# Planning Committee

## Agenda Packet

September 20, 2022
Room 280
5:00 p.m.

**Charlotte-Mecklenburg Planning Commission**
**Planning Committee Meeting Agenda**
Charlotte-Mecklenburg Government Center, Room 280
September 20, 2022 **|** 5 p.m.

1. **Call to Order and Introductions**

2. **Approval of July 19, 2022 Minutes. Attachment 1**

3. **Overview of the Mandatory Referral Process (10 minutes)**
   Staff Resource: Alberto Gonzalez, Planning

4. **M.R. #22-25|** Charlotte Water proposes to acquire two parcels off the end of Chicago Avenue near the Southside Park + in the vicinity of Remount Rd + Toomey Avenue (PID #s 14501705 + 14501708) for the construction of a larger diameter sanitary sewer project called Irwin Basin Tributary to Remount Rd. **Attachment 2.**
   Staff Resource: Alberto Gonzalez, Planning
   Chuck Bliss, Charlotte Water

5. **M.R. #22-26|** The City of Charlotte proposes to transfer four City-owned parcels on Ambassador Street + Columbus Circle (PID #s 071-121-21, 071-121-22, 067-041-38 + 067-073-26) for the construction of affordable single-family housing with deed restrictions to ensure long-term affordability. **Attachment 3**.
   Staff Resource: Alberto Gonzalez, Planning
   Leisa Sossamon, General Services

6. **M.R. #22-27|** Mecklenburg County Park + Recreation proposes to exchange a portion of a parcel on Walden Station Drive (PID #s 047-291-61 (+/- 526 square feet) + 047-291-42 (+/- 949 square feet)) to connect the existing Barton Creek Greenway to Walden Station Drive. **Attachment 4**.
   Staff Resource: Alberto Gonzalez, Planning
   Caroline Sawyer, Asset + Facility Management

7. **M.R. #22-28|** Mecklenburg County Park + Recreation proposes to acquire three parcels (~1.442 acres) at the southeast corner of St George Street + Central Avenue (PID #s 129-041-37, 129-041-38 + 129-041-40) for construction of the future Briar Creek Greenway from Central Avenue to Monroe Road. **Attachment 5**.
   Staff Resource: Alberto Gonzalez, Planning
   Caroline Sawyer, Asset + Facility Management

8. **M.R. #22-29|** Mecklenburg County Park + Recreation proposes to acquire ~6.73 acres off Forest Point, between I-77 + West Arrowood Road (PID # 167-191-01) for future Neighborhood Park uses. **Attachment 6**.

Staff Resource: Alberto Gonzalez, Planning
Caroline Sawyer, Asset + Facility Management

9. **M.R. #22-30|** Mecklenburg County Community Support Services proposes to acquire ~2.89 acres (PID # 133-011-45) at 4822 Albemarle Road for use as a Family Justice Center (aka, the Umbrella Center). **Attachment 7.**
   Staff Resource: Alberto Gonzalez, Planning
   Caroline Sawyer, Asset + Facility Management

10. **M.R. #22-31|** Mecklenburg County Park + Recreation proposes to acquire three parcels (PID #s 137-271-01, 137-015-22, + 137-015-23) located in Mint Hill, east of Kuck Road, to accommodate future active park amenities. **Attachment 8**.
    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

11. **M.R. #22-32|** Mecklenburg County Park + Recreation proposes to acquire three parcels (PID #s 213-012-39, a portion of 213-012-40, + 213-012-41) located in the Town of Matthews, along Monroe Road for future park uses. **Attachment 9**.
    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

12. **M.R. #22-33|** Mecklenburg County Park + Recreation proposes to acquire three parcels (PID #s 045-102-01, 045-102-05, + 045-102-06) located at the northeast corner of North Graham + Princess streets, for a future Neighborhood Park. **Attachment 10**.
    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

13. **M.R. #22-34|** Mecklenburg County Park + Recreation proposes to acquire ~33.53 acres (PID #s 029-301-19, 029-301-12, 029-301-25, 029-301-95, 029-301-96, 029-305-01, 029-301-37, 029-305-02 + 029-301-38) located just north of I-485 on Ridge Road + across from the Highland Creek neighborhood for future park uses. **Attachment 11.**
    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

14. **M.R. #22-35|** Mecklenburg County Park + Recreation proposes to acquire ~11.625 acres (PID #s 108-166-23, 108-166-24, 108-166-26, 108-166-27, 108-166-17, + 108-166-25) located south of the Plaza Road Extension, between Plott Road + Vermilion Drive, for a greenway trailhead parking lot + Neighborhood Park. **Attachment 12.**
    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

15. **M.R. #22-36|** Mecklenburg County Park + Recreation proposes to acquire ~31.178 acres (PID #s 019-081-36, 019-081-18, 019-081-09, 019-081-08 + 019-081-37) located in Town of Huntersville, east of Old Statesville Road (Hwy 115) + in the Pottstown neighborhood, for future passive park uses. **Attachment 13.**

    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

16. **M.R. #22-37|** Mecklenburg County Park + Recreation proposes to acquire ~1.57 acres (a portion of PID # 003-361-12) located in the Town of Davidson between Shearer + E. Rocky River roads to fill a gap in the existing West Branch Rocky River Greenway. **Attachment 14.**

    Staff Resource: Alberto Gonzalez, Planning
    Caroline Sawyer, Asset + Facility Management

17. **M.R. #22-38|** The Charlotte Fire Department is planning proposes to acquire ~.44 acres located at 1017 Little Rock Road (PID # 059-212-25) to expand the existing Firehouse #21 + improve the current parking. **Attachment 15.**

    Staff Resource: Alberto Gonzalez, Planning
    Anna Radcliff, General Services

18. **M.R. #22-39|** The City of Charlotte proposes to dispose of ~3.896 acres (PID # 103-021-02) located at 5516 Central Avenue to support future community initiatives. **Attachment 16.**

    Staff Resource: Alberto Gonzalez, Planning
    Leisa Sossamon, General Services

19. **Update on Community Area Plan Process (10 minutes)**

    Staff Resource: Catherine Mahoney, Planning

20. **Adjournment**

**Charlotte-Mecklenburg Planning Commission** **DRAFT – ATTACHMENT 1**
**Planning Committee Meeting – Virtual Zoom**
**DRAFT Minutes**
July 19, 2022 – 5:00 p.m.

**Attendance**

**Planning Committee Members Present:** Chairperson Keba Samuel, Vice Chairperson Elect Andrew Blumenthal, and Commissioners John Ham, Elizabeth McMillan, Clayton Sealey (virtual), Sam Spencer, and Douglas Welton

**Planning Commission Members Present:** Vice Chairperson Phillip Gussman and Commissioner Wil Russell

**Planning Staff Present:** Andrew Ausel, Kathy Cornett, Alyson Craig, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Alan Goodwin, Laura Harmon, Kevin May, Alysia Osborne, Tim Porter, Candice Rorie and Mariah Wozniak

**Other Staff Present:** Lisa Sossaman, General Services Real Estate, and Erin Oliverio, EPM Landscape Management

**Camiros Consulting Group:** Consultants, Arista Strungys and Chris Jennette

**Welcome and Introductions**
Chairperson Samuel 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 Samuel explained the virtual meeting rules and guidelines. The meeting was livestreamed on YouTube. 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 Commissioner McMillan and seconded by Commissioner Blumenthal to approve the June 21, 2022, minutes. The minutes were approved. 6-1.*

**Mandatory Referrals**
The Chairperson requested an overview of M.R. #22-24. Alberto Gonzalez provided a brief update. Chairperson Samuel asked if commissioners had any questions, or comments concerning the mandatory referral.

- **M.R. #22-24|** General Services (GS) proposes to acquire five parcels located off Frank Grier Road + totaling approximately 21.70 acres (071-075-04, 108-112-08, 108-112-09, 108-112-10 and 108-112-16) for tree canopy preservation.

*A motion was made by Commissioner Spencer and seconded by Commissioner Blumenthal stating that the Planning Committee reviewed M.R. #22-24, on July 19, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 7-0*

**Charlotte Unified Development Ordinance (UDO) Update – Request for Recommended Action**
Staff's request for a recommendation included a brief history and overview of the Charlotte Unified Development Ordinance, as well as a summary of the changes that have been made. The Chairperson requested that each commissioner state their reasons or questions for supporting the UDO draft.

- ***Commissioner McMillan***: How will the UDO be enforced outside of the rezoning process? When will the UDO be effective?
  ***Ms. Harmon:*** The proposed effective date for enforcement of the UDO is June 1, 2023.
  - Conditional Rezonings to a pre-UDO zoning district submitted at least 4 months in advance of the June 1,2023 date must be reached by March 1, 2024 (Nine months after effective date) or will no longer be valid.
  - New rezonings: Can be submitted 3 months in advance, but not approved until after June 1, 2023.
  - Team is willing to commit to text amendments if things are not working.

- ***Commissioner Welton:*** Is staff open to Text Amendments before June 1, 2023?
  ***Ms. Harmon***: Yes, if we all agree that things aren't working.

- ***Commissioner McMillan:*** Is there going to be an annual process for text amendments or will it be as situations arise?
  ***Ms. Harmon:*** Maybe, three or so years out, however, for now don't wait until end of year.

- ***Commissioner McMillan:*** Will the realignment zoning be based on Area Plans?
  ***Alyson Craig:*** Working on it now. How to align within the department.
  - Different CD Plans – trying to figure out what we can move forward on, and what needs to wait.

- ***Commissioner John Ham:*** *His* concerns were all addressed early on. Would like to ensure that this is a living, breathing, document to support any changes.
  ***Alyson Craig:*** Two committees established because of the 2040 Comprehensive Plan. Issues may arise later that would create changes to the ordinance. In agreement that the document is a living, breathing, document.

- ***Commissioner Spencer:*** Addressed mistruths about the UDO.
  - ✓ Important to note that the UDO, as presented, would keep most of the Charlotte residential housing (SF).
  - ✓ Lies and untruths that UDO eliminates SF housing.
  - ✓ Document preserves SF housing in HOA and covenant neighborhoods.
  - ✓ Character of neighborhoods will not change.
  - ✓ Create more affordable housing – modern system of planning -built environment.
  - ✓ UDO and Comp Plan under public scrutiny and feedback.
  - ✓ Important we in government have chance to create incremental change. More affordable housing in rezonings; rezoning better reflects neighborhood, more pedestrian Infrastructure in neighborhoods.
  - ✓ Rare that we take a big jump forward rather than small incremental changes.
  - ✓ We have reviewed comments; UDO not perfect.
  - ✓ Supports UDO to move-city forward and leadership in PDD&D.

- ***Vice Chairperson Blumenthal:***
  - ✓ Comments have been addressed.
  - ✓ Supports UDO and knows more feedback will be forthcoming.
  - ✓ Implementation date is June 1, 2023. Beyond that conditional rezonings in the pipeline will still be considered? Correct? What about conventional?
  - ✓ Love to find mechanism for planning staff feedback to come back to Planning Committee. Need mechanism for keeping committee informed. Educational for committee members.

  ***Laura Harmon:*** Yes, correct for 9 months after that CDs will be considered. Conventional will convert on effective date - June 1, 2023. Support applications for new district rezonings. Can be submitted 3 months in advance of Juned 1, 2023 for conventional rezoning applications and 4 months in advance of June 1, 2023, for conditional applications.

- ***Commissioner Welton:***
  - ✓ Appreciates staff efforts in getting the UDO out there and getting feedback.
  - ✓ Hope PDD&D has agility to do respond to changes
  - ✓ In general, UDO document is going in the right direction.
  - ✓ Loopholes and other changes needed will become clear as we move forward.
  - ✓ Supportive of UDO and ready for additional feedback.

- ***Commissioner Russell:*** *(*Chair extended ability to make comments to Planning Commission member Wil Russel, although he is not on the Planning Committee).
  - ✓ Big lift, hard to train development community and residents.
  - ✓ Their biggest investment is in homes and protecting their investment.
  - ✓ Supports UDO but it doesn't go as far as he wishes. He will push for Text Amendments relating to home affordability, smaller infill, and incremental development not addressed in this draft. However, looks forward to supporting document.

- **Vice Chairperson Gussman, Planning Commission – (Chair extended opportunity for him to make comments).**
  - ✓ The UDO is the best plan for the city now. In full support.
  - ✓ Changes to the UDO are expected, and staff, boards, commissions are ready to do that for good and proper development of our community.

- **Commissioner Sealey:**
  - ✓ Served on the Ordinance Advisory Committee since 2020
  - ✓ Would like to see more affordability in neighborhoods
  - ✓ UDO is not perfect, few plans are.
  - ✓ Supports UDO Plan. Opportunity there to make fixes as we move through process.

- **Planning Committee Chairperson Samuel:**
  - ✓ The Planning Committee Chairperson thanked Ed McKinney, Taiwo Jaiyeoba, Alyson Craig, Laura Harmon, Ordinance Advisory Committee (OAC), Planning Committee members, and staff for their service, and getting the UDO to the adoption process, and the Charlotte Future 2040 Comprehensive Plan adoption.
  - ✓ UDO document is a living, breathing document and will be revisited many times.
  - ✓ We are looking for a regular review process. UDO matters won't wait for an annual review process or a one, two, or even three-year update. Urgent items will be addressed immediately.
  - ✓ Excited to see the UDO get to this point. Interested in knowing that urgent items need to be addressed and want the UDO to be strengthened. It is a working, document.

In discussions about the UDO motion for a recommendation, Commissioner Spencer proposed adding language describing the requirement for a conditional rezoning for any gas station or auto centric use other than drive-throughs. He also asked to add a bullet stating, "the UDO reflects the predominantly single-family character of Charlotte neighborhoods" at the end of the consistency statement. For the record, Commissioner Spencer withdrew the second half of his motion relating to the single-family character of Charlotte neighborhoods after discussion.

*A motion was made by Commissioner Spencer and seconded by Commissioner Blumenthal. Having reviewed the draft Unified Development Ordinance (UDO) and considered the consistency statement prepared by staff, I move that we recommend approval of the draft UDO with the following modification of the UDO use matrix: Require a conditional zoning with prescribed conditions (C/PC) rather than allowing them by-right, with prescribed conditions (PC) for gas stations located in the ML-1, ML-2, IMU, NC, CG, CR, CAC-1, CAC-2, and TOD-TR zoning districts; for major vehicle repair facilities located in the ML-1 and ML-2 zoning districts; and for minor vehicle repair facilities located in the ML-1, CG, CR, IMU, NC, CAC-1, CAC-2, and TOD-TR zoning districts. The motion was unanimously approved. 7-0*

**Update to Charlotte Tree Ordinance**

Before the committee's recommendation, Chief Urban Forester Tim Porter provided a detailed look at the Charlotte Tree Ordinance and its amendments. Commissioner Spencer asked if the amendments would help preserve the Charlotte Tree canopy and move the city closer to the goal of 50% tree canopy in Mecklenburg County by 2050. Staff responded that the addition of the non-development heritage tree regulations will directly target that as well as the reduction of tree canopy loss associated with residential properties, leading to more preservation and planting. Plus, the amendments place an emphasis on the protection and preservation of city street trees.

Commissioner Welton asked whether the dashboard will include tree canopy information, what is the timeline, and will Tim Porter lead that effort. Mr. Porter responded he will lead the effort to coordinate and implement Comprehensive Plan tree canopy policy and the efforts of the UDO to plant and preserve trees. These efforts will be monitored and reported on. The Implementation Dashboard will include Comprehensive Plan policies and programs related to tree canopy. In the future we plan to conduct an additional tree canopy analysis and update to the Urban Forestry Master Plan. Currently, we are in discussion about the overall canopy goal of 50 by 50 with City Council. We are in a critical tree canopy crossroads over the next three years. The UDO and tree ordinance amendments are a big step forward. These three policy initiatives will be reported on regularly. After additional discussion Chairperson Samuel asked for a motion.

