



April 14, 2010

Chairperson Yolanda Johnson  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, April 20, 2010 at 5:00 p.m. in Room 280** located on the 2<sup>nd</sup> Floor of the Charlotte-Mecklenburg Government Center.

At the April 20<sup>th</sup> meeting, the Committee will be asked to make recommendations on four mandatory referrals, receive public comments on the draft *Catawba Area Plan*, and receive an update on the *Independence Area Plan*. Attached are copies of Mandatory Referrals #10-01, #10-02, #10-03 and #10-04. The *Catawba Area Plan* is available at [www.charlotteplanning.org](http://www.charlotteplanning.org).

If you cannot attend the April 20<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@ci.charlotte.nc.us](mailto:mmcullough@ci.charlotte.nc.us) at your earliest convenience.

Sincerely,

Melony C. McCullough,  
Planning Coordinator  
Charlotte-Mecklenburg Planning Department

c. Planning Staff  
Tim O'Brien, City Real Estate

**Charlotte-Mecklenburg Planning Committee Meeting**  
**April 20, 2010**  
**CMGC – 2<sup>nd</sup> Floor, Conference Room 280, 5:00 p.m.**

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**AGENDA**

**I. Introductions and Call to Order**

**II. Approve March 16, 2010 Meeting Minutes. *Attachment 1.***

**III. Receive public comments on the draft *Catawba Area Plan***

*Background:* The Catawba Area Plan encompasses approximately 4,800 acres and includes the US National Whitewater Center, Whitewater Academy Elementary School, and several new and existing neighborhoods. The plan focuses on land use, transportation, environmental and community design issues. Copies of the draft plan are available at [www.charlotteplanning.org](http://www.charlotteplanning.org) or by contacting the staff resource below.

*Staff Resource:* Alberto Gonzalez, Planning

*Action Requested:* Receive public comments.

**IV. M.R. #10-01: Proposed sale of City owned property located on Albermarle Road, east of W.T. Harris Boulevard.**

*Background:* City Real Estate proposes to sell the restaurant portion of two City owned parcels through the upset bid process and to market the remaining property for retail uses consistent with the area plans and zoning. The parcels are located in the northeast quadrant of the intersection of Albemarle Road and Lawyers Road Extension in East Charlotte.

***Attachment 2.***

*Staff Resources:* Alysia Osborne, Planning  
Robert W. Drayton, City Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #10-01.

**V. M.R. #10-02: Proposed sale of City owned property located on Nevin Road.**

*Background:* City Real Estate proposes to transfer the Nevin Center property located on Nevin Road to the Nevins Center, Inc., a training provider for developmentally disabled adults.

***Attachment 3.***

*Staff Resources:* Kathy Cornett, Planning  
Robert W. Drayton, City Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #10-02.

**VI. M.R. #10-03: Proposed acquisition for trailhead and parking amenity – Sugar Creek Greenway.**

*Background:* Mecklenburg County proposes to purchase approximately 3.4 acres of an 11.08 acre tract on Center Park Drive in southwest Mecklenburg County to provide access to the future Sugar Creek Greenway from the adjacent business park and to provide parking for greenway patrons.

*Attachment 4.*

*Staff Resources:* Alberto Gonzalez, Planning  
Steve Law, Mecklenburg County Real Estate Services

*Action Requested:* Approve Planning staff recommendation for M.R. #10-03.

**VII. M.R. #10-04: Proposed expansion of Alexander Neighborhood Park.**

*Background:* Mecklenburg County proposes to purchase a vacant parcel located in the Belmont Neighborhood to allow for the future expansion of Alexander Neighborhood Park.

*Attachment 5.*

*Staff Resources:* Melony McCullough, Planning  
Steve Law, Mecklenburg County Real Estate Services

*Action Requested:* Approve Planning staff recommendation for M.R. #10-04.

**VIII. Independence Area Plan Update**

*Background:* Staff will provide an overview of the draft plan recommendations and a tentative schedule for the review and adoption process.

*Resources:* Alysia Osborne, Planning

*Action Requested:* None, for information only.

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

*Background:* Committee members assigned to area plans will provide a report on any meetings that have occurred since the last report.

*Resources:* Center City 2020 Vision Plan – Commissioner Finch-Dobson  
Catawba Area Plan – Commissioner Firestone  
Elizabeth Area Plan – Commissioner Lipton  
North Tryon Area Plan – Commissioner Phipps  
Steele Creek Area Plan – Commissioners Locher and Fallon  
University Research Park – Commissioners Locher and Lipton  
Independence Blvd. Area Plan – Commissioners Johnson and Lipton

*Action Requested:* None, for information only.

**X. Adjourn**

DRAFT

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Room 280, 2<sup>nd</sup> Floor  
March 16, 2010 – 5:00 p.m.**

**Commissioners Present:** Yolanda Johnson (Chairperson), Eric Locher (Vice-Chairperson), Claire Green Fallon, Steve Firestone, Nina Lipton, Greg Phipps, and Andrew Zoutewelle

**Commissioners Absent:** None

**Planning Staff Present:** Kathy Cornett, Sonda Kennedy, Kent Main, and Melony McCullough

**Other City Staff Present:** Daniel Gallagher (CDOT) and Tom Warshauer (Economic Business Services)

**Call to Order**

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

**Approval of Meeting Minutes**

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Phipps to approve the February 16, 2010 meeting minutes. The vote was 7-0 to approve the minutes.*

**University Research Park**

Kathy Cornett gave a brief overview of the University Research Park area as a tour of the plan area, originally scheduled for this meeting, was rescheduled for April 5<sup>th</sup>. Ms. Cornett said that the purpose of the tour was to become familiar with the study area. Mary Hopper and Rhett Crocker will join the group to provide comments and answer any questions concerning the redevelopment.

