project will provide affordable housing opportunities and stimulate opportunities for economic mobility.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This public private partnership incorporates a series of infrastructure improvements on and off site.

ESTIMATED PROJECT COMPLETION DATE:

The pace of phasing of the transactions will be dictated by market conditions.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

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

Conclusions: The proposed transaction is consistent with the City's adopted plans and policies for the site.

Adopted Goals and Policies: The proposed lease/sale meets the *CLT Future 2040 Comp Plan* Goals #1: 10-Minute Neighborhood, #2: Neighborhood Diversity and Inclusion, #3: Housing Access for All, and # 10: Fiscally Responsible.

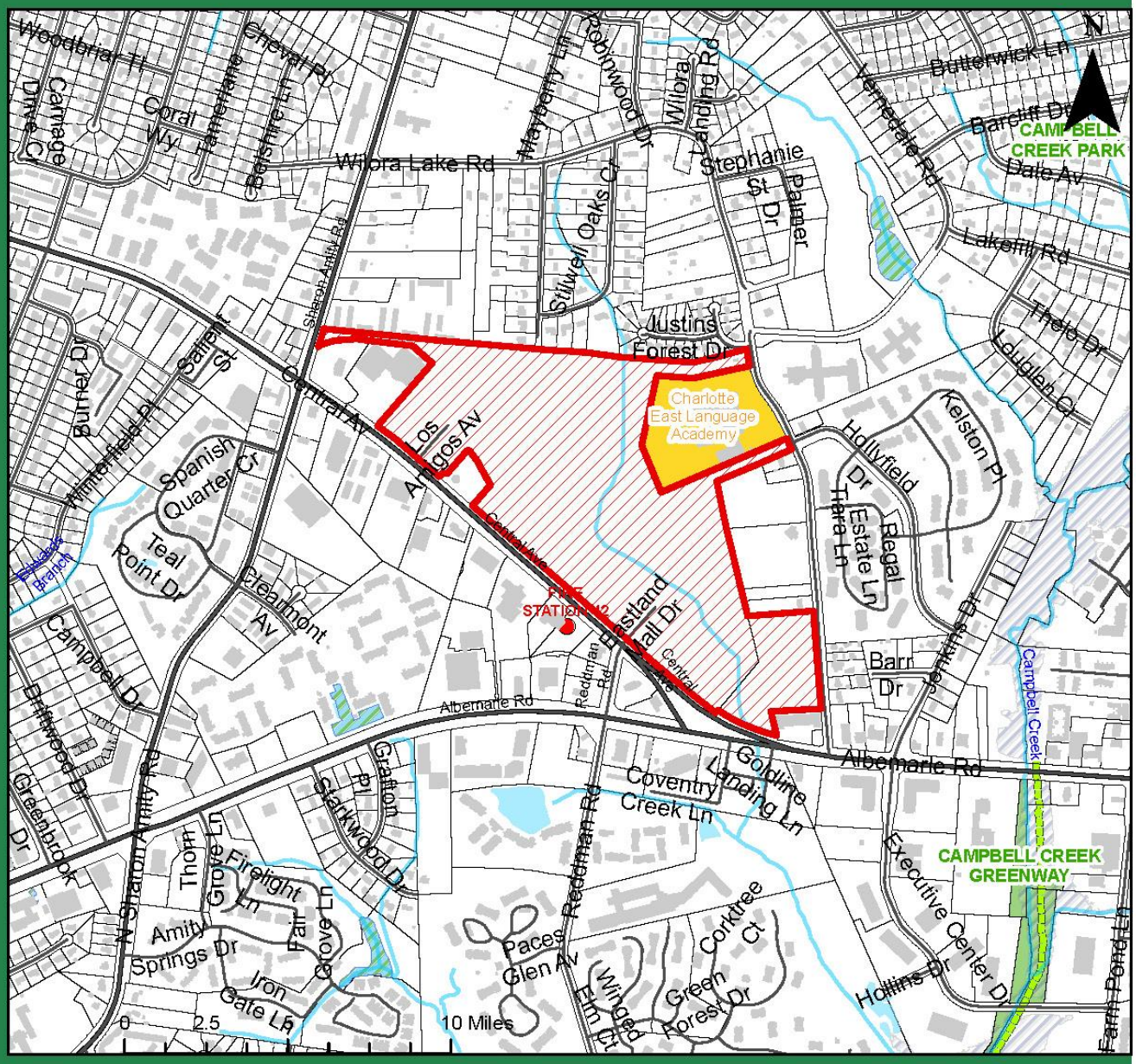
CMPC PLANNING COMMITTEE REVIEW:

At their March 15th meeting, the Planning Committee reviewed the proposed request and had the following comments:

Mandatory Referral 22-08

Initiated by: Todd DeLong, Economic Development

Submitted by: Todd DeLong, Economic Development

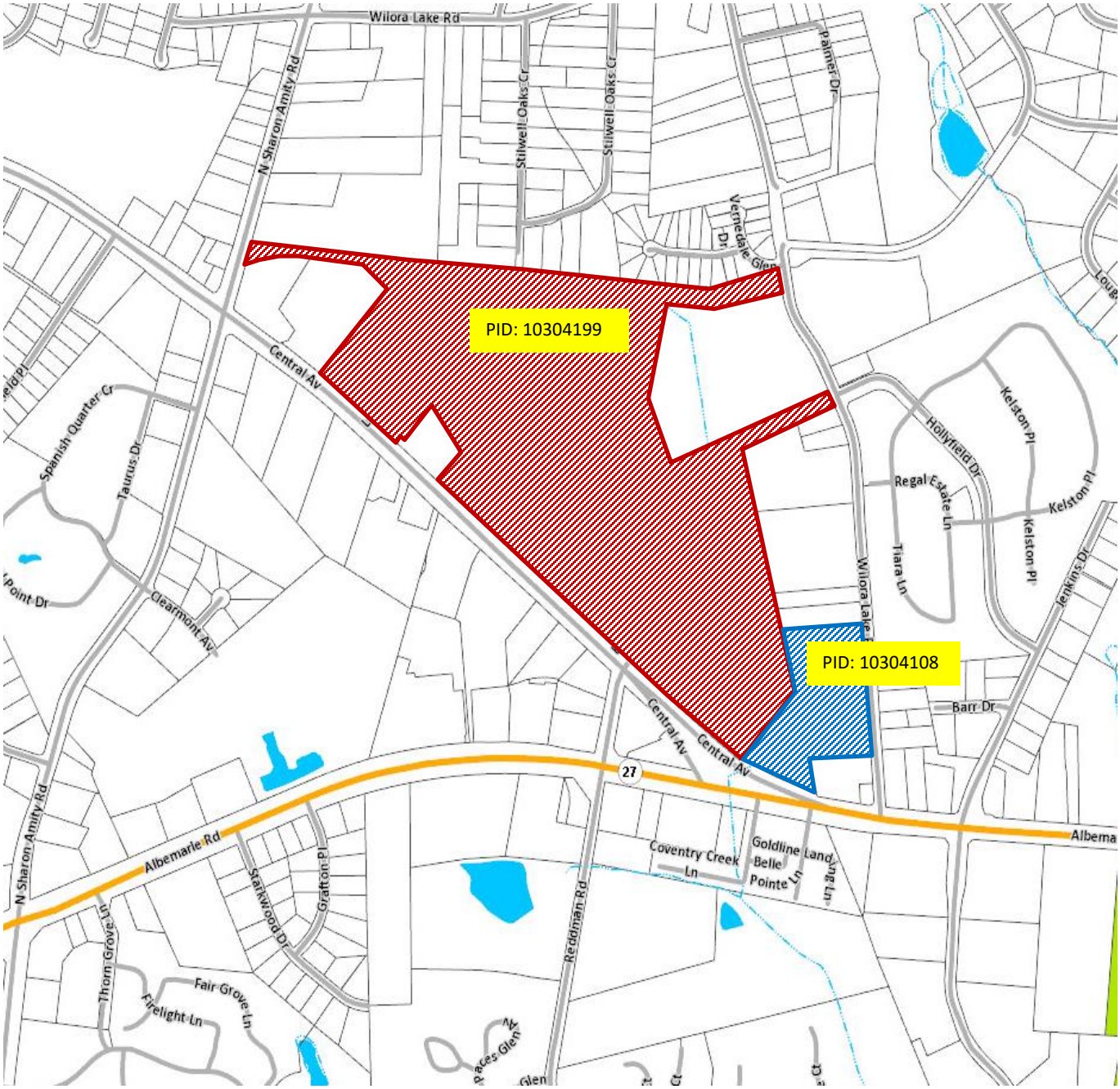


Mandatory Referral
Building Footprints
Road
Streams
Wetland
Ponds
Fire Station
Greenway - Proposed
FEMA 100 Year Floodplain
Developed Park
County Property
Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 3/3/2021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PID: 10304108
Wilora Lake Rd
N Sharon Amity Rd
Stillwell Oaks Cr
Palmer Dr
Vernedale Dr
Central Av
Spanish Quarter Cr
Taurus Dr
Clearmont Av
Hollyfield Dr
Regal Estate Ln
Kelston Pl
Tiara Ln
Jenkins Dr
Barr Dr
27
Albemarle Rd
Coventry Creek Ln
Goldline Landing Ln
Belle Pointe Ln
Reddman Rd
Starkwood Dr
Grafton Pl
Thorn Grove Ln
Fair Grove Ln
Firelight Ln

MANDATORY REFERRAL | REPORT NO. 22-09
Proposal to dispose of property at 429 Coxe Avenue

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte has received a request from a citizen to purchase a City-owned parcel located at 429 Coxe Avenue, in Charlotte (PID 071-105-50). The parcel is zoned O-2 (Office) is approximately 7,500 square feet (0.172 acre) in size. It is currently wooded with undeveloped properties on either side. The citizen interested in purchasing the parcel plans to build two owner-occupied townhomes on the lot.

PROJECT JUSTIFICATION:

The City acquired the property in 1948 via tax foreclosure and has remained vacant since that time. City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. It is a City Real Estate policy to maximize the City's assets by generating revenue with the sale of surplus property. Thus, selling the land will not only generate revenue for the City, but it will also reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Charlotte City Council repealed the Guidelines for Asset Management, which were established by the Privatization/Competition Advisory Committee (PCAC) as adopted by City Council on July 25, 1994. On June 12, 2017, City Council approved the City-Owned Real Estate and Facilities Policy

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends single-family/multi-family up to 8 DUA for this site. The Recommended Final Draft of the *Charlotte Future 2040 Policy Map* recommends the Neighborhood 1 Place Type for this site.

PROJECT IMPACT:

Sale and development of this property will eliminate maintenance costs for the City and will eliminate the possibility of loitering on the property. Sale of this parcel will create revenue for the City's General Fund as well as return a property to the tax base. In addition, the sale will provide an opportunity for home ownership to the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The sale of this parcel is not related to any known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the upset bid process and Council approval should be complete by the end of 2022.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