*A motion was made by Commissioner Ham and seconded by Commissioner McMillan. Having reviewed the draft text amendment for the Tree Ordinance and considered the consistency statement prepared by staff, I move that we recommend approval of the Tree Ordinance text amendment as it appears before us and the adoption of the consistency statement as it appears before us. The motion was unanimously approved. 7-0*

**Election of Vice Chairperson - Planning Committee**

*A motion was made by Commissioner Welton and seconded by Commissioner Spencer to nominate Commissioner Blumenthal to serve as Vice Chairperson. Chairperson Samuel accepted the nomination. There were no other nominees. The vote was unanimous (7-0) to have Commissioner Blumenthal serve as Vice-Chairperson.*

**Adjourn**

The meeting adjourned at 6:27 pm

Initiated by: Chuck Bliss, Charlotte Water
Submitted by: Chuck Bliss, Charlotte Water
Reviewed by: Alberto Gonzalez, Planning Design & Development Department

**ATTACHEMENT 2**

# MANDATORY REFERRAL | REPORT NO. 22-25

**Proposal to acquire property at the end of Chicago Avenue for sanitary sewer use**

## PROJECT PROPOSAL AND LOCATION:

Growth in the South End is starting to exceed the capacity of the existing sewer, so CLT Water is having to construct a larger diameter sewer project called Irwin Basin Tributary to Remount Rd. The sewer designed crosses PID 14501705 and 14501708 off the end of Chicago Avenue near the Southside Park in the vicinity of Remount Rd and Toomey Avenue. Normally CLT Water would be acquiring an easement but due to the topography and existing facilities, we are having to bisect these two properties which is rendering them nearly unbuildable so CLT Water will be purchasing these two properties.

## PROJECT JUSTIFICATION:

Due to the density of the development in the South End area, the existing sewer are reaching capacity. CLT Water is needing to construct a larger sewer to allow further redevelopment in the area served by this gravity sewer. This sewer project is part of CLT Water's capital improvement program.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The redevelopment in the South End area adjacent to the Blue Line pursuant to the Transit Oriented Development (TOD) policies is driving the need for additional sewer capacity in this area.

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Charlotte Future 2040 Policy Map* recommends the Neighborhood 1 Place Type for these parcels.

## PROJECT IMPACT:

The CLT Water sewer line project will allow the continued redevelopment of this area with. The project will require clearing of trees in a new easement to install the new sewer line in order to keep the existing sewer functional as it lies within an old very narrow easement.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This new CLT Water sewer line crosses through Southside Park which will be closed for the next year to construct the line. CLT Water and City storm water will be constructing two projects concurrently in this area of Southside Park with the same Progressive Design Build contract. CLT Water worked extensively with Mecklenburg County Parks and Rec and Real Estate to minimize the disruption to the public in order to complete these projects.

## ESTIMATED PROJECT COMPLETION DATE:

CLT Water will be purchasing these two parcels in August or September of 2022. The funding for the CLT Water sewer project is being received over fiscal years FY22 thru FY 25.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their meeting on August 3rd, 2022 and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: Acquisition of these parcels for a larger diameter sewer project is appropriate considering current sewer capacity in the South End Area.

Adopted Goals and Policies: The proposed acquisition meets the *Charlotte Future 2040 Comprehensive Plan* Goal #6: Healthy, Safe & Active Communities, and Goal #10 Fiscally Responsible.

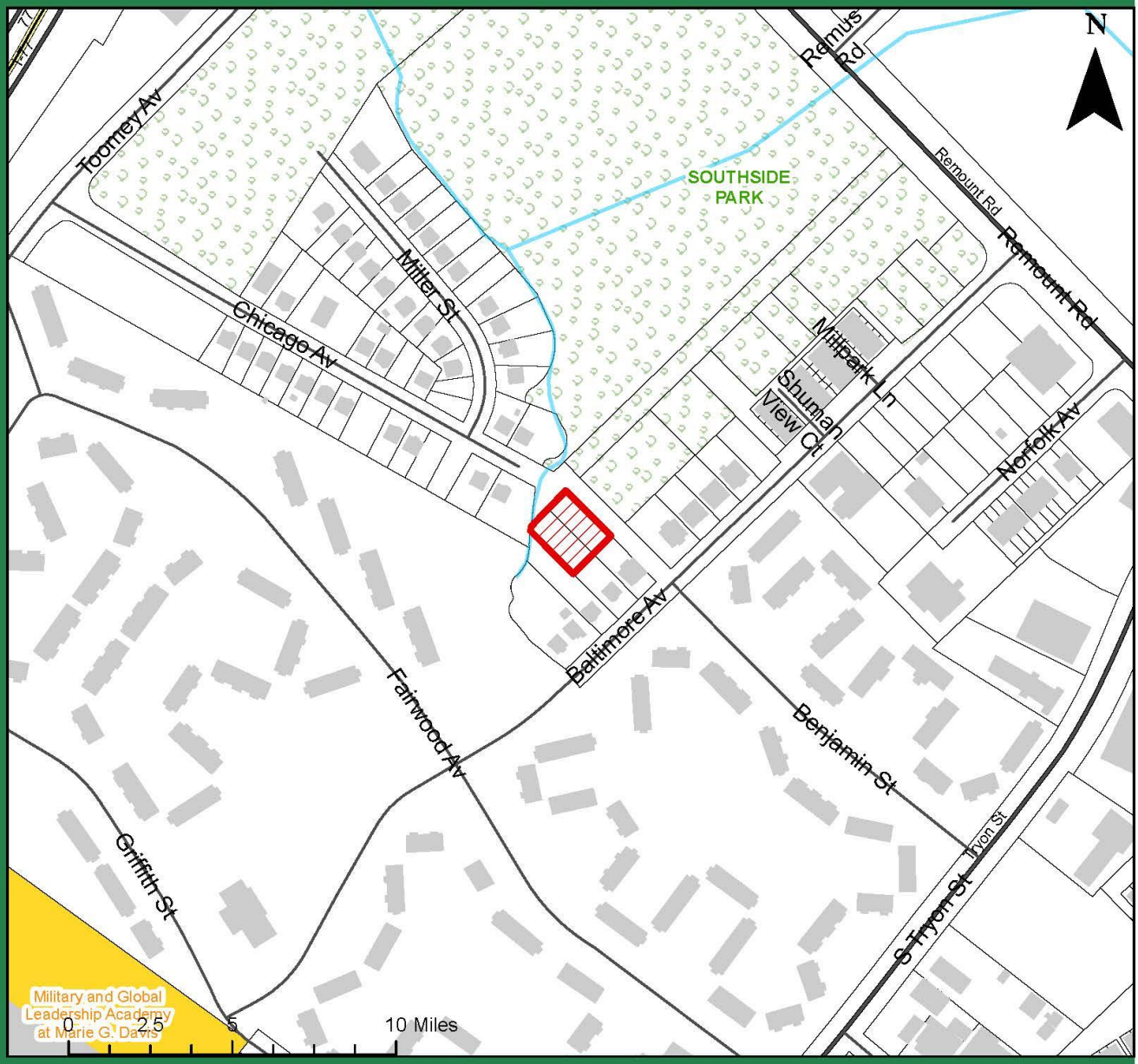
## CMPC PLANNING COMMITTEE REVIEW:

At their September 20th, 2022 meeting, the Planning Committee reviewed the proposed request and had the following comments:

# Mandatory Referral 22-25

Initiated by: Chuck Bliss, Charlotte Water

Submitted by: Chuck Bliss, Charlotte Water



- Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Streams
- Greenway - Developed
- Greenway - Proposed
- Developed Park
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 7/28/2022

# MANDATORY REFERRAL | REPORT NO. 22-26

**Proposal to convey property on Columbus Circle and Ambassador Street for Affordable Housing**

## PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to transfer the following City-owned parcels to a developer for the construction of affordable single-family housing with deed restrictions to ensure long-term affordability.

| PARCEL SUMMARY | | | | | |
|---|---|---|---|---|---|
| ***Parcel No.*** | ***Address*** | ***Zoning*** | ***Current Use*** | ***Lot Size (AC)*** | ***Council District*** |
| 071-121-21 | 801 Ambassador Street | R-5 | Vacant | 0.400 AC | 2 |
| 071-121-22 | 809 Ambassador Street | R-5 | Vacant | 0.186 AC | 2 |
| 067-041-38 | 2619 Columbus Circle | R-5 | Vacant | 0.208 AC | 2 |
| 067-073-26 | 2632 Columbus Circle | R-8 | Vacant | 0.272 AC | 2 |

## PROJECT JUSTIFICATION:

These parcels are not needed for City use or operations. The sale will return revenues to the City as well as place the properties back on the tax rolls. Additionally, disposition of these parcels will reduce the City's cost of maintenance on vacant properties. H&NS works with non-profit organizations, CDCs and private developers in order to transfer or sell properties for development of affordable housing.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed transfer of these parcels supports City Council's commitment to develop affordable housing and aligns with the following City Council adopted policies and guidelines:

- *City-Owned Real Estate and Facilities Policy* on June 12, 2017, repealing the *Guidelines for Asset Management* established by the Privatization/Competition Advisory Committee (PCAC) adopted by City Council on July 25, 1994,
- *Housing Charlotte Framework* on August 27, 2018, which recommends expanding the supply of high-quality rental housing by building new affordable housing, preserving existing naturally occurring affordable housing and leveraging city-owned land, and
- *Guidelines for the Evaluation and Disposition of City-Owned Land for Affordable Housing* on February 25, 2019.

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Charlotte Future 2040 Policy Map recommends the Neighborhood 1 Place Type for these parcels.

## PROJECT IMPACT:

Construction of affordable single-family housing will minimally impact the community.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other public or private projects are known of in the area.

## ESTIMATED PROJECT COMPLETION DATE:

Interest in the property for use by a non-profit organization, community development corporation or private developer and the availability of funds for these organizations to undertake development will dictate the completion of the transfer.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: Transfer of these parcels for the construction of affordable single-family housing is appropriate considering the City's commitment to develop affordable housing. These parcels are currently zoned appropriately for single-family development.

Adopted Goals and Policies: The proposed transfer meets the Charlotte Future 2040 Comprehensive Plan Goals #3: Housing Access for All and #9: Retain Our Identity & Charm.

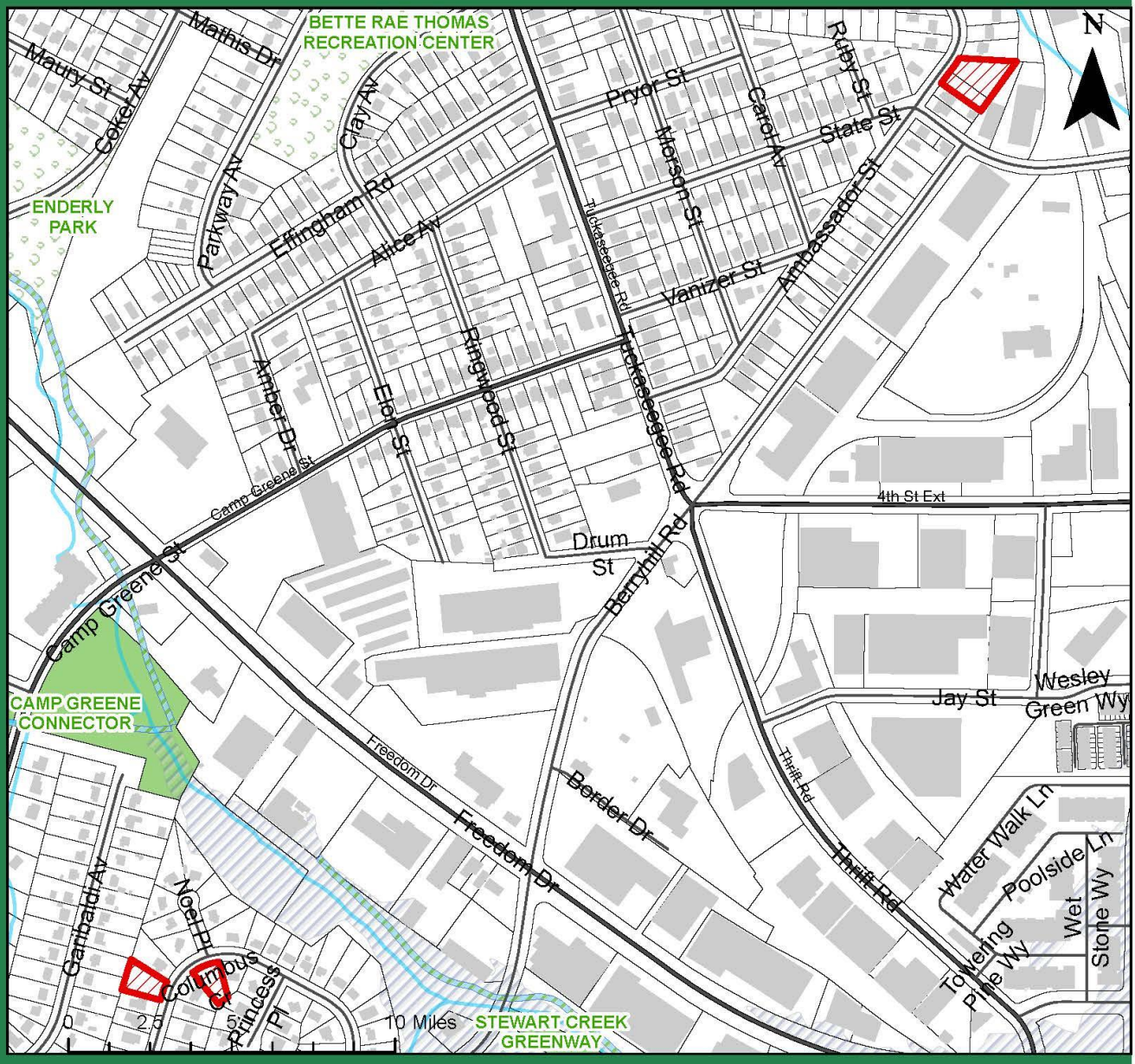
## CMPC PLANNING COMMITTEE REVIEW:

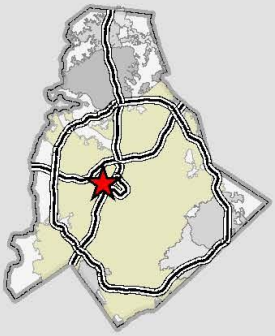
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

# Mandatory Referral 22-26

Initiated by: Warren Wooten, Housing and Neighborhood Services

Submitted by: Leisa Sossamon, General Services



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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

Initiated by: W. Lee Jones, Park and Recreation **ATTACHMENT 4**
Submitted by: Caroline Sawyer, Asset and Facility Management
Reviewed by: Alberto Gonzalez, Planning Design & Development Department

# MANDATORY REFERRAL | REPORT NO. 22-27

**Proposal to exchange property on Walden Station Drive for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation is proposing an exchange of Tax Parcel 047-291-61 (+/- 526 square feet) for a portion of Tax Parcel 047-291-42 (+/- 949 square feet) with Mallard Pointe Associates, LLC ("Mallard"). Mallard is proposing to rezone a portion the existing Mallard Pointe shopping center in the University Area, where Kohls was formerly located, to construct up to 300 multifamily units and a parking structure. In order to reconfigure one of the access driveways for the proposed multi-family development, Mallard is requesting +/- 526 sf of land from the County parcel that was originally acquired for greenway purposes. In exchange, Mallard will acquire and convey +/- 949 sf of Tax Parcel 047-291-42 to the County, which will connect the County's existing property (Tax Parcel 047-291-61) to Walden Station Drive. The properties being exchanged are zoned R-22MF(CD).