Ms. Cornett told the group that this plan is being funded by University City Partners who are working with several consultants and City and County staff to develop the plan. The first public meeting was held October 1, 2009 and a final public meeting will be held on April 1, 2010 at which time draft recommendations will be presented.

Commissioner Zoutewelle asked if there had been any issues about the plan. Ms. Cornett replied that most people were positive but some were hesitant about the introduction of residences in certain areas. Commissioner Lipton mentioned that there had been talk about a central park area, a different type of concept in terms of executive markets, a different vision, a move away from the suburban look and ideas about other types of businesses. Commissioner Johnson asked how does a plan ensure or encourage a certain kind of housing. Ms. Cornett said that the staff does not address price points, but does address community design. Commissioner Phipps wanted to know how much acreage has been designated for housing. Ms. Cornett did not have the number of acres now. Commissioner Johnson asked for dates to go on the tour. It was decided that the committee will go on the tour on Monday, April 5 at 2:00 p.m. immediately after the Planning Commission meeting.

**North Tryon Area Plan Status**

Mr. Kent Main (Planning Staff) was present at this meeting to answer questions from the Planning Committee prior to the Committee making a recommendation on the draft plan. Commissioner Johnson told the group that there were concerns that needed to be addressed before voting.

***A motion was made by Commissioner Zoutewelle and seconded by Commissioner Firestone to recommend that City Council adopt the North Tryon Area Plan.***

Commissioner Zoutewelle began the discussion by stating that he was excited about this plan and that many aspects of the plan made good sense and was understandable. He also said that staff did a good job in their presentations and tours. His concern though, is the relationship of the area to the proposed Blue Line extension in the form of the railroad and the intermodal yard. Because NODA is in such proximity to this area and is not being completely connected, there should be more opportunities for change. Commissioner Fallon agreed with him and asked is there a way to build a bridge to connect the two. Mr. Main commented that he shared their sentiments, but explained existing issues are factors in why a bridge could not be built. Commissioner Fallon wanted to know why it cannot be done. Mr. Main attempted to explain the area challenges. Mr. Dan Gallagher (CDOT) spoke about the connectivity challenges for the trains. Commissioner Lipton said that there were connection points being ignored and asked why there were not any connectivity goals. Commissioner Fallon suggested that money be designated for a bridge for connectivity purposes. Commissioner Zoutewelle thought that a bridge over Matheson Street would be good and infrastructure should be considered. Mr. Main said that a bridge exists at Matheson, and that over time there are recommendations for further improvements. Commissioner Lipton asked if staff was looking at existing connectivity between the NODA neighborhood and the implementation of bike/pedestrian/car integrations. Mr. Gallagher said that was a good point and these possibilities have been questioned before. Another look at 30<sup>th</sup> Street and 36<sup>th</sup> Street may be an opportunity to strengthen the plan. Commissioner Lipton said that one of the problems is not addressing the future now, which will only create the need for another plan later. There is an opportunity now to plan ahead.

Commissioner Phipps said in looking at the plan, which is not very inspirational, he can see challenges. The only bright spot for this plan is the potential for the streetscape. One of his concerns is the chart on page 42 of the study plan. Are we being overly optimistic on what this corridor can really have. Mr. Main says that it is very optimistic and the study was done prior to the current economic unpleasantness, and the consultants advise not to revise the projections for a long-term plan based on current short term prospects. Mr. Main told the group that the plan aims for a balance between encouraging new land uses and supporting existing viable businesses, but there will not be any corrective rezoning. Commissioner Fallon said that if things change in ten years and the city grows, how long will corrective rezoning be affected. She noted the look of the area coming into downtown. Mr. Main says the land use may change in the future, which the plan acknowledges. He also said that the plan enables without handicapping with what is already there. Commissioner Phipps said another disappointment in the plan is the relocation of the Amtrak to Center City which is detrimental. Mr. Main said that the Amtrak relocation was part of a bigger plan.

Commissioner Phipps asked Mr. Gallagher if there is a proposal to have light rail in Asian Corners. Mr. Main stated that the Asian Corners area is outside of this plan area, but was one of the routes considered for the light rail alignment by the light rail team. The route they selected follows the rail alignment further north before meeting North Tryon Street. Mr. Gallagher directed Commissioner Lipton to page 29, item #43 which calls for pedestrian amenities, connections, and improvements at 16<sup>th</sup>, 30<sup>th</sup>, and 36<sup>th</sup> Streets to tie in to future station areas.

Commissioner Johnson spoke about page 12, item #5, and the land use of flex and office space. She would rather show the opposite, a more intense land use commitment should be in this plan. She said that she thinks that we are doing this plan a disservice because of the language. She feels as though the plan is not consistent and needs to be reconciled. Kent said that there are a number of challenges for TOD to be considered. Commissioner Phipps feels that this is a hybrid type plan and is probably the best that we can do for this corridor. Commissioner Zoutewelle stated that there are accommodations for future developments.

Commissioner Zoutewelle asked about the plans for the railroad and the intermodal yard usage and wanted to know what changes were underway. Mr. Main used the map to show the intermodal yard area that would be going to the airport, and the rail switching yard that would remain in the present location. Commissioner Locher wanted to know how the Amtrak high speed train co-exists with light rail; they will be on separate tracks, but this does represent some conflict. Tom Warshauer (Neighborhood and Business Services) stated that this was a complicated plan and a lot to work out between the light rail and the Amtrak. There are amenities that the community can enjoy.

