



March 9, 2011

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, March 15, 2011 at 5:00 p.m. in Room 267** (please note room change) located on the 2<sup>nd</sup> Floor of the Charlotte-Mecklenburg Government Center. At this meeting, the Committee will be asked to receive public comments on the draft *Independence Boulevard Area Plan*, receive an overview of the draft *Elizabeth Area Plan*, and make a recommendation on one mandatory referral. Attached is a copy of the ULI – Rose Fellowship PowerPoint presentation from your February 15<sup>th</sup> meeting and Mandatory Referral #11-01.

If you cannot attend the March 15<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@charlottenc.gov](mailto:mmcullough@charlottenc.gov) 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

March 15, 2011

CMGC – 2<sup>nd</sup> Floor, Conference Room 267, 5:00 p.m.

---

## AGENDA

### I. Introductions and Call to Order

### II. Approve February 15, 2011 Meeting Minutes. *Attachment 1*

### III. Receive Public Input on the Draft *Independence Boulevard Area Plan*

The Independence Boulevard Plan Area is comprised of approximately 5,856 acres generally located between Briar Creek and Sardis Road North. The plan area includes a large part of the Southeast Growth Corridor as well as six proposed transit station areas identified in the *2030 Transit Corridor System Plan*. The plan establishes a vision for the plan area and provides policies to guide future growth, development, and reinvestment consistent with the *Centers, Corridors and Wedges Growth Framework*.

To access the draft *Independence Boulevard Area Plan*: copy and paste the following link to your web browser: <ftp://ftp-city-public.ci.charlotte.nc.us/sharelarge/planning/Alysia/>. Insert the following username: planning and password: charlotte.

*Staff Resources:* Alysia Osborne, Planning  
Brian Horton, Charlotte Department of Transportation

*Action Requested:* Receive public comments on the Draft *Independence Boulevard Area Plan*

### IV. Overview of the draft *Elizabeth Area Plan*

*Background:* The Plan Area comprises approximately 630 acres bounded by I-277 and Independence Boulevard on the north, the Seaboard Coastal Railroad on the east, Briar Creek on the south, and Randolph Road/Fourth Street, South Laurel Avenue, and Providence Road on the west. The plan seeks to maintain and build upon the established character of the Elizabeth neighborhood. The plan recommends that most of the Plan Area remains predominantly low density, single family residential and design guidelines help to ensure that when higher intensity uses are located nearby, they respect the low density, historic character of the Established Neighborhood.

*Staff Resources:* Alan Goodwin, Planning  
Kathy Cornett, Planning

*Action Requested:* None, for information only.

**V. M.R. #11-01: Proposed Co-Location of Future Communications Center on N. Graham Street**

*Background:* The Charlotte-Mecklenburg Police Department and Charlotte Fire Department proposes to locate a communications facility on approximately seven acres on North Graham Street behind the future Fire Administration Headquarters at 500 Dalton Avenue. This communications facility is to be shared by Police, Fire, Medic, and the Emergency Operations Center. **Attachment 2**

*Staff Resources:* John Howard, Planning  
Timothy J. O’Brien, City Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #11-01

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

*Background:* Committee members will provide an update on area plans.

*Committee Resources and Upcoming Area Plan Meetings:*

Area Plan	Assigned Commissioner(s)	Scheduled Meetings	Meeting Location
<b>Elizabeth Area Plan</b>	Commissioners Griffith and Johnson	None at this time	NA
<b>Midtown, Morehead and Cherry Area Plan</b>	Commissioners Locher and Zoutewelle	March 24, 2011 6:00 pm	Pleasant Hill Baptist Church 517 Baldwin Avenue
<b>Steele Creek Area Plan</b>	Commissioner Zoutewelle	<ul style="list-style-type: none"> <li>• Community Meeting (Receive Public Input) March 31, 2011 6:00 p.m.</li> <li>• Planning Committee (Receive Public Comment) April 19, 2011 5:00 p.m.</li> </ul>	Charlotte Police and Fire Academy 1770 Shopton Road  CMGC – 2 <sup>nd</sup> Floor, Conference Room 280,

*Action Requested:* None, for information only.

**VII. Adjourn**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Conference Room 280, 2nd Floor  
February 15, 2011**

**Commissioners Present:** Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Eric Locher, Margaret Nealon, and Joel Randolph. Lucia Griffith joined the group at 5:25 p.m.