## PROJECT JUSTIFICATION:

This proposed exchange will provide a potential opportunity to connect the existing Barton Creek Greenway to Walden Station Drive in the future.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The exchange of property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection as well as the County's Greenway Master Plan.

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Charlotte Future 2040 Policy Map recommends the Parks and Preserves Place Type for the parcel ending in 61 and the Regional Activity Center Place Type for the parcel ending in 42.

## PROJECT IMPACT:

This proposed exchange will provide a potential opportunity to connect the existing Barton Creek Greenway to Walden Station Drive in the future.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Exchange of this property will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: An exchange of parcels is appropriate considering the exchange will provide a potential opportunity to connect the existing Barton Creek Greenway to Walden Station Drive in the future and is consistent with Meck Playbook.

Adopted Goals and Policies: The proposed exchange meets the Charlotte Future 2040 Comprehensive Plan Goals #7: Integrated Natural & Built Environments and #10: Fiscally Responsible.

## CMPC PLANNING COMMITTEE REVIEW:

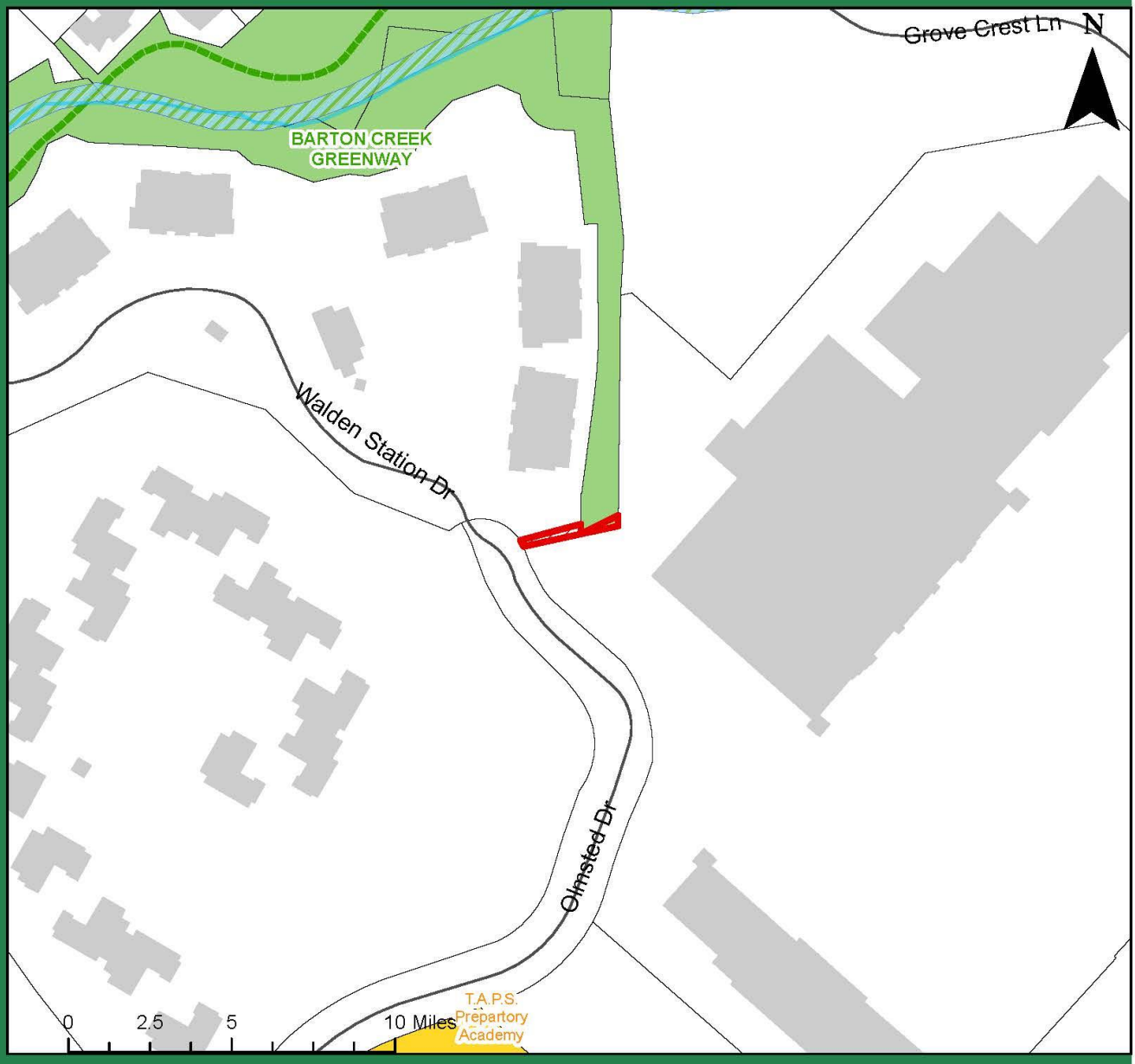
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

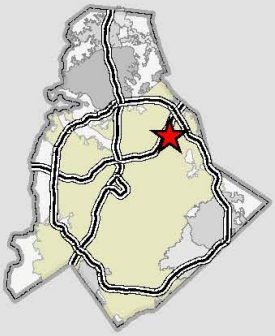
N
W
E
S
+/- 526 sf to be conveyed to Mallard Pointe Associates, LLC
+/- 949 sf to be conveyed to County
Walden Station Dr
Legend
Creeks and Streams
Streets
Mallard Exchange Parcel
County Exchange Parcel
Greenway Trail
Walden Station Properties, LLC (047-291-42)
Mallard Pointe Associates, LLC (047-291-44)
County Parcel (047-291-61)

# Mandatory Referral 22-27

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

- Mandatory Referral
- Building Footprints
- Road
- Streams
- Wetland
- Existing Greenway (Alt Option)
- Greenway - Developed
- Greenway - Proposed
- County Property
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-28

**Proposal to acquire property on St George Street in Charlotte for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire for Tax Parcels 129-041-37, 129-041-38, and 129-041-40 (cumulatively, +/- 1.422 acres) in the City of Charlotte for the Briar Creek Greenway. The properties are at the southeast corner of St George Street and Central Ave. The properties are directly adjacent to Briar Creek and more than half of the land is within the floodway. The subject parcels are improved with several leased structures including a cell tower, a billiards hall, a vehicle inspections shop, a carport and storage structure, and an Adams Outdoor Advertising billboard. The land is zoned B-2 and surrounding uses include a mix of commercial and single-family residential uses. The property is also adjacent to County-owned property to the south.

## PROJECT JUSTIFICATION:

Acquisition of this property will help provide real estate needed for the construction of the future Briar Creek Greenway from Central Avenue to Monroe Road, which is a funded FY19-23 Capital Improvement Program (CIP) greenway project.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection as well as Mecklenburg County's Greenway Master Plan and Environmental Leadership Action Plan (ELAP).

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Charlotte Future 2040 Policy Map recommends the Neighborhood Center Place Type for these parcels.

## PROJECT IMPACT:

Acquisition of this property will increase land for recreation and open space and help further the real estate needs for the Briar Creek Greenway from Central Avenue to Monroe Road.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this parcel will occur in FY23. Construction of the Briar Creek Greenway from Central Avenue to Monroe Road is expected to commence after real estate acquisitions, design, and permitting are complete.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: The acquisition of these parcels for the Briar Creek Greenway is appropriate considering the adjacency to Briar Creek, the location being within the floodway, and consistency with Meck Playbook.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #7: Integrated Natural & Built Environments.

## CMPC PLANNING COMMITTEE REVIEW:

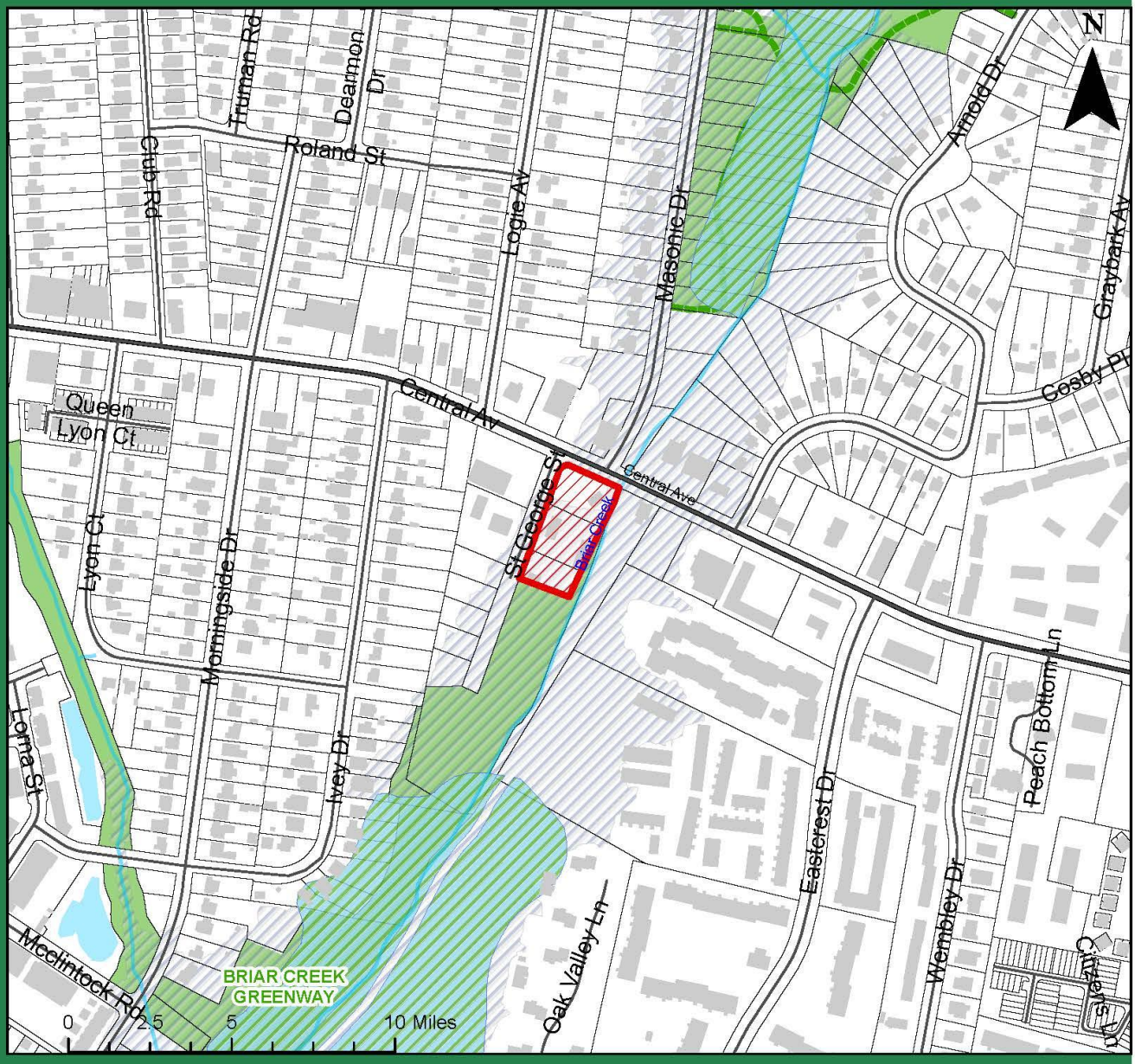
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

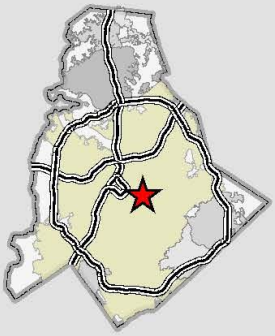
Subject Property
Tax Parcel 129-041-38
Shown in Red
(+/- 0.537 AC)
Subject Property
Tax Parcel 129-041-40
Shown in Red
(+/- 0.323 AC)
Subject Property
Tax Parcel 129-041-37
Shown in Red
(+/- 0.562 AC)
BRIAR CREEK GREENWAY
VETERANS PARK
Briar Creek
Central Av
Roland St
Logie Av
Masonic Dr
Truman Rd
Dearmon Dr
Arnold Dr
Graybark Av
Draper Av
Cosby Pl
Iris Dr
Lyon Ct
St George St
Morningside Dr
Veteran Ln
Andrews Ln
Ivey Dr
Eastcrest Dr
Wembley Dr
Oak Valley Ln
Lorna St
Charlotte
meckco
N
0 187.5 375 750 Feet
Legend
Creeks and Streams
Streets
Purser Brothers Holdings Two LLC Properties
County-Owned Property

## Mandatory Referral 22-28

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-29

**Proposal to acquire property on Forest Point Boulevard in Charlotte for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 167-191-01, located in Charlotte, off Forest Point Boulevard. The property is located between I-77 and W. Arrowood Road and is +/- 6.73 acres of vacant and largely wooded land. The land is zoned B-2(CD). The County has submitted an application to rezone the property to B-2. Surrounding uses include hotels, drive-thru restaurants, and single-family homes.

## PROJECT JUSTIFICATION:

The acquisition of this property would help fill an identified park gap in Meck Playbook and will expand neighborhood park amenities which help further the County's goal of providing walk-to recreational opportunities within accessible distances to area residents. While not yet master planned, park features may include trails, playgrounds, and shelters.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection as well as Mecklenburg County's Greenway Master Plan and Environmental Leadership Action Plan (ELAP).

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Charlotte Future 2040 Policy Map recommends the Commercial Place Type for this parcel.