Commissioner Fallon asked about how much of an impediment the Men's Shelter and the Crisis Ministry will be to the plan. Mr. Main said that they would be around and will not go away. There is more to their continuing presence here than the value of the land. Mr. Warshauer told the committee that this was one of the hardest areas to redevelop. Commissioner Lipton had questions about the map stating that there should be stronger enhancements. Commissioner Johnson asked what can be done to make the plan more understandable. Mr. Main said that an amendment to enhance the plan and map can be made. Commissioner Phipps wanted to know if there is anything in this plan to help Lockwood gentrification. Mr. Main stated that was a double edged sword.

*Commissioner Zoutewelle made an amendment to his previous motion to recommend to City Council to adopt the North Tryon Area Plan with changes to the concept and land use maps highlighting future improvements to rail crossings at 16<sup>th</sup>, 30<sup>th</sup>, and 36<sup>th</sup> Streets. Commissioner Fallon seconded. The vote was unanimous (7-0) to recommend adoption with the changes enumerated by Commissioner Zoutewelle..*

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

#### **Catawba Area Plan**

Commissioner Firestone stated that he will have an update next month. Ms. McCullough stated that a public meeting will be held on April 13, 2010 and the Planning Committee will be asked to receive public comments at their April meeting.

#### **Elizabeth Area Plan**

Commissioner Lipton said that building blocks were used to discuss height and massing at the last Citizen Advisory Group meeting, which focused on Community Design. The stakeholder process has been extended and the plan is expected to come to the Planning Commission in the latter part of the summer.

#### **North Tryon Area Plan**

The plan was recommended for adoption by City Council.

**Steele Creek Area Plan**

Commissioner Locher stated that the citizens are active and very interested in the project. He stated that the expansion of water and sewer service will transform the area. Commissioner Fallon mentioned that Keith MacVean shared information at a City Council meeting about a development planned at Lake Wylie.

**Independence Boulevard Area Plan**

An update will be given at the next full Planning Commission meeting. Ms. McCullough stated that the task force is still meeting.

**Adjourn**

The meeting adjourned at 6:40 p.m.

**MANDATORY REFERRAL REPORT NO. 10-01**  
**Proposed Sale of City Owned Property Located on Albemarle Road East of W.T. Harris Blvd.**

**Attachment #2**

**PROJECT PROPOSAL AND LOCATION:**

City of Charlotte Real Estate is requesting to sell approximately two combined City-owned vacant parcels located in the northeast quadrant of the intersection of Albemarle Road and Lawyers Road Extension in East Charlotte. The two parcels, PID 10917111 and PID 10917112, were both acquired by the City in early 2002 for the Albemarle Road /Harris Boulevard intersection improvement project which is currently an unfunded project in the 2035 Long Range Transportation Plan. The City has begun construction on an interim transportation improvement project, Lawyers Road Extension (that should be completed by the end of 2010).

A buyer proposes to use approximately one acre of the property, zoned for business (B-2) under the Charlotte Zoning Ordinance, for a fast food restaurant which is a permitted use in the B-2 zoning District. The second parcel created by the remainder of PID 10917111 & PID 10917112 will be marketed for sale or lease for a use compatible with the City's land use plans for the area. The plan is to sell the restaurant portion of the property, subject to the upset bid process, and to market the remaining property for retail uses consistent with the area plans and zoning.

**PROJECT JUSTIFICATION:**

Departmental Polling was conducted in March 2010 on these parcels. No replies were received that indicated interest by any City departments or other participating entities. The property is not needed for the Lawyers Road Extension project and is proposed to be declared surplus by City Council.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

It is City Real Estate policy to maximize the City's assets by generating revenue with the sale of surplus property. The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Eastside Strategy Plan* (adopted in 2001) is the most recent land use policy for this area, but does not provide a parcel-specific land use recommendation for this parcel. However, the *Eastside Strategy Plan* does confirm the land use guidance specified in the *East District Plan* (1990) which recommends retail land uses for this property, which is consistent with the suggested restaurant use on the one portion of the property, and the retail uses on the remainder of the property.

**PROJECT IMPACT:**

The sale of this property would eliminate maintenance and liability costs for the City and generate income. The sale would also create an additional parcel that could be sold or leased, creates jobs in the new business and be new business for an area that has had businesses move out of recently.

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

The proposed fast food restaurant would complement the future Charlotte Area Transit System (CATS) Park-and-Ride lot located across Lawyers Road extension.

**ESTIMATED PROJECT COMPLETION DATE:**

Completion of the upset bid process, Council approval and sale of the property should be complete by the end of 2010.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

