

Planning Committee

Agenda Packet

September 10, 2021 |
Virtual
3:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

Virtual Zoom Meeting

September 10, 2021 | 3 p.m.

1. Call to Order and Introductions

2. **M.R. #21-22** | The Charlotte Area Transit System (CATS) would like to enter into an agreement with a private developer (Investicore Platform LLC) to redevelop City owned parcel used for parking at the Vehicle Maintenance Facility on South Boulevard, (tax parcel 147-021-13 and that portion of tax parcel 147-021-28 located east of the right of way for the CATS Lynx Blue Line). **Attachment 1**

Staff Resource: Alberto Gonzalez, Planning
 Anne-Rose Loy, General Services

3. Adjournment

MANDATORY REFERRAL | REPORT NO. 21-22
Proposal to redevelop/lease back CATS parking lot on South Blvd.

PROJECT PROPOSAL AND LOCATION:

Proposal to enter into an agreement with a private developer (Investicore Platform LLC) to redevelop City owned parcel used for parking at the Vehicle Maintenance Facility on South Boulevard, (tax parcel 147-021-13 and that portion of tax parcel 147-021-28 located east of the right of way for the CATS Lynx Blue Line). This CATS parking lot could be redeveloped to provide significantly more parking than the 23 spaces it currently has. Investicore has proposed to redevelop the CATS parking lot to expand the number of parking spaces to 110. After the parking lot's redevelopment is finished, Investicore would lease 80 parking spaces in the redeveloped lot for use by the Development, with CATS using the other 30 spaces.

PROJECT JUSTIFICATION:

This proposal would benefit CATS by: (1) redeveloping, expanding, and maintaining an existing CATS parking lot without use of any City funds, (2) generating rental income – through the leasing of excess parking spaces from a property that is currently underutilized and generates no income, and (3) further enhancing and protecting the rail trail and the Blue Line right-of-way.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project will promote policies that include making efficient use of City resources, engaging in beneficial public-private partnerships, protecting and promoting the public transit system, and improving the walkability of the City by continuing to enhance the rail trail.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *New Bern Transit Station Area Plan* (adopted 2008) recommends Institutional land use for this site, as it is owned by the City and used for the Lynx Vehicle Maintenance Facility. The adjoining properties are all recommended for Transit Oriented Development.

PROJECT IMPACT:

This project will benefit the surrounding area by providing more parking for those using the mixed-use development being created by Investicore. It also will improve and protect the rail trail for the benefit of pedestrians, while providing a public easement area for passive recreation and access to the rail trail.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This is a public/private partnership which will allow Investicore to enhance this parcel by providing additional parking for those visiting the mixed-use development. It will also expand the parking lot's capacity, which may provide needed space if parking needs for the CATS vehicle facility expand in the future. There is no anticipated negative impact to the surrounding area.

ESTIMATED PROJECT COMPLETION DATE:

The parking lot's redevelopment would likely be completed in late 2021 or early 2022.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered the following comments:

Charlotte Department of Transportation: Streetscape: *For Information*

Nearby Capital Projects: The South Tryon Street Corridor Implementation project runs along the parcel's boundary. The Tryon Street at Herman Avenue Improvements project makes a crossing connecting to the parcel's frontage.

1. Active land development projects nearby the area/site:

- a. LDUTOD-2020-00064 - Foster Road Apartments: Immediately adjacent to the north of the site but, should not have major impacts on this site.
- b. LDUTOD-2020-00034 – The Platform: Proposed commercial building that will make pedestrian improvements to the Rail Trail and South Boulevard to the subject site's property line.

- c. LDC-2020-00128 - CATS MAINTENANCE FACILITY PARKING IMPROVEMENTS: This site is a part of the subject site. The project will consist of site parking improvements and improvements to the Rail Trail through the site, connecting to LDUTOD-2020-00034's Rail Trail improvements.
 - d. RZP 2019-102 - City of Charlotte: The purpose of the petition is to build on the foundation of adopted City policies and implement station area plan recommendations through the Zoning Ordinance. The petition proposes to rezone parcels under a range of zoning districts to one of four transit-oriented development (TOD) districts.
2. Substandard infrastructure:
- a. South Boulevard – Nothing is currently substandard, however, the adopted CDOT Streets Map has several infrastructure items not currently in place along the site's frontage. The missing infrastructure items are a center, two-way, left-turn lane, an 8-foot buffered bike lane, and on-street parking.
 - b. Tryon Street - Nothing is currently substandard, however, the adopted CDOT Streets Map has several infrastructure items not currently in place along the site's frontage. The missing infrastructure items are an 8-foot buffered bike lane and on-street parking.
3. Active NCDOT STIP or City CIP projects nearby:
- a. South Tryon Street Corridor Implementation, PMES181546, - Charlotte City Council has set aside \$6 million in funding for corridor study implementation. That funding will be used to implement the near-term recommendations of several corridor studies, including the South Boulevard and South Tryon Street Corridor Studies. These recommendations will also be incorporated into the South End Vision Plan, which is a collaboration between the City of Charlotte and Charlotte Center City Partners.