## PROJECT IMPACT:

Acquisition of this property will increase land for recreation and open space.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Community Support Services (CSS) intends to convert the hotel to the south of this property into permanent housing for seniors (60+ years) some of whom have underlying medical conditions who have been experiencing homelessness. This housing will better help support CSS's mission to combat homelessness in Mecklenburg County. See Mandatory Referral No. 22-16 for further information.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this parcel will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

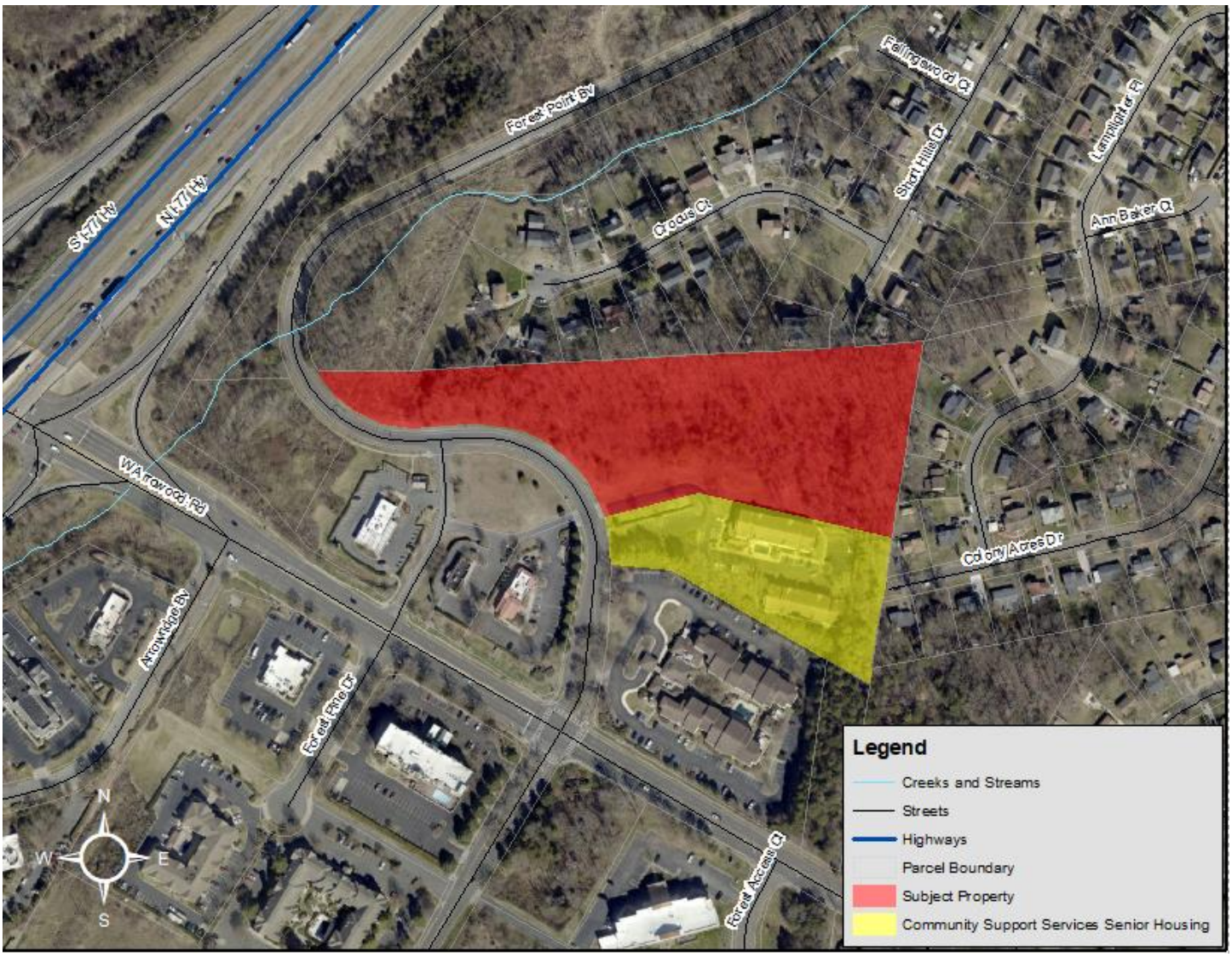
Planning staff has reviewed the proposed and has the following comments:

Conclusions: Acquisition of this parcel is appropriate considering it will expand neighborhood park amenities and will fill an identified park gap.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #7: Integrated Natural & Built Environments.

## CMPC PLANNING COMMITTEE REVIEW:

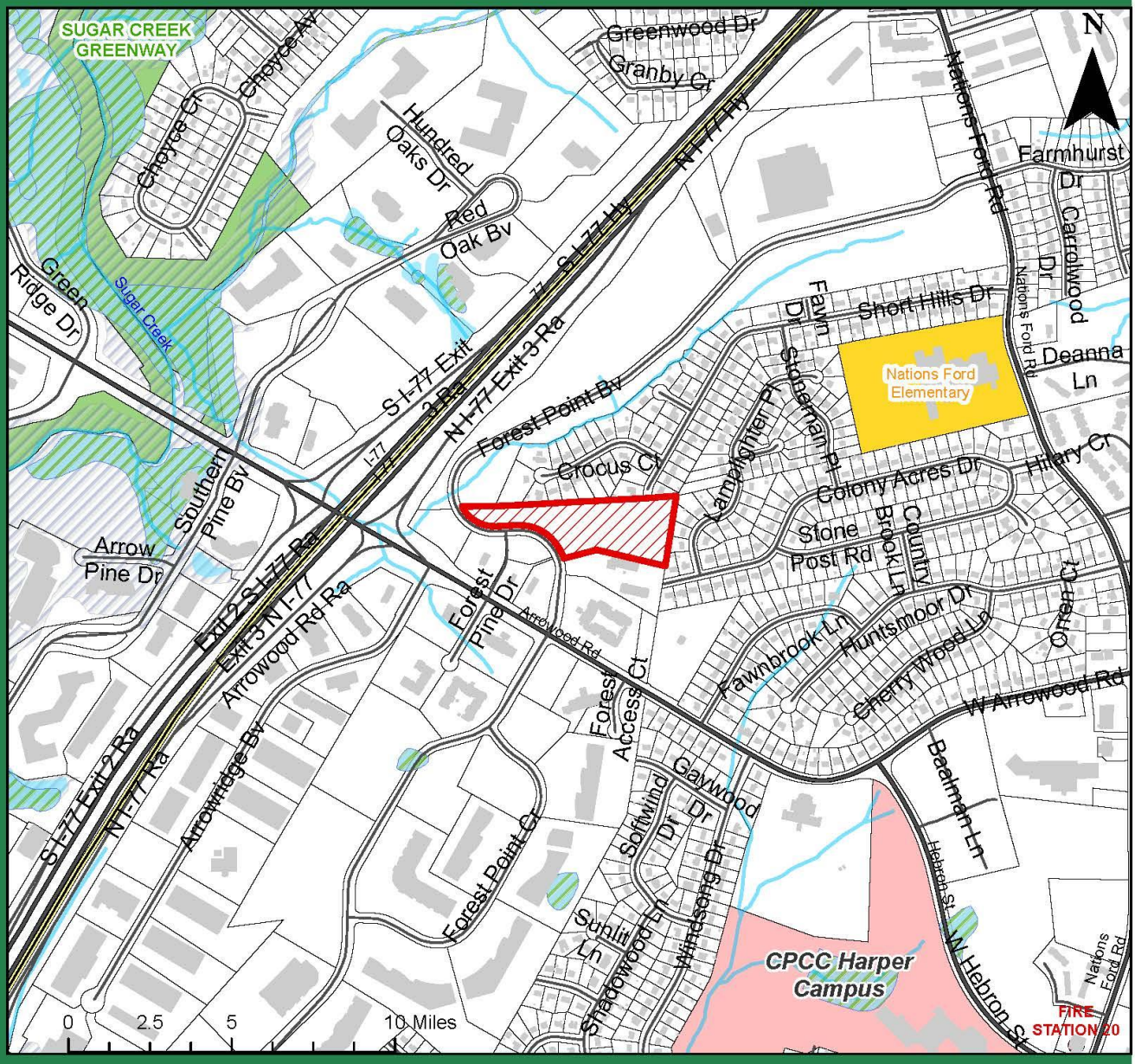
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:


S-77 Hy
N-77 Hy
Forest Point Dr
Fallingwood Ct
Short Hills Ct
Crocus Ct
Ann Baker Ct
W Arrowood Rd
Arrowridge Dr
Forest Pine Dr
Forest Access Ct
Legend
Creeks and Streams
Streets
Highways
Parcel Boundary
Subject Property
Community Support Services Senior Housing
N
W
E
S

# Mandatory Referral 22-29

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-30

**Proposal to acquire property on Albemarle Road in Charlotte for a Family Justice Center**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Community Support Services proposes to acquire Tax Parcel 133-011-45, located in Charlotte, at 4822 Albemarle Road. The parcel is +/- 2.89 acres and the land is zoned B-2. The property includes a +/- 51,500 SF brick office building along with an adjacent parking lot which is intended to be remodeled for the use of a Family Justice Center (also referred to as "the Umbrella Center"). Surrounding uses include commercial uses to the east and west and single-family residential to the south.

## PROJECT JUSTIFICATION:

Agencies housed at the Umbrella Center will provide services to abuse victims such as victim advocacy, trauma counseling, forensic/general healthcare, law enforcement, magistrate/prosecution services, and social services support. The Family Justice Center will be a single point of contact approach that aims to be more collaborative, efficient, and cohesive in the delivery of services to abuse victims. This is a nationally recognized, best practice model for the delivery of services to abuse victims.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with Mecklenburg County's goal of fostering a safe community in which all residents have the ability live, work, and recreate safely. Furthermore, Community Support Service's (CSS) Strategic Business Plan has set a goal to strengthen intervention and prevention to decrease the impact of domestic violence and community violence.

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Charlotte Future 2040 Policy Map recommends the Commercial Place Type for this parcel.

## PROJECT IMPACT:

Once developed, abuse victims in Mecklenburg County will be better able to access needed services in a more efficient and holistic manner. The Umbrella Center will co-locate various agencies together and create a single intake process, whereas currently, abuse victims have to navigate a geographically dispersed and complex system which often requires them to revisit trauma multiple times at the various agency locations.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects near this property. However, once developed, the Family Justice Center will be a collaboration between various public and non-profit agencies that have common goals and missions.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this parcel will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

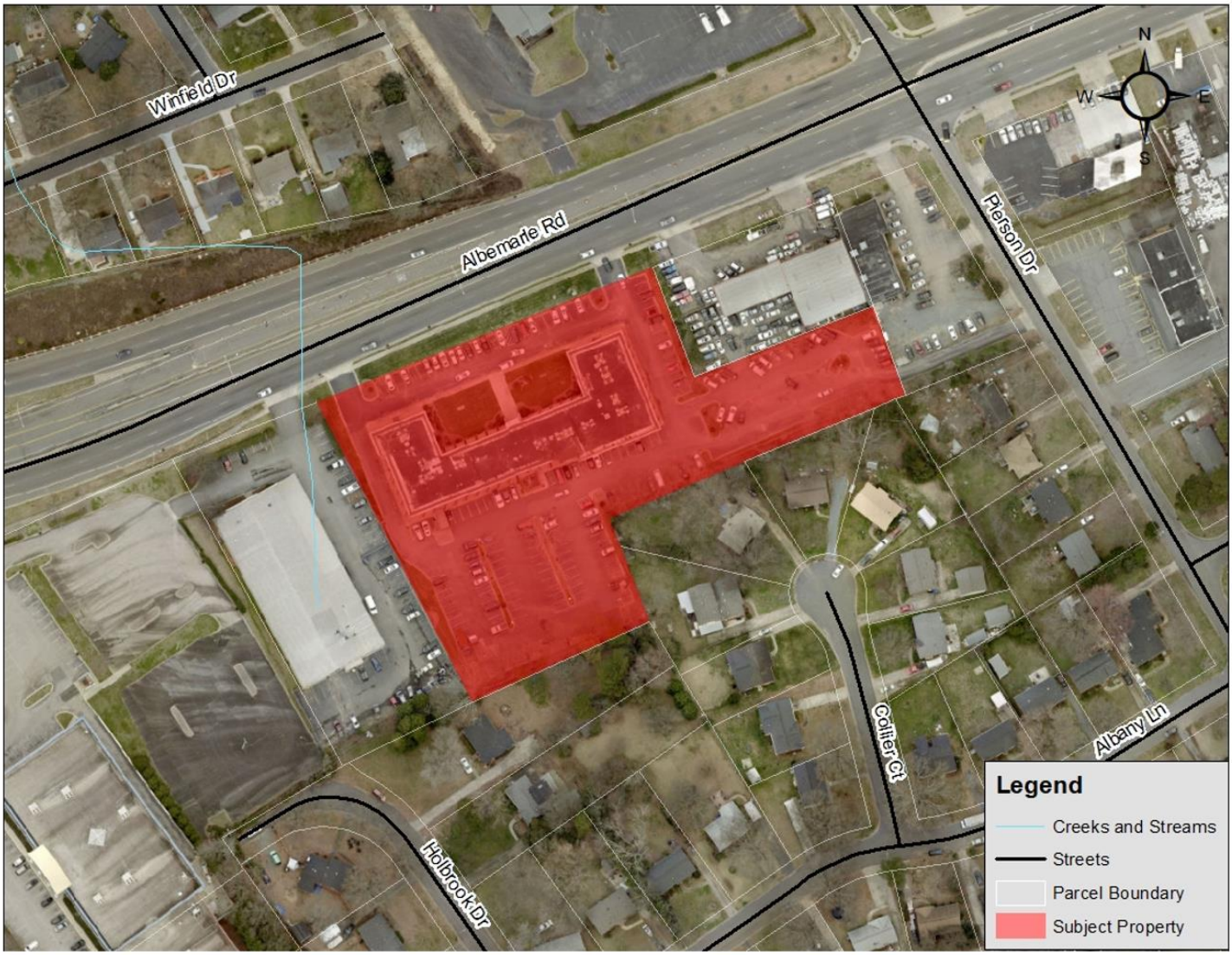
Planning staff has reviewed the proposed and has the following comments:

Conclusions: Rezoning the property to allow for the proposed use may be required. Acquisition of this parcel for use of a Family Justice Center is appropriate considering its' consistency with Mecklenburg County's goal of fostering a safe community in which all residents have the ability live, work, and recreate safely.

Adopted Goals and Policies: The proposed transfer meets the Charlotte Future 2040 Comprehensive Plan Goals #1: 10- Minute Neighborhoods and #10: Fiscally Responsible.

## CMPC PLANNING COMMITTEE REVIEW:

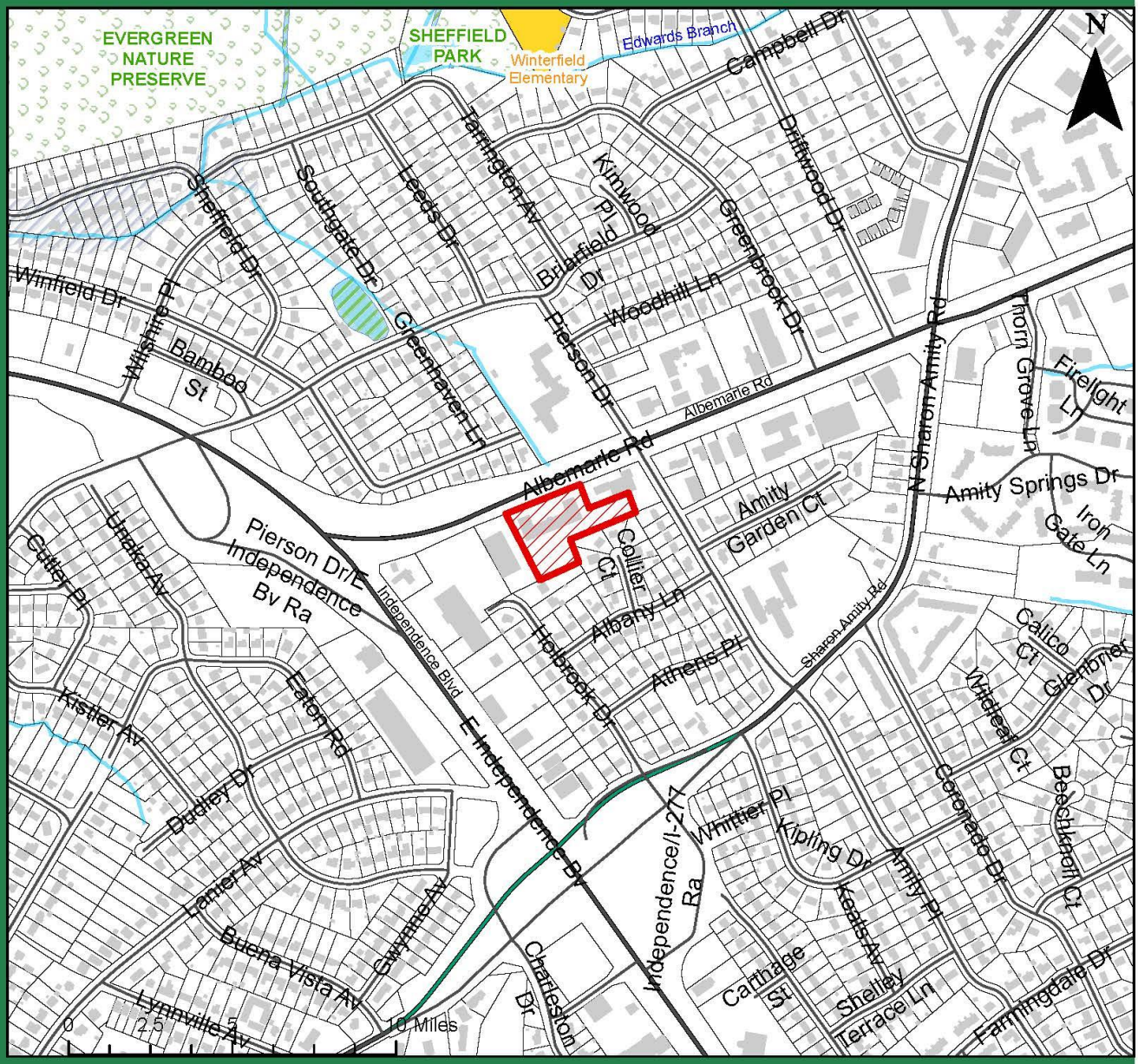
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:



# Mandatory Referral 22-30

Initiated by: Stacy Lowry, Community Support Services (CSS)

Submitted by: Caroline Sawyer, Asset and Facility Management



N

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

Initiated by: W. Lee Jones, Park and Recreation
Submitted by: Caroline Sawyer, Asset and Facility Management
Reviewed by: John Hoard, Town of Mint Hill Planning Department

**ATTACHMENT 8**

# MANDATORY REFERRAL | REPORT NO. 22-31

**Proposal to acquire property on Kuck Road in the Town of Mint Hill for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 137-271-01, 137-015-22, and 137-015-23, located in Mint Hill, east of Kuck Road. In total the site is +/- 26.956 acres and contains mostly wooded land with rolling topography, a tributary to Irvins Creek, and a small unoccupied single-family dwelling and accessory structure fronting Kuck Road. The land is zoned R and is located near residential uses.