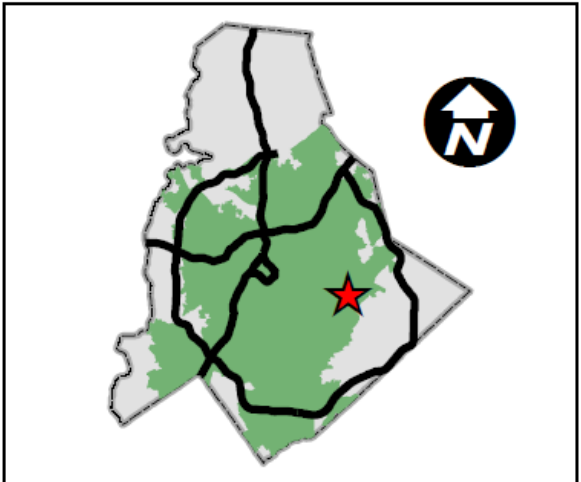
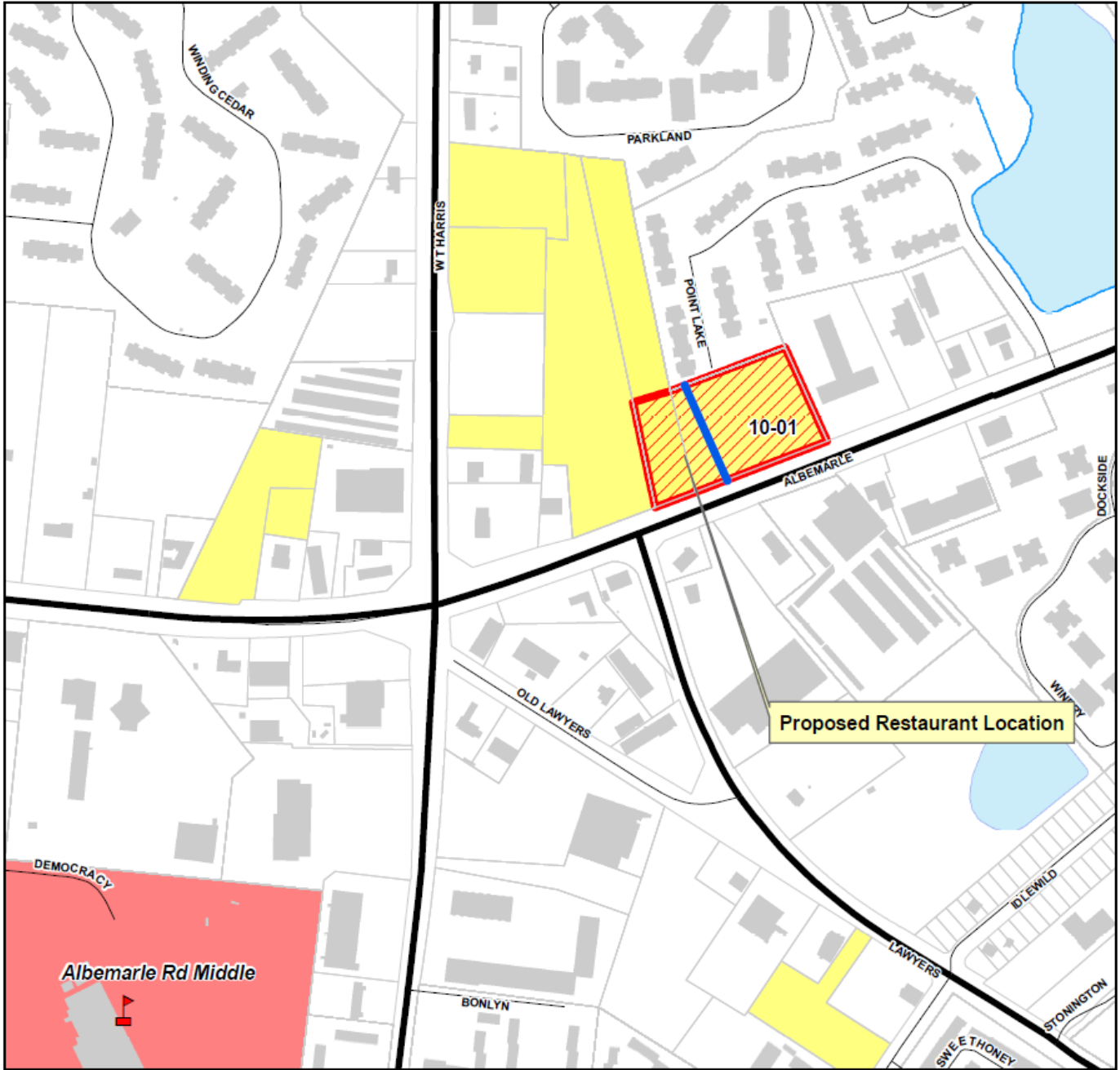
The Joint Use Task Force discussed this matter at their meeting on April 7, 2010 and City Stormwater expressed concern that the amount of land offered the restaurant wouldn't provide sufficient space for necessary BMP's. City real Estate staff assured the group that this precaution will be taken into account as planning for the transaction progresses.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed sale for the stated intended land uses.



**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 10-01

Submitted by: City Real Estate  
Initiated by: City Real Estate

-  Mandatory Referral
-  City Property



**MANDATORY REFERRAL REPORT NO. 10-02  
Proposed Sale of City Owned Property on Nevin Road**

**Attachment #3**

**PROJECT PROPOSAL AND LOCATION:**

City of Charlotte Real Estate is proposing to transfer City-owned PID 045-281-08 in the Nevin community of Charlotte to the Nevins Center, Inc. The property is located at 3601 Nevin Road and consists of approximately 1.34 acres of land with a 10,000 square foot building used by Nevins Center, Inc. for training developmentally disabled adults. Nevins, Inc. was incorporated May 15, 1959 as a vocational training center for the mentally and physically handicapped and operates as a 501(c-3) entity. The property is zoned Institutional (CD) according to the Charlotte Zoning Ordinance and the surrounding properties are institutional (churches) and residential.

Nevins Center, Inc. owns three adjoining parcels that serve as their office and training facility for the developmentally disabled.

**PROJECT JUSTIFICATION:**

Departmental polling was conducted in March 2010 on this parcel. No replies were received that indicated interest by any City departments or other participating entities.