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

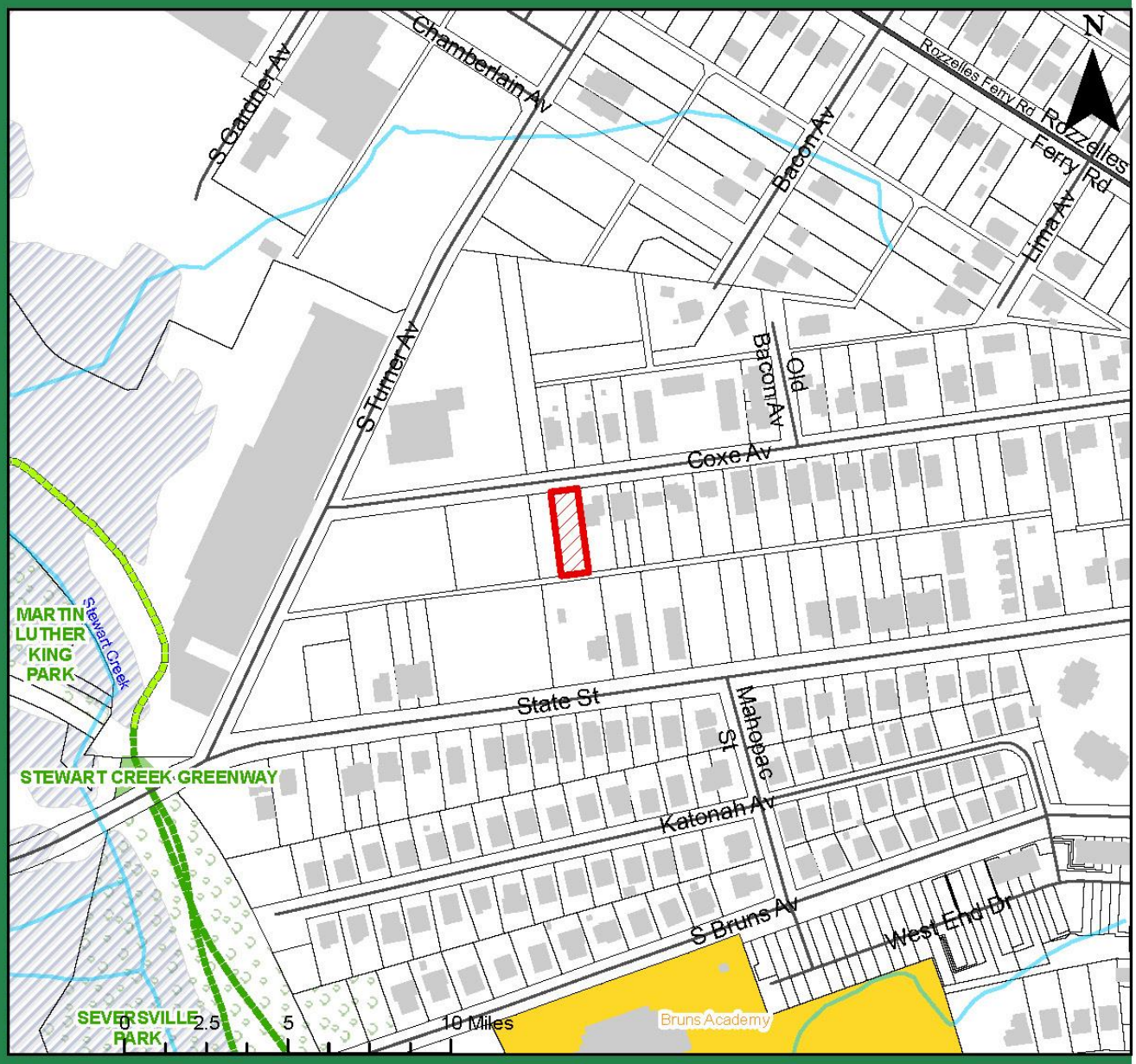
Conclusions: Residential development on this site is compatible with the exiting land uses in the area, however a rezoning might be required since the existing zoning of O-2 is intended for office developments.

Adopted Goals and Policies: The proposed sale meets the *CLT Future 2040 Comp Plan* Goals #1: 10-Minute Neighborhood, #2: Neighborhood Diversity and Inclusion, #3: Housing Access for All, and # 10: Fiscally Responsible.

CMPC PLANNING COMMITTEE REVIEW:

At their March 15th meeting, the Planning Committee reviewed the proposed request and had the following comments:

Mandatory Referral
22-09



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- Mandatory Referral
- Building Footprints
- Road
- Streams
- Existing Greenway (Alt Option)
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- Developed Park
- County Property
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 3/3/2021

429 Coxe Ave

Old Bacon Ave
Coxe Ave
Coxe Ave
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