**Commissioner Absent:** Commissioner Emma Allen

**Planning Staff Present:** Sonda Kennedy, Melony McCullough, and Alysia Osborne

**Other Staff Present:** Brian Horton (Transportation)

**Call to Order**

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

**Approval of Meeting Minutes**

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nealon to approve the December 14, 2010 minutes. The vote was unanimous (5-0) to approve the minutes.*

**Update on the ULI – Rose Fellowship and the draft *Independence Boulevard Area Plan***

Alysia Osborne (Planning Staff) gave a synopsis of the Urban Land Institute – Rose Fellowship Program. She stated that the ULI Daniel Rose Center for Public Leadership in Land Use has named Mayor Anthony Foxx and three other outstanding local community leaders (Debra Campbell (Planning Director), Danny Pleasant (Charlotte Department of Transportation, Key Business Executive) to serve in 2010-2011 Fellowship Program. s for the Center through 2011. During the next year, the Charlotte team will work with leading experts in the real estate development, finance, and land use fields to identify the initial steps to implement the community’s vision in the *Independence Boulevard Area Plan*.

The mission of the ULI Rose Center is to encourage and support excellence in land use decision making. They will provide the framework and ideas and recommendations to address a land use problem chosen by Mayor Foxx and the Charlotte Fellows Team. Mayor Foxx seeks to re-energize, reposition and ensure long-term viability of development along Independence Boulevard by re-orienting development away from Independence Boulevard and toward an internal street network and concentrate development intensity at nodes. She stated that the key area plan principles are to strengthen and build neighborhoods, create nodes, reclaim/showcase natural systems, orient toward Monroe Road and Central Avenue, leverage opportunities, provide transportation choices, balance neighborhood, community and regional needs and define U.S. 74. The most important principle is to implement the plan.

The key ULI-Rose Fellowship concepts are streetcars on Monroe Road, Central Avenue, and Sharon Amity Road; BRT/Express bus on Independence in HOT lanes; auto-oriented retail on Independence Boulevard; and neighborhood serving mixed-use development on streetcar lines. The Charlotte Fellowship team should test the viability of these ideas with state and local officials, public stakeholders, property owners, development community and continue the Charlotte tradition of effective transportation planning and solutions, civic leadership and community engagement. Proposals are to be examined noting the differences between ULI group and Charlotte's staff. Ms. Osborne will make her presentation available to the committee members for future references. She also gave each member a handout that had been presented to the Transportation Committee meeting stating that this is a quick reference comparing the language between the ULI and staff on the concepts of the Independence Area Plan.

Commissioner Johnson asked Committee members for their questions or comments. She asked if the Fellowship study will delay the planning process. Commissioner Zoutewelle asked if the *Independence Boulevard Area Plan* and ULI's plan recommendations are comparable. Ms. Osborne commented on three key differences: the number of station areas, the streetcar option along Monroe Road, and the mixed use development along every major thoroughfare. Commissioner Zoutewelle looks forward to hearing more about the interaction of Monroe Road and Independence transit issues. Commissioner Randolph said that he agrees 100% with what staff has done but would like to see some certainty on the Independence plan. He would like to see this pushed back to the state. Commissioner Griffith asked if there has been any pressure to have the area rezoned for transit. Brian Horton (Transportation) spoke about transportation issues, including HOT lanes (High Occupancy Toll Lanes) on Independence Boulevard and transit.

Commissioner Johnson thanked Ms. Osborne and Mr. Horton for the outstanding presentation and taking the time to update the Committee on the *Independence Boulevard Area Plan*.

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

*Elizabeth Area Plan* – Commissioner Griffith stated that there has not been a Citizens Advisory Group meeting since the last Planning Committee meeting and added that area residents should be kept informed. Commissioner Johnson said that e-mails were sent to stakeholders asking them to review plan revisions and commented that the staff has done a great job.

*Midtown, Morehead and Cherry Area Plan* –Commissioner Zoutewelle stated that a public meeting was held to kick off the plan and that the Citizens Advisory Group has met twice. He described the participation in the process and noted that it is a very diverse group. He explained that the Cherry representatives have a lot of input, described the Morehead area as having its own little niche, and noted that Midtown area has not had as many participants. Representatives from the Cherry area are interested in traffic issues, encroachments, historical sites, pedestrians, and greenways. Representatives from the Morehead area are more interested in tree preservation and setback accommodations.

Commissioner Locher volunteered to also serve on this plan.

*Steele Creek Area Plan* – Commissioner Zoutewelle reminded everyone that the Planning Committee has toured the plan area and will receive public comments after the community meeting this spring.