The property is not needed by the City. The property was deeded to the City of Charlotte from the Nevins Center March 20, 1978. In 1978-1979, the City obtained grant funding to construct a building to be used as a workshop for developmentally disabled adults and executed a 40-year lease for \$1.00 per year with the Nevins Center on May 22, 1980. Ten years remain on the lease and the Nevins Center wants to own the property to obtain financing for the significant amount required to repair the roof and update the electrical, plumbing and mechanical systems. A transfer of the property to Nevins Center, Inc. would not violate any terms of the lease or the grant.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

It is the City Real Estate policy to maximize the City's return from its current and future asset portfolio and minimize the maintenance and liability costs. The City will aggressively manage these assets. Maximizing the City's return will include alternative ownership / management strategies to optimize the benefits of private ownership (property tax revenue streams and public costs associated with ownership) while meeting the City's public policy objectives.

The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Northeast District Plan* (1996) provides the future land use policy for this area and recognizes the institutional land uses for this and surrounding parcels used by the Nevins Center. The continued use by the Nevins Center for an institutional land use is therefore consistent with the adopted land use policy.

**PROJECT IMPACT:**

The transfer of this property would eliminate any potential maintenance and liability costs that could be incurred by the City.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

Completion of the process to obtain Council approval and complete the transfer should be complete by the end of 2010.

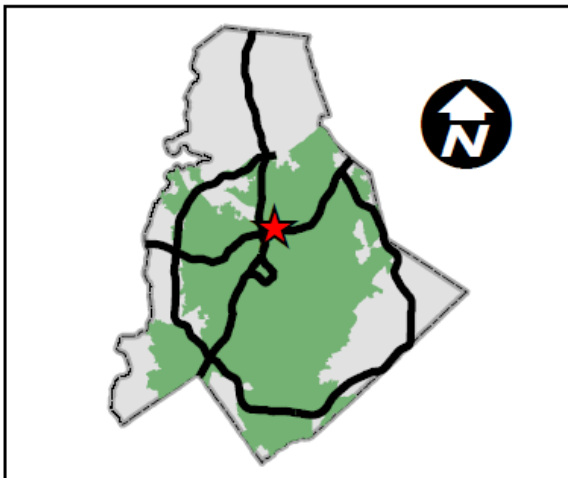
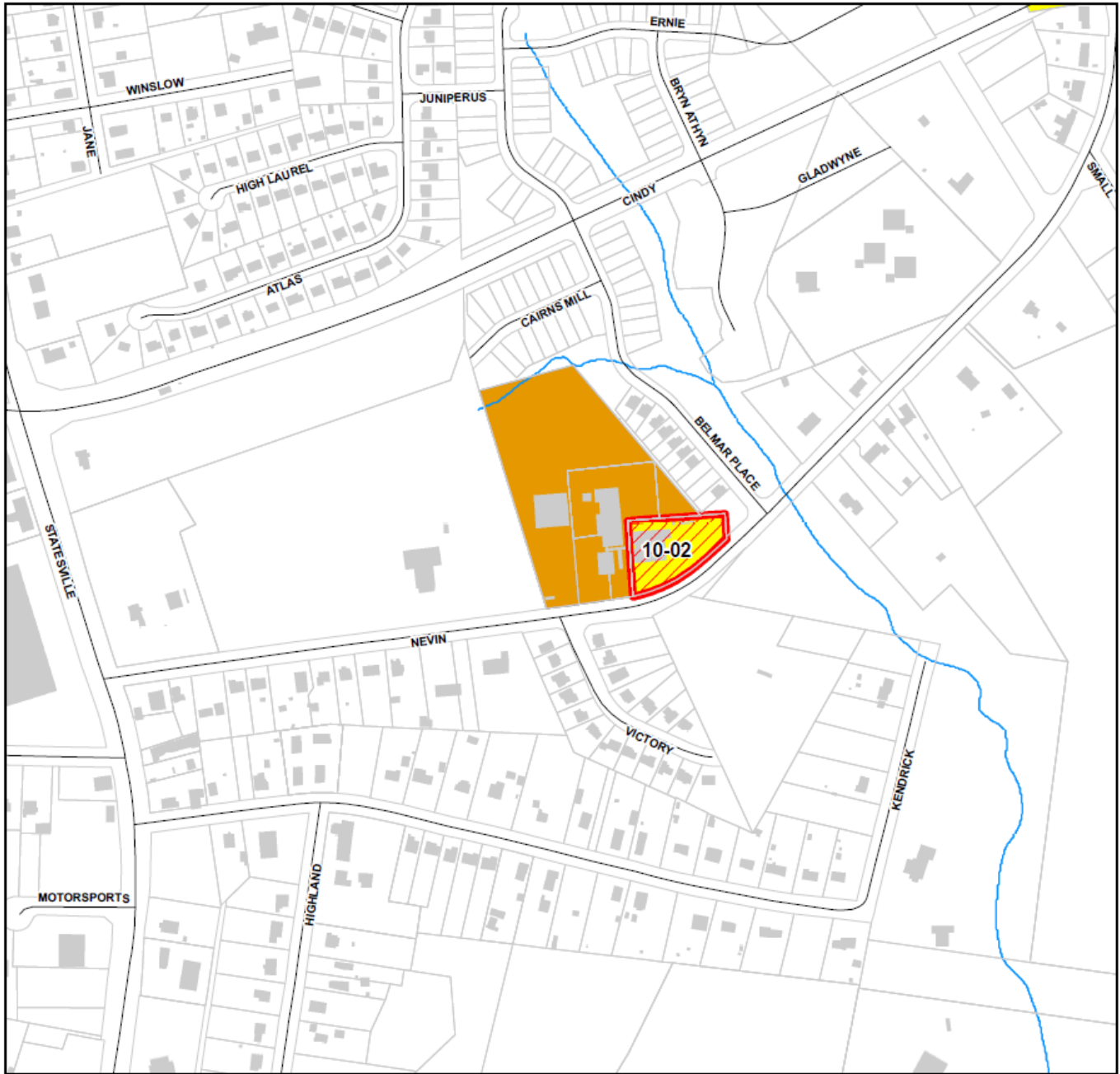
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their April 7, 2010 meeting and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of this property transfer.