## PROJECT JUSTIFICATION:

The properties are within an identified park gap area in Mint Hill according to Meck Playbook. While not yet master planned, the park is sized to accommodate several active park amenities, which could include sports fields, courts, play areas, shelters, pavilions, trails, and other similar amenities.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park 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:

Active and/or passive park amenities require conditional zoning approval by the Mint Hill Board of Commissioners. Parks are generally viewed favorably and considered consistent with the Land Use Plan.

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed and has the following comments: No comments

Conclusions: Favorable

Adopted Goals and Policies: Goal: To provide a variety of active and passive recreational opportunities to persons of all age categories, placed at conveniently located sites through the Mint Hill study area (page 75 2010 LUP).

## CMPC PLANNING COMMITTEE REVIEW:

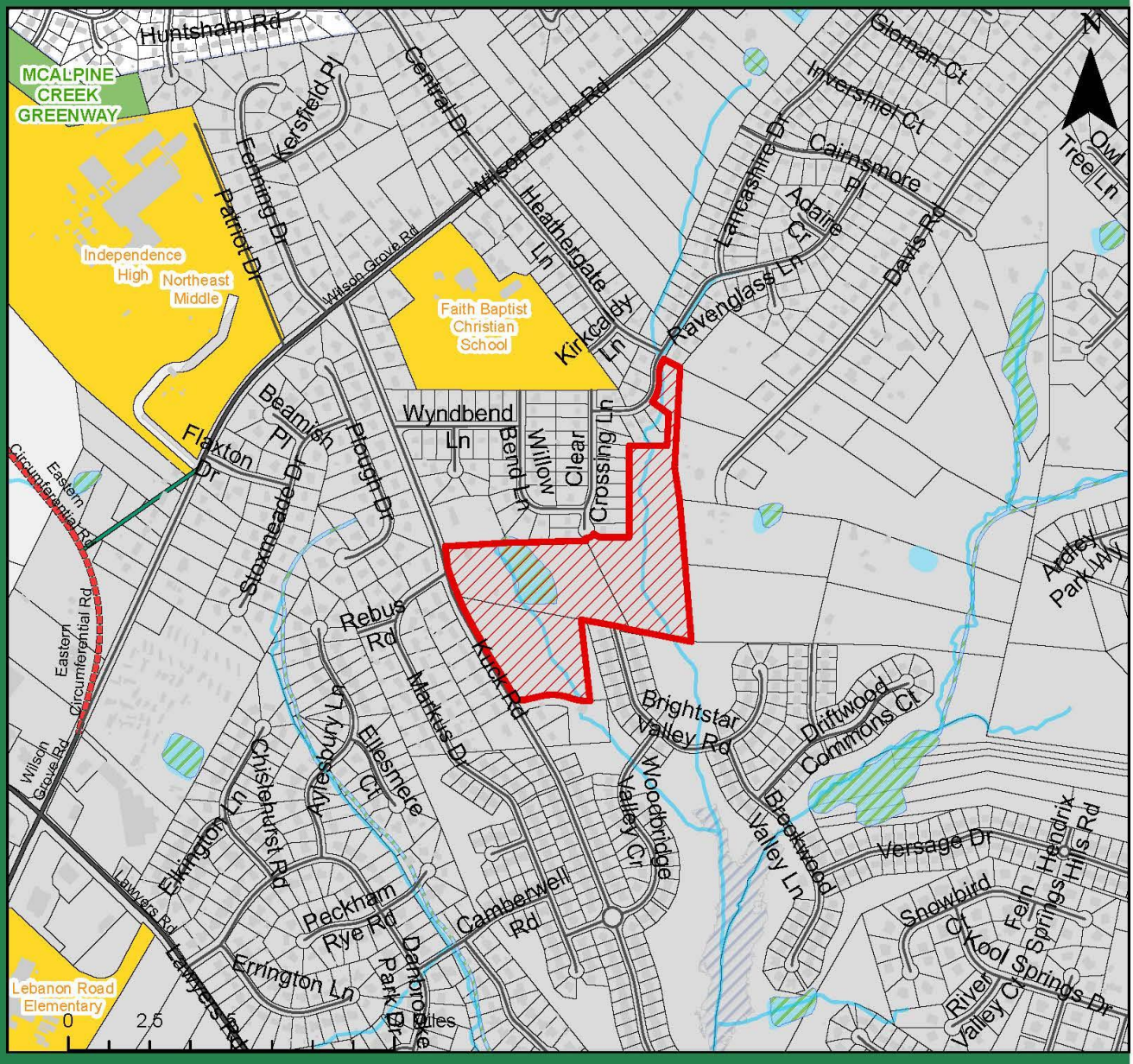
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

N
W
E
S
Independence High School
Ravenglass Ln
Clear Crossing Ln
Rock Rd
Wilson Grove Rd
Brightstar Valley Rd
Lawyers Rd
Irwin Creek Tributary 2
Legend
Creeks and Streams
Streets
Parcel Boundary
Subject Property

# Mandatory Referral 22-31

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



Mandatory Referral
Building Footprints
Road
Proposed Thoroughfare Improvement
Streams
Wetland
Ponds
Greenway - Developed
Greenway - Proposed
FEMA 100 Year Floodplain
County Property
Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-32

**Proposal to acquire properties along Monroe Road in the Town of Matthews for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 213-012-39, a portion of 213-012-40, and 213-012-41, located in Town of Matthews, along Monroe Road. At +/- 6.4 acres the site includes a single-family home, residential accessory structures, vacant retail buildings, and wooded land towards the rear of the properties. The land is zoned R-20 and B-1 and is located near residential and industrial uses.

## PROJECT JUSTIFICATION:

The acquisition of these properties will help fill an identified park gap in Meck Playbook. While not yet master planned, this park could include traditional park elements, like play areas, shelters, and trails, etc. along with some more specialized amenities like a skate park or sprayground.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park 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:

These parcels are within the Monroe Road Small Area Plan (2014). That plan designates the properties for Commercial Mixed Use and Open Space/Preservation. This location is also within half a mile of two planned light rail stations. The purchase for parks and open space would be consistent with the adopted land use plans.

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their September 7th meeting and offered the following comments:

## PLANNING STAFF REVIEW:

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

> Parcel 213-012-40 should be purchased in-whole. The remaining half-acre single-family lot would be incompatible with future growth plans for the area. The reservation of open space and park land would be beneficial as the area continues to buildout.

Conclusions: Move forward with purchases. Purchase parcel 213-012-40 as a whole either outright or with an option to lease for current tenant.

Adopted Goals and Policies: Quality of Life, and Economic Development/Land Use Planning

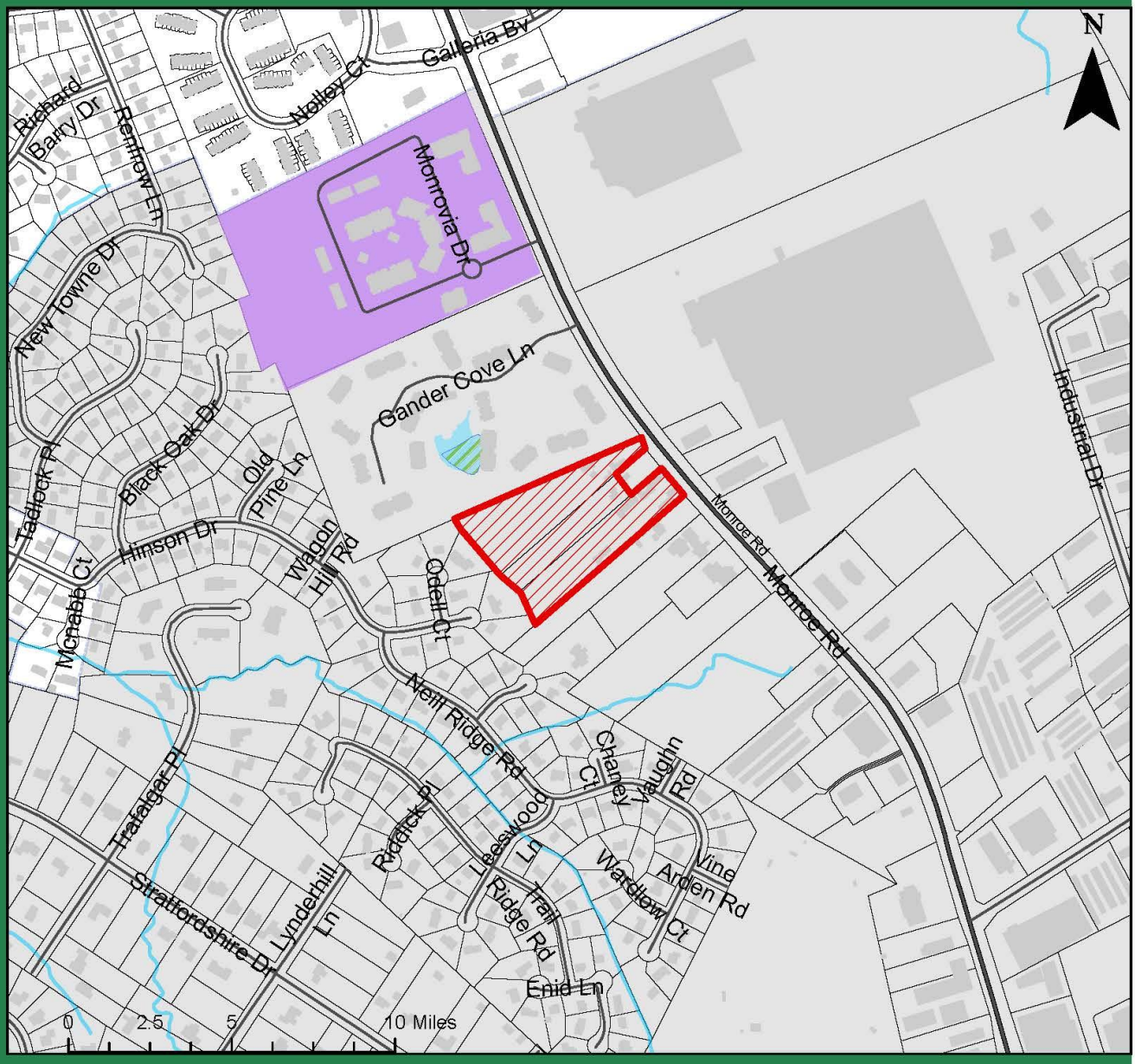
## CMPC PLANNING COMMITTEE REVIEW:

At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

# Mandatory Referral 22-32

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

- Mandatory Referral
- Building Footprints
- Road
- Local Historic Landmark
- Streams
- Wetland
- Ponds
- Greenway - Developed
- Greenway - Proposed

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

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

**ATTACHMENT 11**

# MANDATORY REFERRAL | REPORT NO. 22-33

**Proposal to acquire property on N Graham Street in the City of Charlotte for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 045-102-01, 045-102-05, and 045-102-06 located in City of Charlotte, at the northeast corner of N Graham Street and Princess Street. The property is largely wooded with the exception of a vacant single-family structure on parcel 045-102-05. The land is zoned R-12MF and B-1 and is located near residential and industrial uses.

## PROJECT JUSTIFICATION:

These properties will serve as a future neighborhood park. While not yet master planned, park amenities could include play areas, shelters, and a multipurpose lawn.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of the properties is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park 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 Charlotte Future 2040 Policy Map recommends the Commercial Place Type for the parcel ending in 01 and the Neighborhood 1 Place Type for the remaining parcels.

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their September 7th meeting and offered the following comments:

## PLANNING STAFF REVIEW:

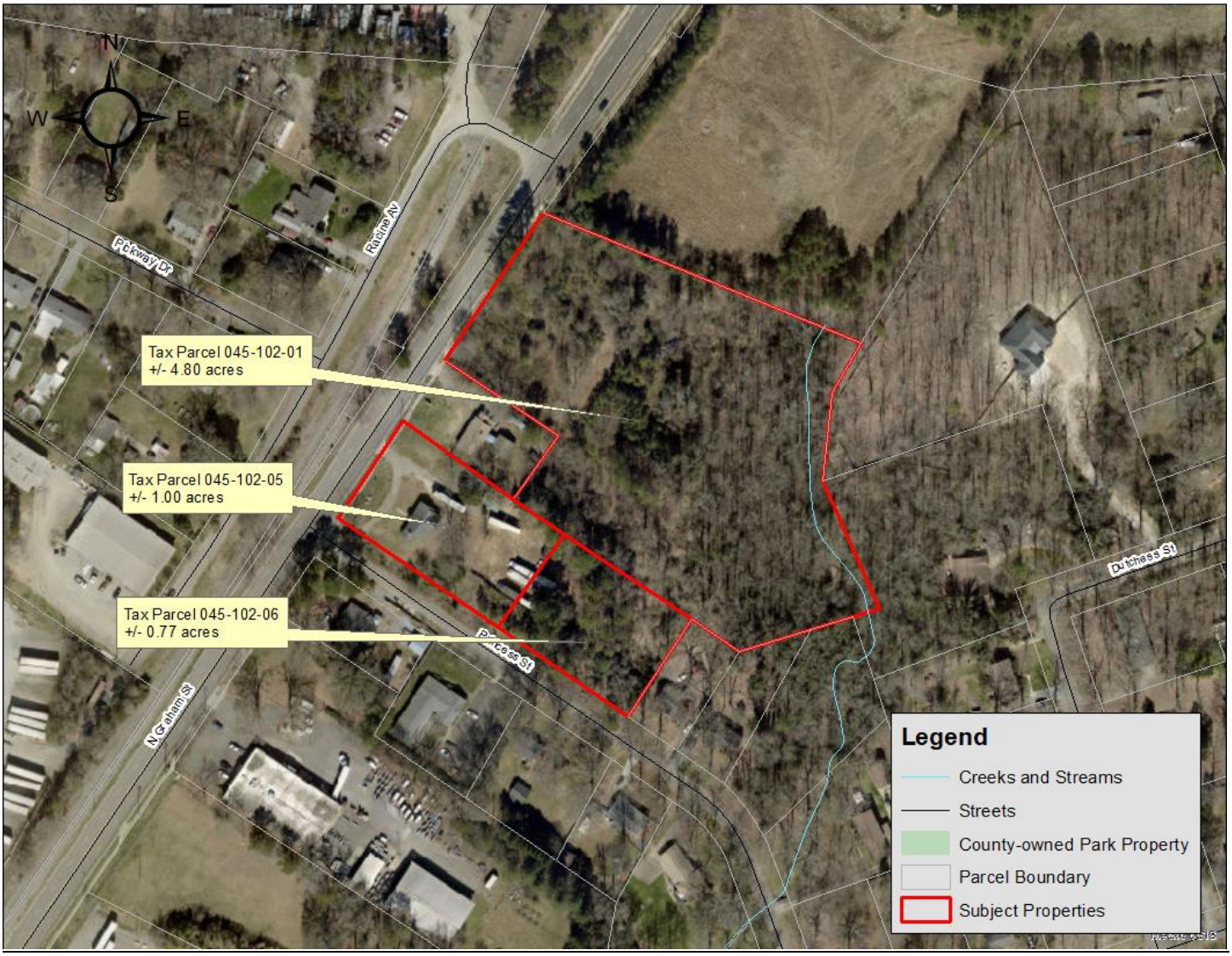
Planning staff has reviewed the proposed and has the following comments:

Conclusions: Acquisition of these parcels for the development of a neighborhood park is appropriate considering its' adjacency to single family uses and consistency with Meck Playbook.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goals #7: Integrated Natural & Built Environments and #10: Fiscally Responsible.