Commissioner Locher shared some of his concerns about the tax reevaluation process with the Committee. His concerns include the County using “market value” in the reevaluation.

**Meeting Adjourned**

Commissioner Johnson thanked everyone for attending and the meeting adjourned at 6:15 p.m.

**Submitted by:** Timothy J. O'Brien, E&PM, Real Estate

**Initiated by:** Rich Granger (Fire) and Katrina Graue (CMPD)

**MANDATORY REFERRAL-REPORT NO. 11-01**  
**Proposed Co-location of Future Communications Center on a Site on N. Graham Street**

**PROJECT PROPOSAL AND LOCATION:**

The Charlotte-Mecklenburg Police Department and Charlotte Fire Department propose a shared 911 Communications Center that one day would include the Police, Fire, and Emergency Operations Center. In addition, discussions are on-going with Medic, Mecklenburg County Sheriff's Department and the 311 Call Center for possible inclusion in this initiative.

The most favorable site would be one that is outside the Charlotte Central Business District, but within close proximity to the Charlotte-Mecklenburg Government Center with access to several main roads. Such a site became available behind and adjacent to the future Fire Administration Headquarters at 500 Dalton Avenue, which is currently in design and should be under construction in the first quarter of 2012. (See attached map).

The two parcels needed for the new Communications Center are:

- o 1315 N. Graham Street (PID #07902104) 4.79 acres, zoned I-2 (Industrial) and
- o 1419 N. Graham Street (PID #07902105) 2.14 acres also zoned I-2 (Industrial).

Both properties are improved with vacant aging industrial structures that would be demolished prior to development of a Communications Center.

**PROJECT JUSTIFICATION:**

The Co-Located Communications Center would have shared space and shared services. There would be:

- o Quicker response to citizen emergencies
- o Elimination of 911 call transfers
- o Shared technology resources
- o Unified tracking of mobile resources
- o Seamless communication
- o Common funding sources

Currently, the Fire 911 Center is located on the second floor of Fire Station 1 on Myers Street and the Police 911 Center is located in Police headquarters on Trade Street. Both crowded facilities would benefit from the re-located 911 functions as a means of alleviating the crowding. The Emergency Operations Center is located at the Police and Fire Training Academy on Shopton Road and its relocation will allow for expansion and relieve crowding. While the consolidation will relieve crowding and allow for growth at existing facilities, the principal justification is to enhance service.

Although Council has authorized the purchase of these two parcels, the transactions have not occurred.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Creating a shared 911 Communications Center is a big step toward greater public safety.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends industrial land uses at this location. Although the proposed use is inconsistent with the adopted plan, government uses are allowed in Industrial zoning districts according to the Charlotte Zoning Ordinance.

**PROJECT IMPACT:**

The City of Charlotte will be making a sizeable investment that may incent the private sector to invest in other new developments in this geography.

The location of the new facility will be entirely on 1-2 zoned property and will not displace any residential housing, nor have any increase in noise or significantly impact traffic. The property will not require a rezoning.

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

As an indirect benefit, co-locating these other services will help to relieve crowding of the current Police and Fire facilities.

**ESTIMATED PROJECT COMPLETION DATE:**

Land acquisition is occurring in 2011, environmental remediation in 2012 and design and completion of construction in or around 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