**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 10-02

Submitted by: City Real Estate

Initiated by: City Real Estate

 Mandatory Referral

 City Property

 Nevin's Center, Inc.



**MANDATORY REFERRAL REPORT NO. 10-03**  
**Proposed Acquisition for Trailhead and Parking Amenity – Sugar Creek Greenway**

**Attachment #4**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase approximately 3.4 acres of 11.08-acre tax parcel 143-211-31 on Center Park Drive in southwest Mecklenburg County to provide access to the future Sugar Creek Greenway from the adjacent business park and to provide a satellite parking amenity for greenway patrons. The majority of the area to be acquired lies within a Duke Power transmission right-of-way. Duke Power has given preliminary approval of the proposed parking lot design (sketch attached). The parent parcel (consisting of +/- 11 acres) is zoned I-2(CD) by the City of Charlotte and is surrounded by warehouses to the north and west, the Charlotte Police & Fire Training Academy to the south, County greenway property to the north, and primarily undeveloped floodplain property to the east (owned by the City of Charlotte).

**PROJECT JUSTIFICATION:**

Acquisition of this property will accomplish the following objectives:

- (1) Provide an access/trailhead to the future Sugar Creek Greenway from the adjacent business park
- (2) Provide a satellite parking amenity for greenway patrons that will help activate use of this section of greenway that does not pass through residential neighborhoods
- (3) Potentially serve as a terminus of the greenway on a temporary basis or on a permanent basis if additional land acquisition further south along the creek is unsuccessful
- (4) Not inhibit the future development of the remainder of the property

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Sugar Creek is identified as a priority greenway corridor in the *10-Year Park and Recreation Master Plan* (adopted in 2008). Construction of the 2.3-mile segment of greenway between Billy Graham Parkway and South Tryon Street is further identified as the #1 priority in the "5-Year Action Plan" component of the Master Plan.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) calls for office land uses on the majority of the property and greenway on a small portion of the property as well as the adjoining property to the east. The proposed use is considered to be consistent with the adopted district plan for the area, as parks are compatible with office uses.

**PROJECT IMPACT:**

This project will have a positive impact on the community by increasing public accessibility to the greenway system.

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

This segment of Sugar Creek Greenway will connect to the proposed City Park development at the old Charlotte coliseum site on Tyvola Road. City Park is a partner in this greenway project and will fund a portion of the construction of the "loop" around the City Park development. The proposed acquisition will also link to the "Farm to Market Project", which is an off-road bicycle/pedestrian trail proposed for construction on the south side of Tyvola Road from S. Tryon Street to the City Park development (and possibly beyond). This trail project is currently in design.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by July, 2010. Construction of the trailhead and parking amenity is a 2008 bond-funded project, subject to the future sale of voter-approved bonds.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