## CMPC PLANNING COMMITTEE REVIEW:

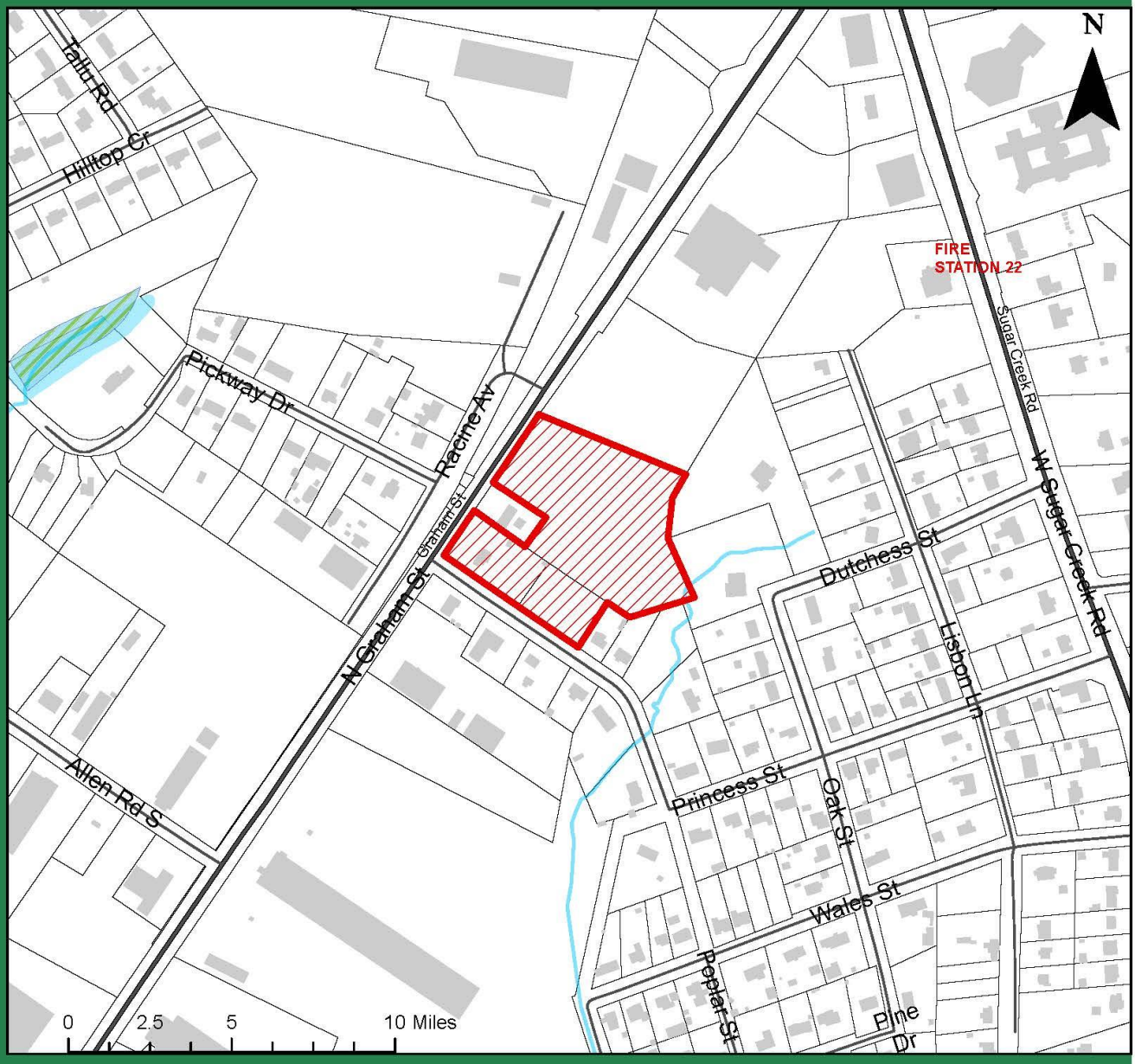
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

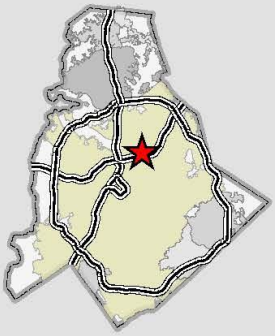

N
W
E
S
Parkway Dr
Racine Av
Tax Parcel 045-102-01
+/- 4.80 acres
Tax Parcel 045-102-05
+/- 1.00 acres
Tax Parcel 045-102-06
+/- 0.77 acres
Duchess St
N Graham St
Legend
Creeks and Streams
Streets
County-owned Park Property
Parcel Boundary
Subject Properties

# Mandatory Referral 22-33

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

- Mandatory Referral
- Building Footprints
- Road
- Streams
- Wetland
- Ponds
- Fire Station
- Greenway - Developed
- Greenway - Proposed

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-34

**Proposal to acquire property on Ridge Road in the City of Charlotte for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 029-301-19, 029-301-12, 029-301-25, 029-301-95, 029-301-96, 029-305-01, 029-301-37, 029-305-02, and 029-301-38, located in City of Charlotte, just north of I-485 on Ridge Road across from the Highland Creek neighborhood. In total the site is +/- 33.53 acres and contains a variety of features including, but not limited to, a chapel, conditioned barn used to host events, farm buildings, single-family homes, a play field, and a pond. The land is zoned R-3 and is located near several residential developments.

## PROJECT JUSTIFICATION:

The acquisition of these properties would help fill an identified park gap in Meck Playbook. These properties are one of few undeveloped properties along Ridge Road and are bordered by single-family communities. Existing structures on site could allow for special event rentals. While not yet master planned, the site could also serve as a regional park with courts, small fields, play areas, shelters, a pavilion, trails, and other related amenities.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park 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 Charlotte Future 2040 Policy Map recommends the Neighborhood 1 Place Type for these parcels.

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: Acquisition of these parcels is appropriate considering the adjacency to single family uses and consistency with Meck Playbook.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goals #7: Integrated Natural & Built Environments and #10: Fiscally Responsible.

## CMPC PLANNING COMMITTEE REVIEW:

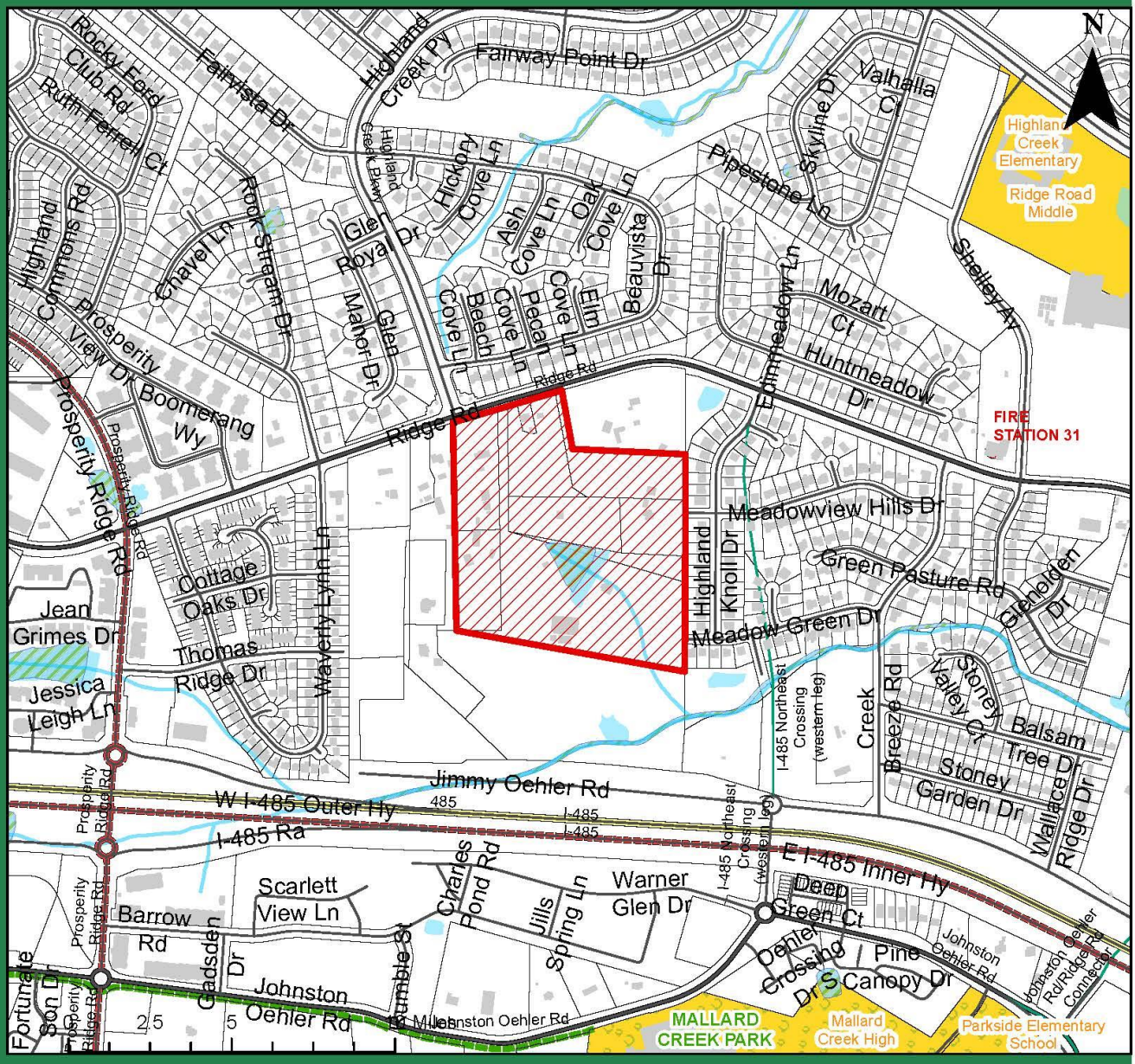
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

Highland Creek Py
Ridge Rd
N
W
E
S
Hudson Taybr Ln
Chapel
Meadowview Hills Dr
Highland Knoll Dr
Jamie Sloop Ln
Barn
Legend
Creeks and Streams
Streets
I-485 Hwy
Parcel Boundary
Subject Property

# Mandatory Referral 22-34

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

- Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Proposed Thoroughfare Improvement
- Streams
- Wetland
- Ponds
- Fire Station
- Existing Greenway (Alt Option)
- Greenway - Developed
- Greenway - Proposed
- Developed Park
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

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

**ATTACHMENT 13**

# MANDATORY REFERRAL | REPORT NO. 22-35

**Proposal to acquire property on the Plaza Road Extension in the City of Charlotte for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 108-166-23, 108-166-24, 108-166-26, 108-166-27, 108-166-17, and 108-166-25, located in City of Charlotte, south of the Plaza Road Extension between Plott Road and Vermilion Drive. In total the site is +/- 11.625 acres and contains mostly wooded land with one single family dwelling and a few residential accessory structures. The land is zoned R-3 and is located near residential and park uses.

## PROJECT JUSTIFICATION:

The acquisition of this property will serve as both a greenway trailhead parking lot and a neighborhood park. While Reedy Creek Nature Preserve and Park contain recreation facilities, park facilities at this site would serve as a more accessible neighborhood park to residents south of The Plaza. While not yet master planned, park amenities could include play areas, shelters, outdoor fitness areas, and other local park amenities.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these properties is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park 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 Charlotte Future 2040 Policy Map recommends the Neighborhood 1 Place Type for these parcels.

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: Acquisition of these parcels for both greenway and neighborhood park uses is appropriate considering the Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goals #7: Integrated Natural & Built Environments and #10: Fiscally Responsible.