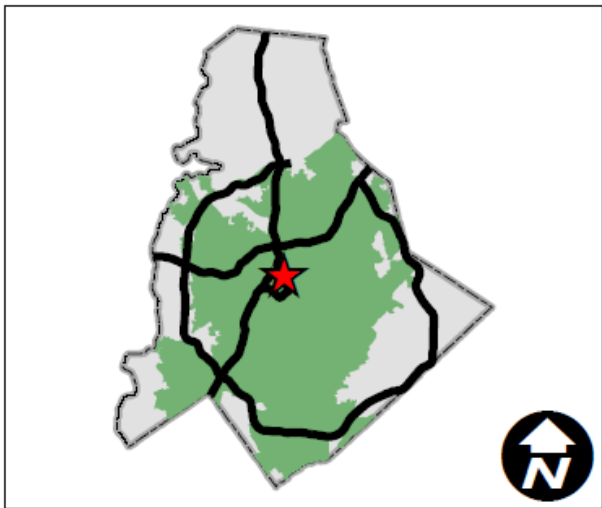
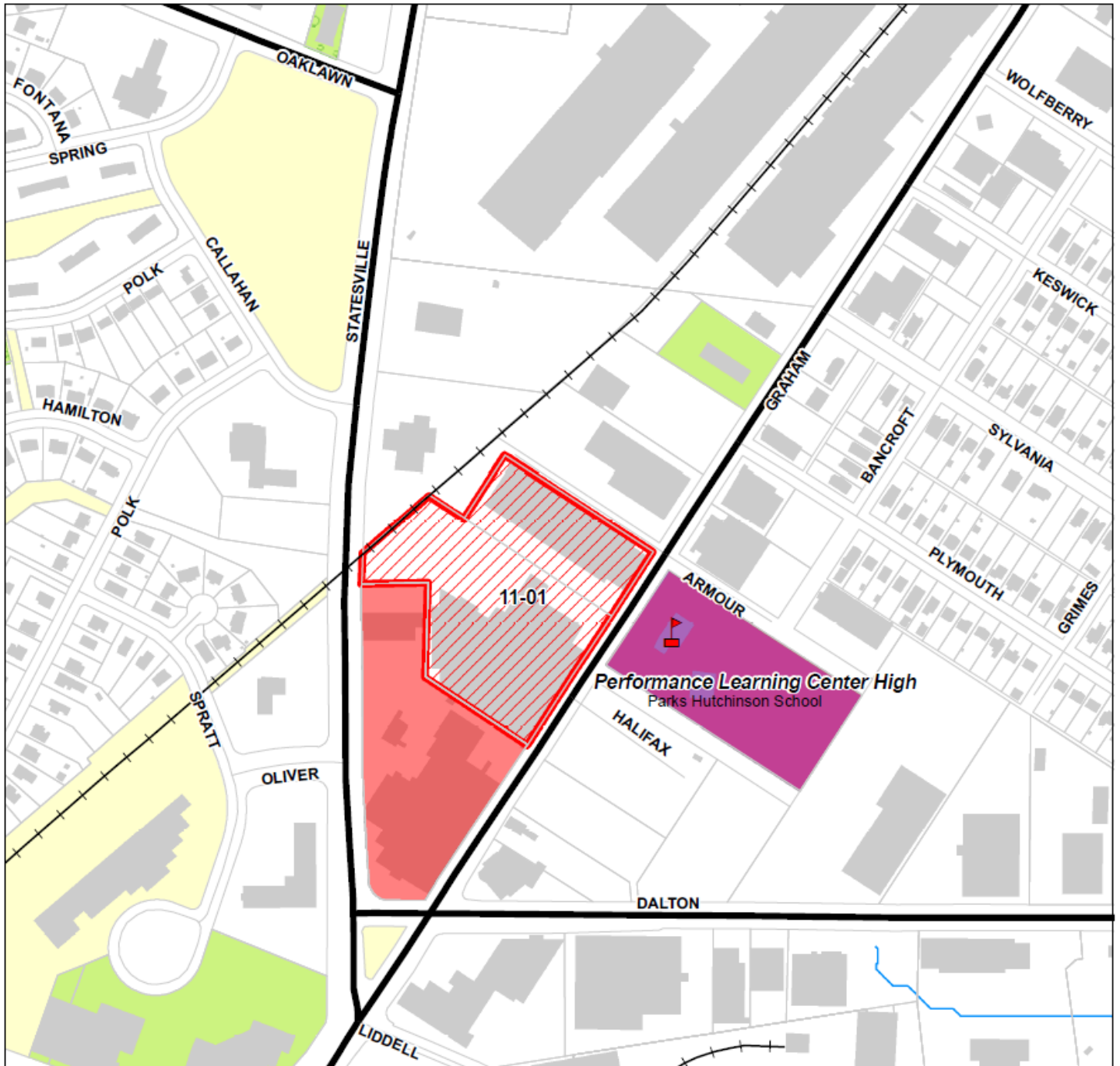
The Joint Use Task Force discussed the matter at their March 2, 2011 meeting and noted that the structure at 1419 North Graham is substantial and the site development phasing suggests that it won't be demolished for at least two years. A recommendation was made to use the undeveloped portion of site for a staging and processing area for the 2012 Democratic National Committee convention in Charlotte.

**PLANNING STAFF RECOMMENDATION:**

Planning staff supports the proposed co-location of the future communications center.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**










# Mandatory Referral 11-01

Submitted by: City Real Estate, E&PM

Initiated by: CMPD & CFD

-  Mandatory Referral
-  Building Footprints
-  City Property
-  Future Fire Administration Facility
-  County Property



# POLARIS

Property Ownership Land Records Information System

Date Printed: Wed Nov 3 16:22:34 EDT 2010

## Possible Co- Located Communications Center