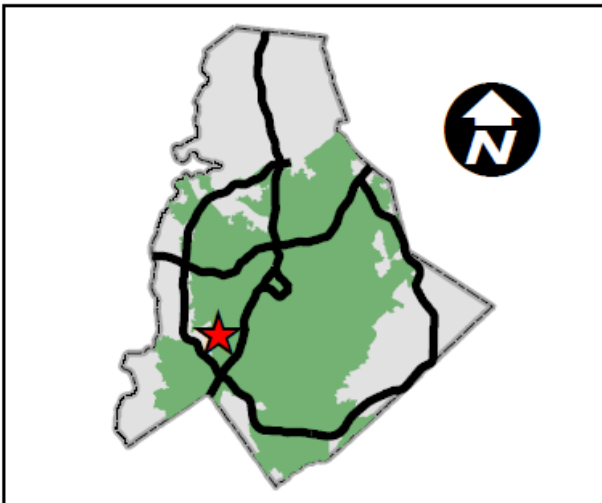
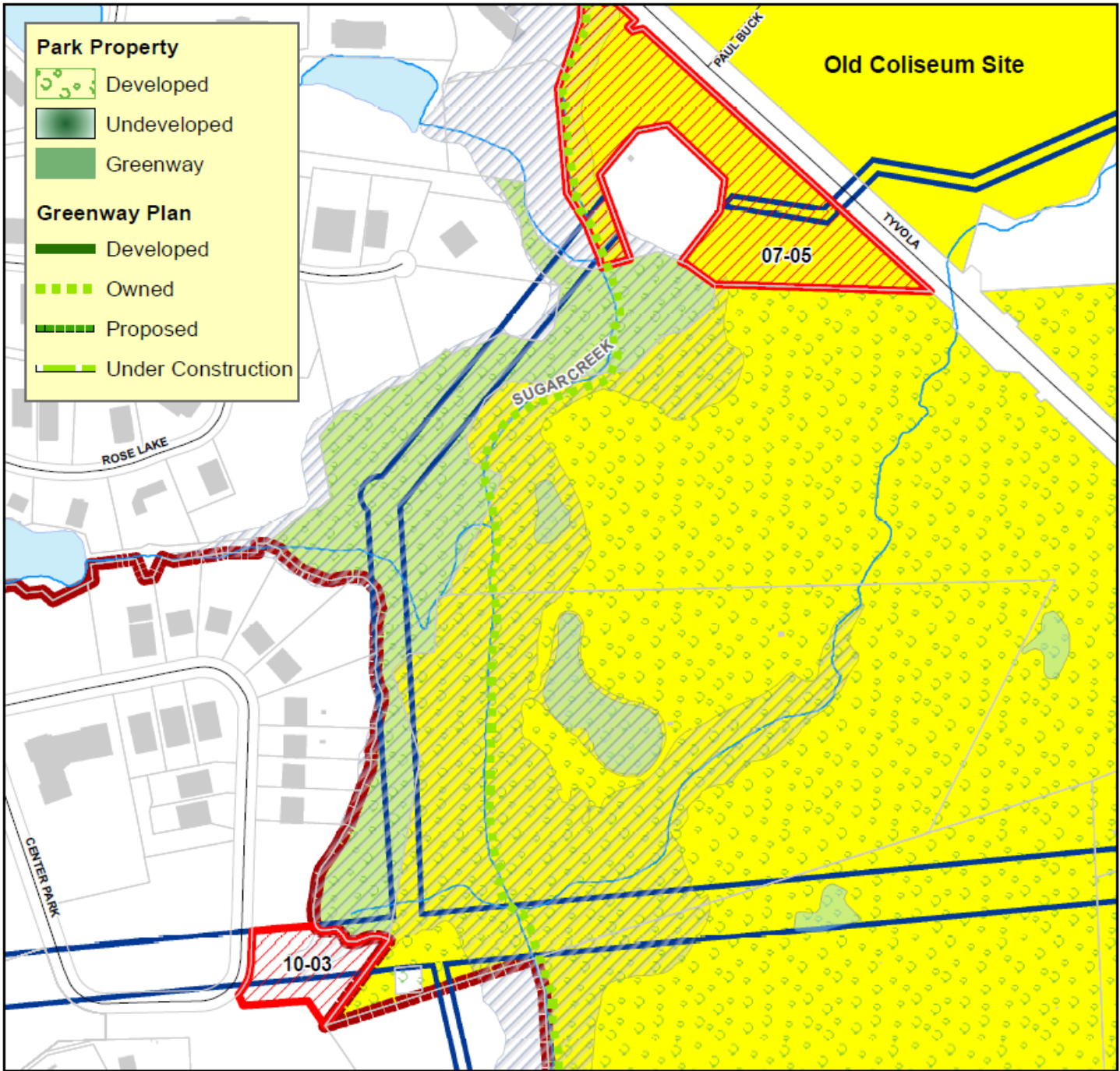
The Joint Use Task Force discussed this matter at their April 7, 2010 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed purchase of property for the stated purpose.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 10-03

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

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



**Mecklenburg County  
Greenway Index Maps**



**Legend:**

**Topography**

- 10 Ft. Contour
- 2 Ft. Contour

**Mecklenburg Co. SFR Greenway Concept**

- Streets
- Creeks/Streams
- Floodplain Encroachment
- 100 Yr. Floodplain

**SWIM Buffer**

- 35'
- 40'
- 50'
- 100'
- 535'

**Parcel - 1430203**

- Utility R/W
- Tax Parcels



0 60 120 Feet

Prepared by Scott Black, Mecklenburg County GIS, December 11, 2008. Altered by Mike Agnew, Mecklenburg County Park and Recreation, January 2010.



**MANDATORY REFERRAL REPORT NO. 10-04**  
**Proposed Expansion of Alexander Neighborhood Park**

**Attachment #5**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase a vacant parcel located at 709 East 15<sup>th</sup> Street (tax parcel 081-095-06) in the Belmont Neighborhood. The parcel is bounded on each side by parcels owned by the County and completely located within the 100-year floodplain. The subject property is generally surrounded by other vacant parcels, single family homes an apartment complex and is zoned R-22MF.

This purchase will allow expansion of the existing land assemblage for Alexander Neighborhood Park. Current plans are for this parcel to remain undeveloped at this time; however, in the future it may be developed for park land uses as part of Alexander Neighborhood Park.

**PROJECT JUSTIFICATION:**

Acquisition of this property will eliminate a gap in the parcels owned by the County. This acquisition will also help protect the water quality of Little Sugar Creek by preserving floodplain.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Preservation of floodplain properties continues to be a priority for Mecklenburg County. Acquisition of the subject parcel will improve the configuration of County-owned land for the future expansion of park amenities in the Alexander Street area. The relocation and redevelopment of park amenities located at the core of Alexander Neighborhood Park (Alexander and 12<sup>th</sup> streets) is identified as a 2008 bond-funded project. This project will result in the relocation of a playground, picnic shelter, and basketball court to the Charlotte Housing Authority (CHA) property across Little Sugar Creek (Seigle Point). Tennis courts will also be constructed on the CHA property. The current location of the aforementioned amenities will be redeveloped into a multi-purpose/soccer field (subject to previous Mandatory Referrals, MR08-07 and MR09-06). The subject parcel will not be part of these projects.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

This Mandatory Referral is consistent with land use recommendations in the *Belmont Neighborhood Revitalization Plan* (2003) which recommends open space land uses for the subject property.

**PROJECT IMPACT:**

This project will have a positive impact by preserving floodplain, which will help enhance water quality of Little Sugar Creek, and by improving the County's land configuration for future parkland development in the subject area.