## CMPC PLANNING COMMITTEE REVIEW:

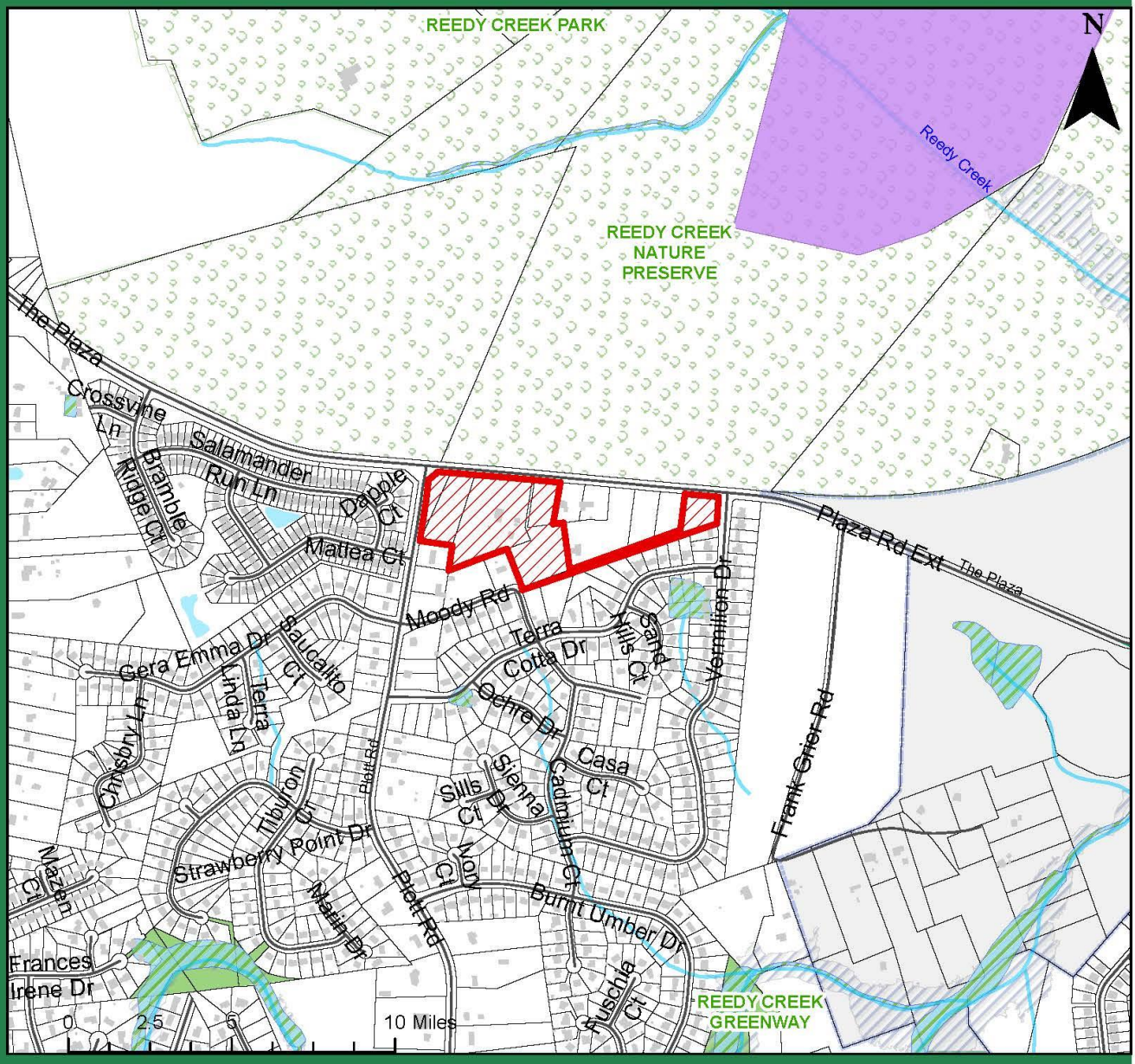
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

N
W
E
S
Reedy Creek Nature Preserve
The Plaza
Plaza Rd Ext
Salamander Run Ln
Dapple Ct
Matlea Ct
Cera Emma Dr
Pfott Rd
Moody Rd
Terra Cotta Dr
Ochre Dr
Sand Hills Ct
Vermilion Dr
108-166-27
108-166-26
108-166-25
108-166-23
108-166-24
108-166-17
Legend
Streets
Parcel Boundary
Subject Property
Nature Preserve

# Mandatory Referral 22-35

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

- Mandatory Referral
- Building Footprints
- Road
- Local Historic Landmark
- Streams
- Wetland
- Ponds
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- Developed Park
- County Property

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-36

**Proposal to acquire property in the Town of Huntersville for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 019-081-36, 019-081-18, 019-081-09, 019-081-08, and 019-081-37, located in Town of Huntersville, east of Old Statesville Road (Hwy 115). The properties are in the Pottstown neighborhood, between Dellwood Drive and Holbrooks Road. At +/- 31.178 acres the properties are largely wooded with a tributary of South Prong Clark Creek located on the upper reach. The land is zoned NR and will be located next to residential development. The properties are also within close proximity of several historic sites within Huntersville, including the Huntersville Rosenwald School (now called the Dellwood Center) and the Torrence-Lylte School. South of Holbrooks Road from the subject property is the David B. Waymer Recreation Center which owned and operated by the County.

## PROJECT JUSTIFICATION:

The acquisition of this property is consistent with Meck Playbook and will help provide real estate needed to expand park amenities which help further the County's goal of providing walk-to recreational opportunities within accessible distances to area residents. While not yet master planned, potential features may include passive park amenities such as outdoor shelters and walking trails.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. 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:

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

These properties will provide complementary uses and programming to the County's David B. Waymer Recreation Center to the south.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

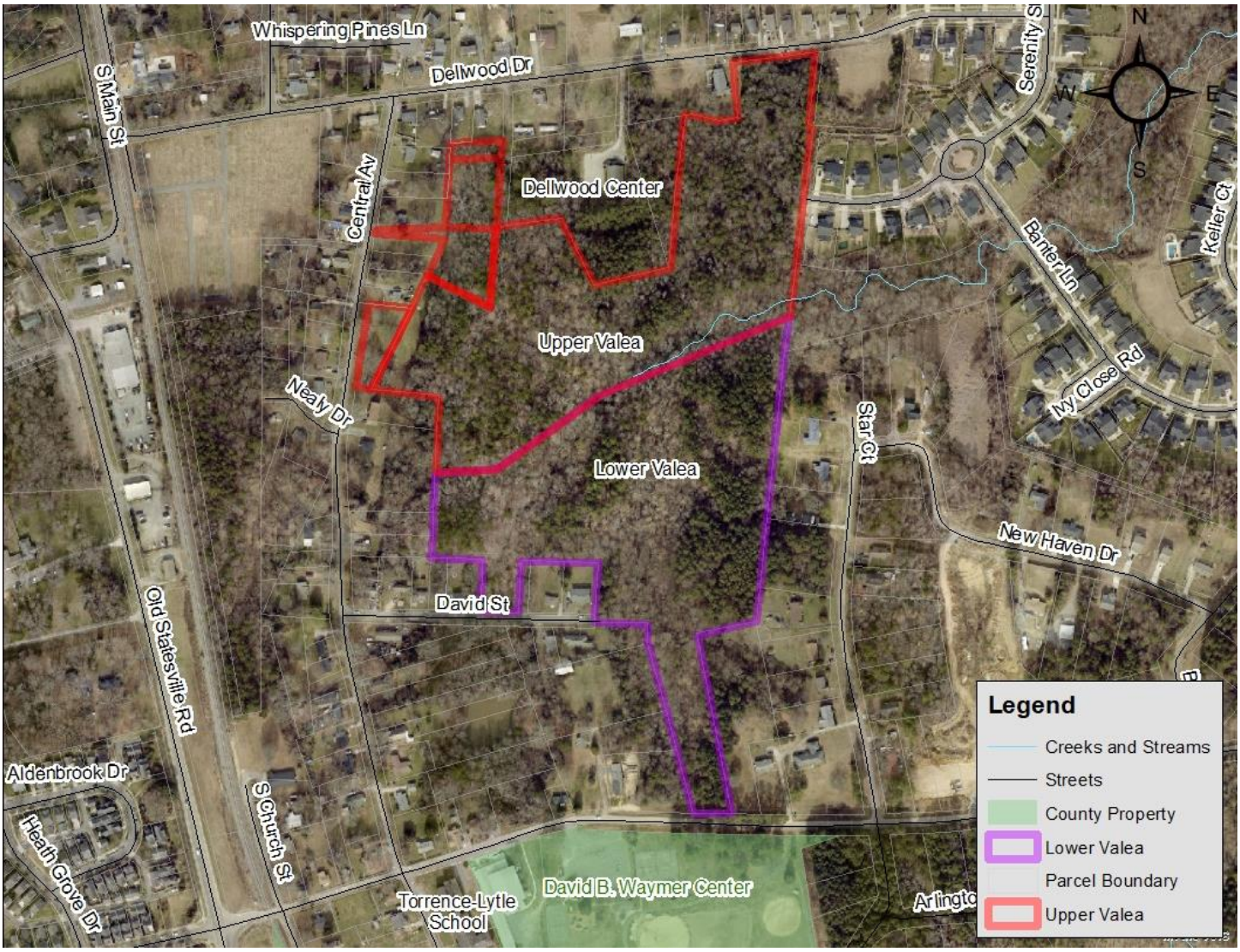
Planning staff has reviewed the proposed and has the following comments:

Conclusions:

Adopted Goals and Policies:

## CMPC PLANNING COMMITTEE REVIEW:

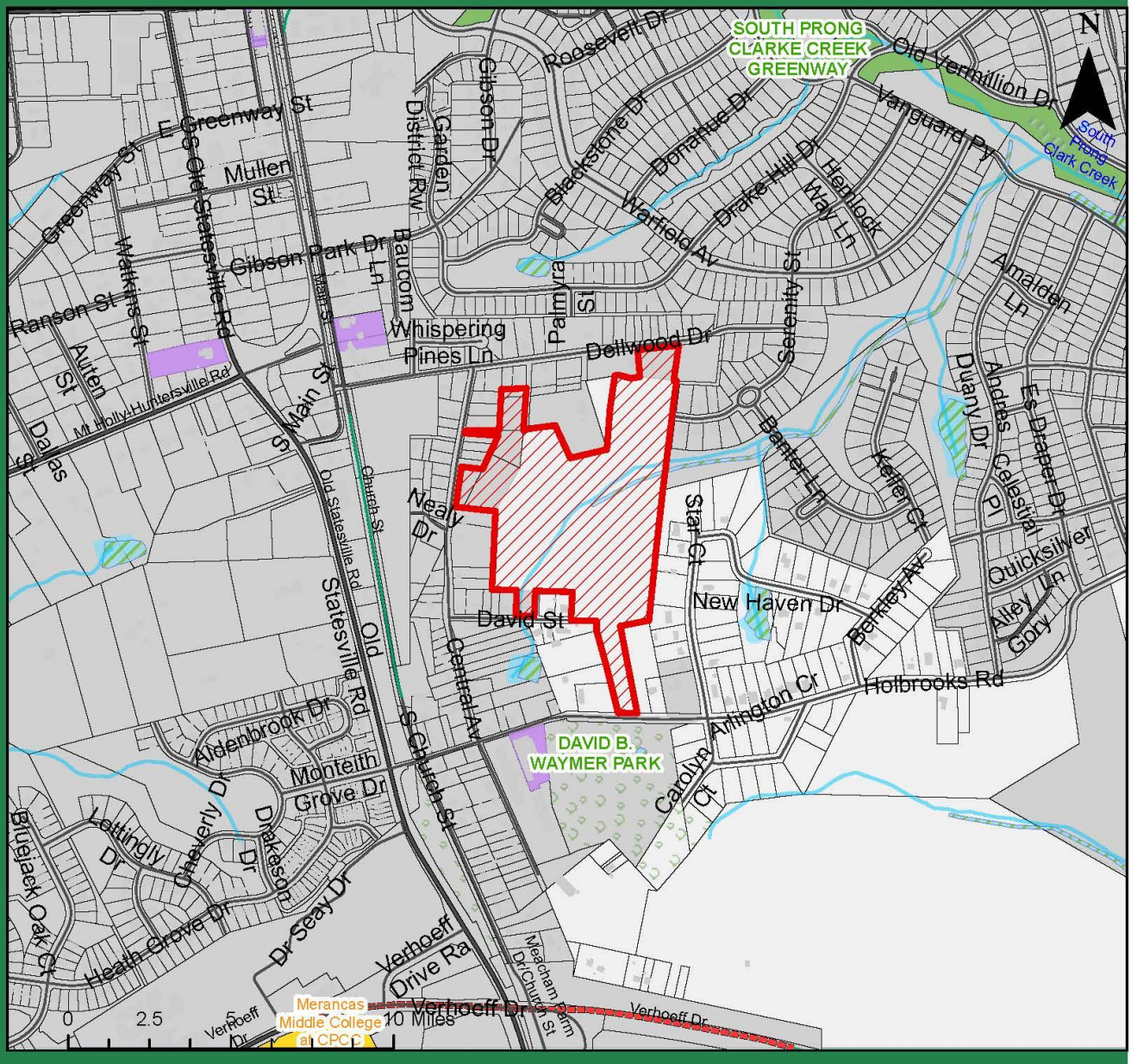
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:


Whispering Pines Ln
Dellwood Dr
S Main St
Central Av
Dellwood Center
Upper Valea
Lower Valea
Nealy Dr
David St
Old Statesville Rd
Aldenbrook Dr
Heath Grove Dr
S Church St
Torrence-Lytle School
David B. Waymer Center
Star Ct
New Haven Dr
Ivy Close Rd
Banter Ln
Keller Ct
Serenity
N
W
E
S
Legend
Creeks and Streams
Streets
County Property
Lower Valea
Parcel Boundary
Upper Valea

# Mandatory Referral 22-36

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



- Mandatory Referral
- Building Footprints
- Road
- Proposed Thoroughfare Improvement
- Local Historic Landmark
- Streams
- Wetland
- Ponds
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- Developed Park
- County Property
- Schools
- Colleges

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

# MANDATORY REFERRAL | REPORT NO. 22-37

**Proposal to acquire property on E. Rocky River Road in the Town of Davidson for Park and Recreation use**

## PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire a portion of Tax Parcel 003-361-12, located in Davidson, located between Shearer and E. Rocky River Road. The desired portion is on the east side of West Branch Rocky River and is downstream from County-owned Abersham Park and Davidson-owned Fisher Farm Park. At +/- 1.57 acres the land is mostly wooded. The land is zoned R and is located near residential uses.

## PROJECT JUSTIFICATION:

Acquisition of the property will help provide a portion of the real estate needed to fill a gap in the existing West Branch Rocky River Greenway. The Town of Davidson in conjunction with the Davidson Lands Conservancy (DLC) expect to complete construction of the greenway between the existing stretch of greenway to the north, through Fisher Farm Park and the existing greenway to the south near E Rocky River Road by 2023.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection and Mecklenburg County's Greenway Master Plan. 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:

Acquiring this property to construct a vital greenway connection is consistent with the Parks and Recreation Master Plan (2014), Rural Area Plan (2016), Davidson Mobility Plan (2019), and Davidson Comprehensive Plan (2020).

## PROJECT IMPACT:

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

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

At full buildout, it is envisioned that the West Branch Rocky River Greenway will connect to the existing South Prong Clark Creek Greenway and Fisher Farm Greenway to the south, thereby increasing recreational opportunities for area residents. Additionally, once the greenways are fully built out, it will create connections to three parks and a nature preserve.

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this parcel will occur in FY23.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: Acquiring this property to construct a vital greenway connection is consistent with the Parks and Recreation Master Plan (2014), Rural Area Plan (2016), Davidson Mobility Plan (2019), and Davidson Comprehensive Plan (2020).