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

The construction and redevelopment of Alexander Neighborhood Park will be done in partnership with Trinity Episcopal School and the Charlotte Housing Authority.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by July, 2010. Park development will be subject to the future sale of voter approved bonds.

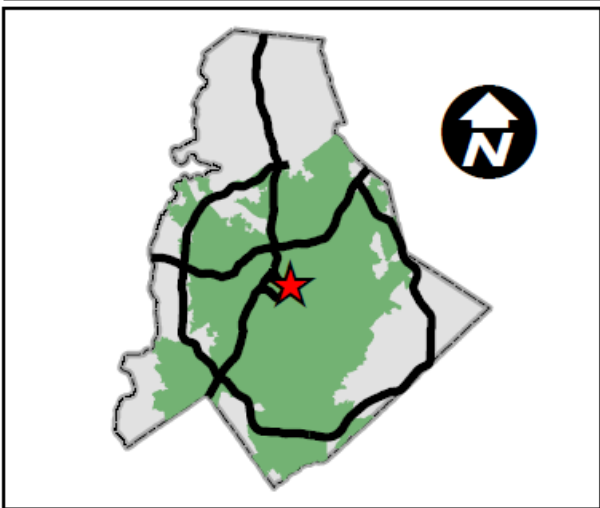
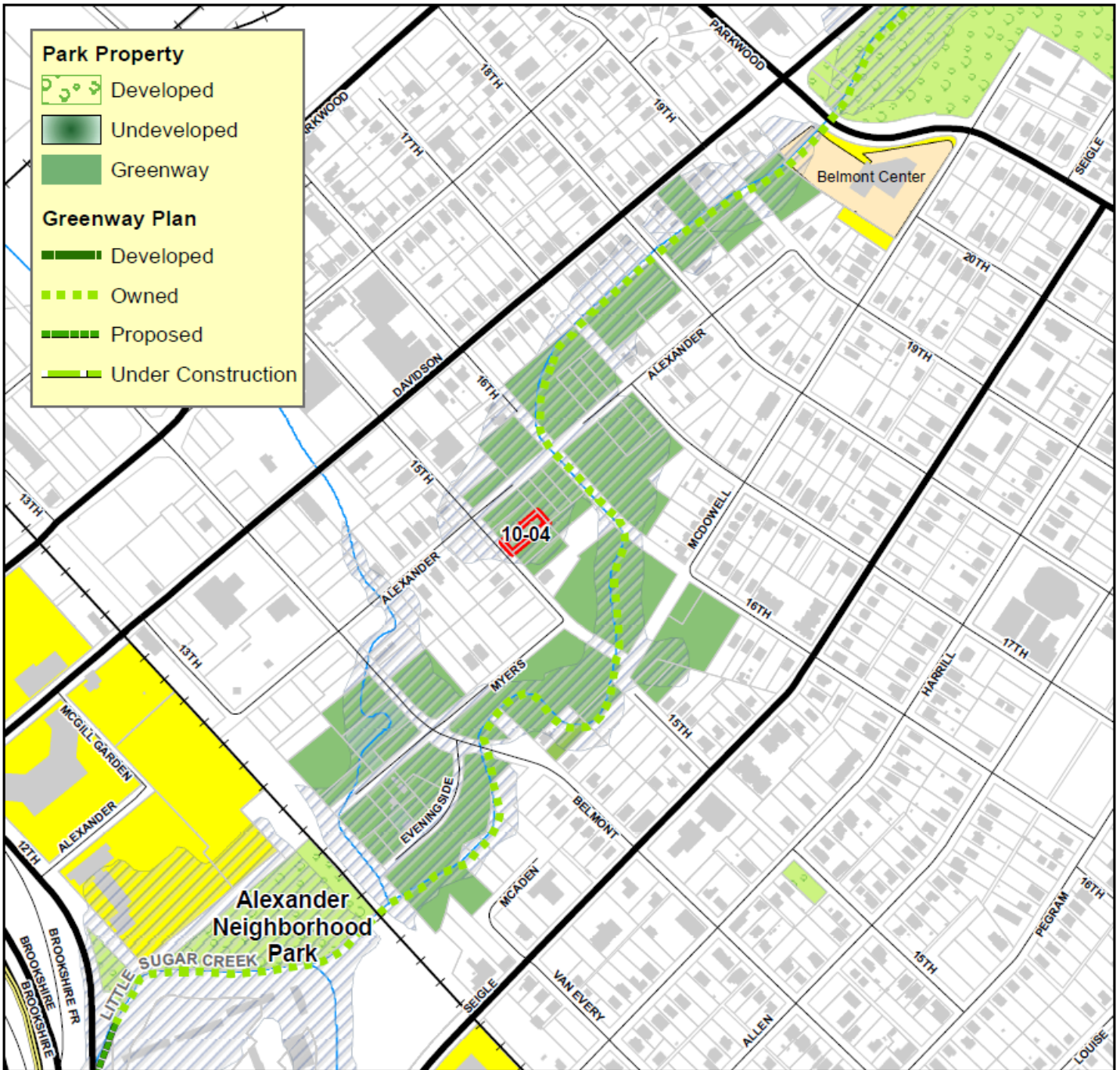
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their April 7, 2010 meeting. There were no comments on this request.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the acquisition of this property for the stated purpose.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 10-04

**Submitted by: City Real Estate**  
**Initiated by: Park & Recreation**

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

Produced by the Charlotte-Mecklenburg Planning Department