Adopted Goals and Policies: This project is supported by Planning Principle #1: We must preserve Davidson's character and sense of community---A street, sidewalk, and greenway network that knits the community together; Planning Principle #3: We must provide a safe and efficient transportation network for all users, by supporting active transportation, transit, and new mobility options— New greenway, bike, and sidewalk connections to

existing and new developments; Core Values: Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit; and Strategic Plan (2021): Connecting People and Places—Expand, improve, and diversify the town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

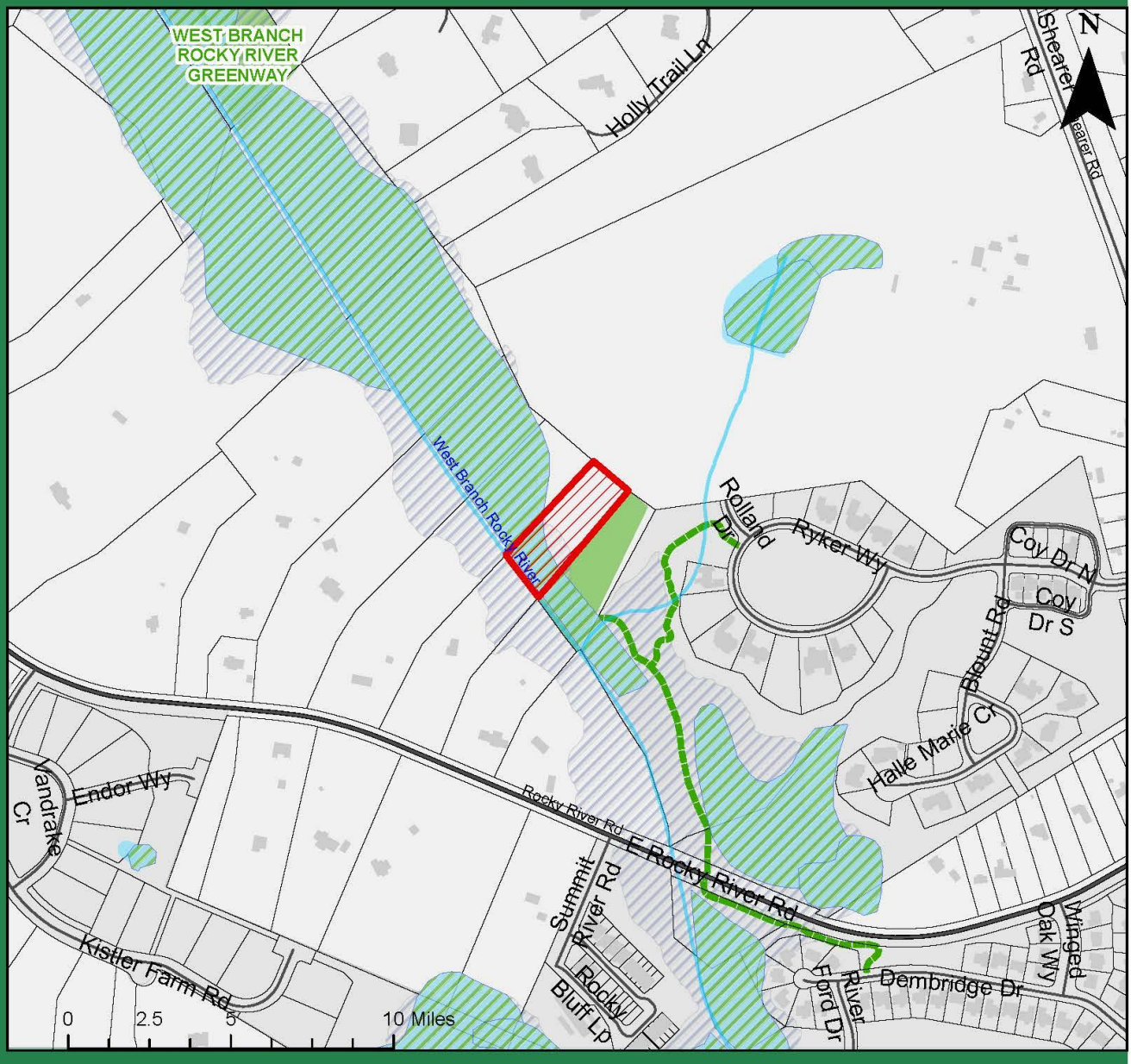
## CMPC PLANNING COMMITTEE REVIEW:

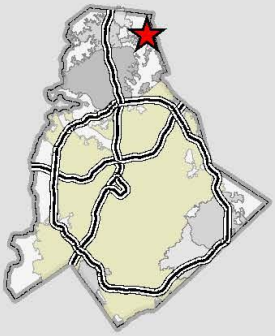
At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

# Mandatory Referral 22-37

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Caroline Sawyer, Asset and Facility Management



N

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022

Initiated by: Jerry Winkles, Charlotte Fire Department
Submitted by: Anna Radcliff, General Services
Reviewed by: Alberto Gonzalez, Planning Design & Development Department

**ATTACHMENT 16**

## MANDATORY REFERRAL | REPORT NO. 22-38

**Proposal to acquire property at 1017 Little Rock Road for Charlotte Fire Department use**

**PROJECT PROPOSAL AND LOCATION:**
The Charlotte Fire Department is planning to purchase 1017 Little Rock Road, Property ID 059-212-25. The property is directly North of the existing Firehouse #21, and would be used to expand the footprint of the existing station, as well as improve the current parking. The property is approximately .44 acres, currently zoned R-3, and located in Council District 2.

**PROJECT JUSTIFICATION:**
Firehouse #21 is one of 13 facilities currently being evaluated in the Advanced Planning Fire Station Gender Equity Study. The study evaluates each station on nationally accepted safety standards, the provision of equal facilities for women, exercise facilities and ADA compliance. Acquiring the land adjacent to Firehouse #21 will allow for the adequate expansion of the facility as outlined in the report.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**
The acquisition is in line with the Facilities Master Plan, which outlines the goals and needs of CFD through 2025.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**
The Charlotte Future 2040 Policy Map recommends the Neighborhood 1 Place Type for these parcels.

**PROJECT IMPACT:**
Fire stations are generally well-received in communities. Firefighters are trained in CPR and are valuable resources to the community. The existing station 21 has been in its current location since 1978. Updates recommended by the Gender Equity Study ensure all staff and guests have safe, accessible facilities.

Commented [RA1]: Winkles is checking on this information

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**
The property is approximately one mile from suggested bike routes on Moore's Chapel Road.

**ESTIMATED PROJECT COMPLETION DATE:**
The Project has received funding for Advanced Planning in FY23, with construction funded in FY24. Estimated completion is **??input date.**

Commented [RA2]: Kathleen or CFD-can you confirm estimated completion date?

**JOINT USE TASK FORCE REVIEW COMMENTS:**
The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

**PLANNING STAFF REVIEW:**

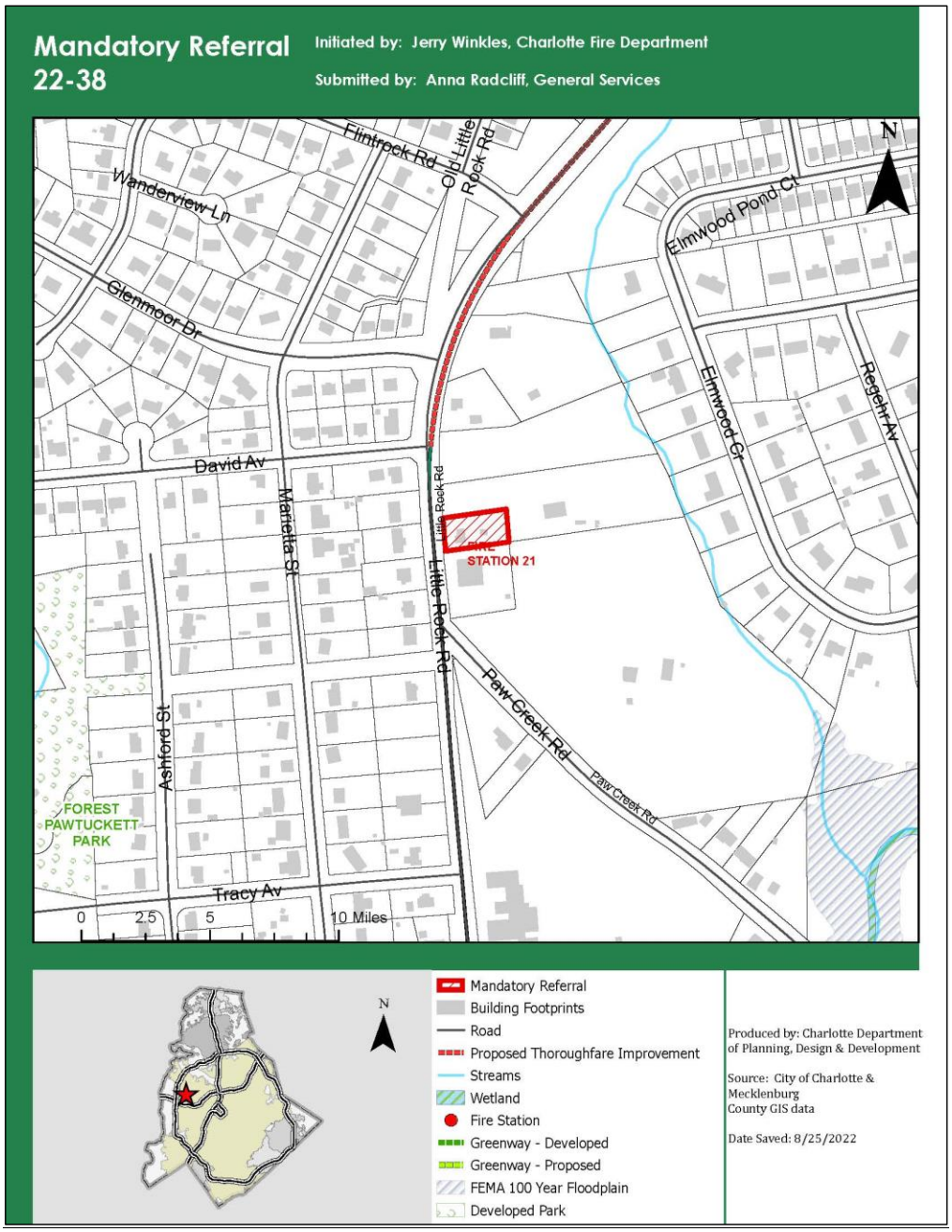
Planning staff has reviewed the proposed and has the following comments:

Conclusions: Acquisition of these parcels to expand the footprint of the existing station, as well as improve the current parking is appropriate considering its' expansion of an existing station. The current zoning, R-3, will allow for this use.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goals #1: 10- Minute Neighborhood and #10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:


Mandatory Referral
22-38
Initiated by: Jerry Winkles, Charlotte Fire Department
Submitted by: Anna Radcliff, General Services
N
Flintrock Rd
Old Little Rock Rd
Wanderview Ln
Glenmoor Dr
Elmwood Pond Ct
Elmwood Cir
Regehr Av
David Av
Marietta St
Little Rock Rd
Little Rock Rd
FIRE STATION 21
Paw Creek Rd
Paw Creek Rd
Ashford St
FOREST PAWTUCKETT PARK
Tracy Av
0
2.5
5
10 Miles
N
Mandatory Referral
Building Footprints
Road
Proposed Thoroughfare Improvement
Streams
Wetland
Fire Station
Greenway - Developed
Greenway - Proposed
FEMA 100 Year Floodplain
Developed Park
Produced by: Charlotte Department of Planning, Design & Development
Source: City of Charlotte & Mecklenburg County GIS data
Date Saved: 8/25/2022

**MANDATORY REFERRAL | REPORT NO. 22-39**
**Proposed Sale of property located at 5516 Central Avenue, Charlotte, NC**

## PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to dispose of a 3.896-acre parcel, Parcel Identification Number 103-021-02, zoned O-1 (Office), including an office building containing approximately 34,510 square feet. The proposed use will be consistent with the zoning.

## PROJECT JUSTIFICATION:

This proposed sale is a private investment of vacant property owned by the city which supports community initiatives. The city neither needs the existing structure nor land for current or future operations.

## CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of property is consistent with the objectives of the Eastland Area Plan adopted in 2003, Albemarle Road Corridor Playbook, Charlotte Future 2040 Plan adopted June, 2021, and the City-Owned Real Estate and Facilities Policy adopted in 2017, which policy was designed to ensure the acquisition, use, management, and disposition of the city-owned properties demonstrate responsible, responsive, and transparent management of public resources and are consistent with City Council priorities core services. This property has been determined to be surplus and eligible for market and sale.

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Charlotte Future 2040 Policy Map recommends the Community Activity Center Place Type for this parcel.

## PROJECT IMPACT:

This sale will positively impact the community with future renovations to the existing structure which is in poor condition and by providing a needed community service.

## RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is located across Central Avenue from the former Eastland Mall property in which redevelopment is currently underway to help revitalize the area in support of economic development. In addition, the property is along the route for the proposed CityLYNX Gold Line.

## ESTIMATED PROJECT COMPLETION DATE:

Council approval for disposal of property will be requested in September or October. Once Council approves the close the sale is estimated to be completed by early next year.

## JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal during their meeting on September 7th and offered the following comments:

## PLANNING STAFF REVIEW:

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

Conclusions: Acquisition of this parcel is appropriate considering this property has been determined to be surplus and eligible for market and sale.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #10: Fiscally Responsible.

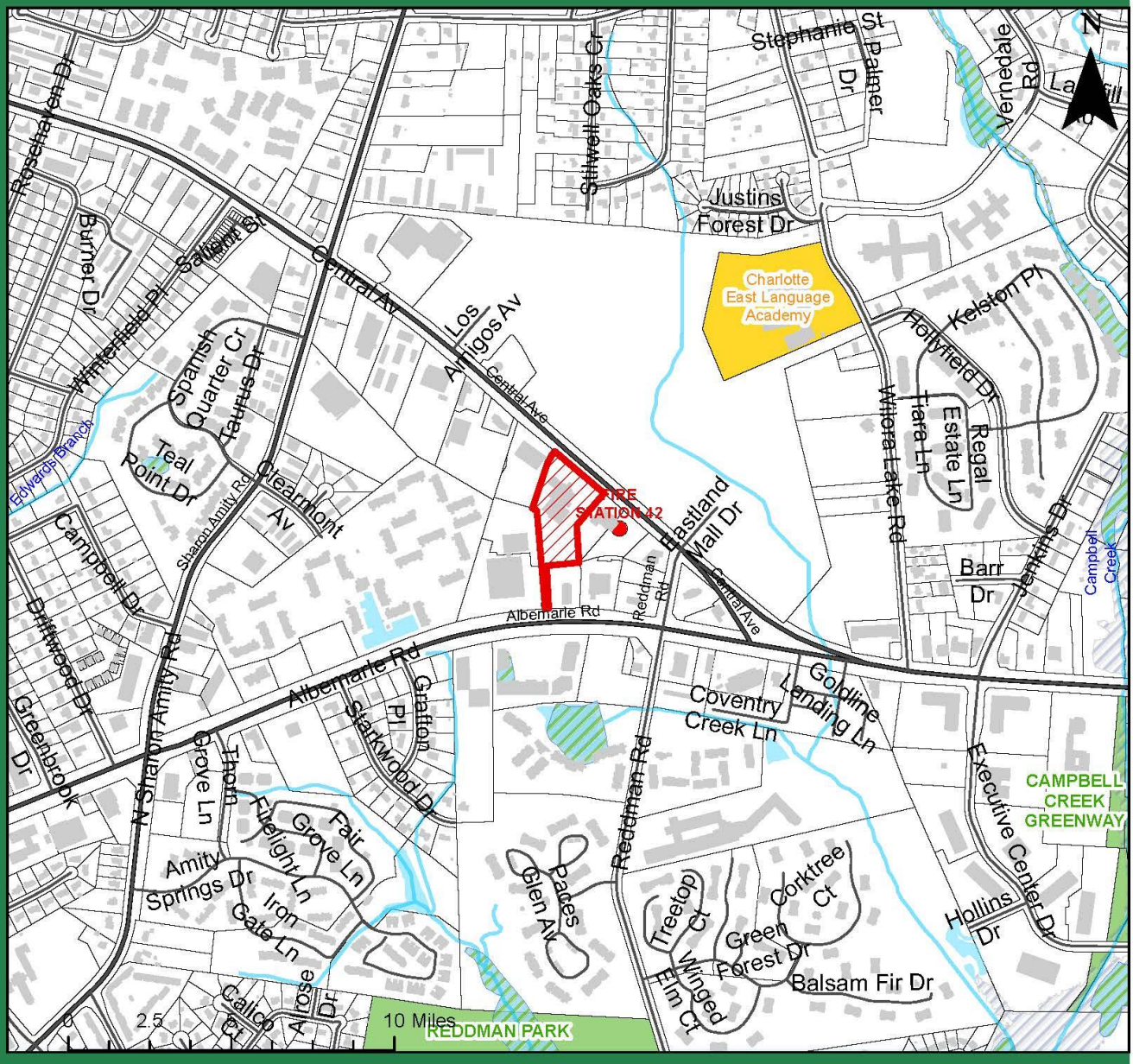
## CMPC PLANNING COMMITTEE REVIEW:

At their September 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

# Mandatory Referral 22-39

Initiated by: Leisa Sossamon, Real Estate Division

Submitted by: Tracy Dodson, Economic Development



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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 8/25/2022