PLANNING STAFF REVIEW:

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

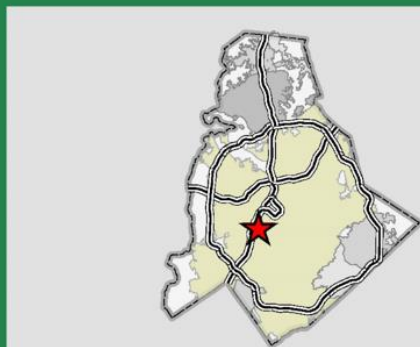
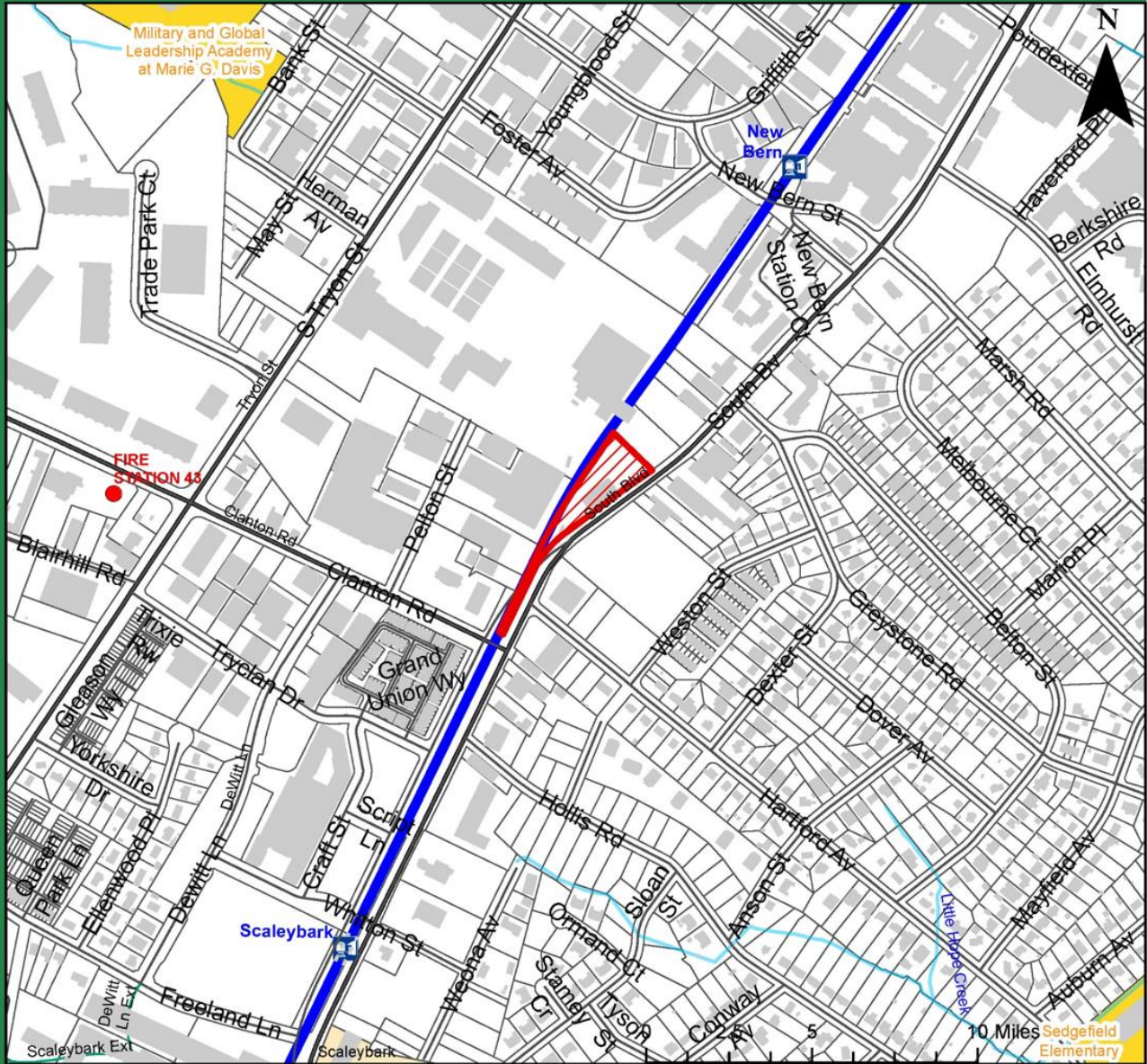
Conclusions: Public/private agreements allow for the facilitation of public facilities needed to support growth in this corridor.

Adopted Goals and Policies: The *New Bern Transit Station Area Plan* recommended improvements to the accessibility and capacity of the transportation system by removing barriers to pedestrian, transit, bicycle, and vehicle mobility.

CMPC PLANNING COMMITTEE REVIEW:

At their September 21st meeting, the Planning Committee reviewed the proposed request and had the following comments:

Mandatory Referral 21-22



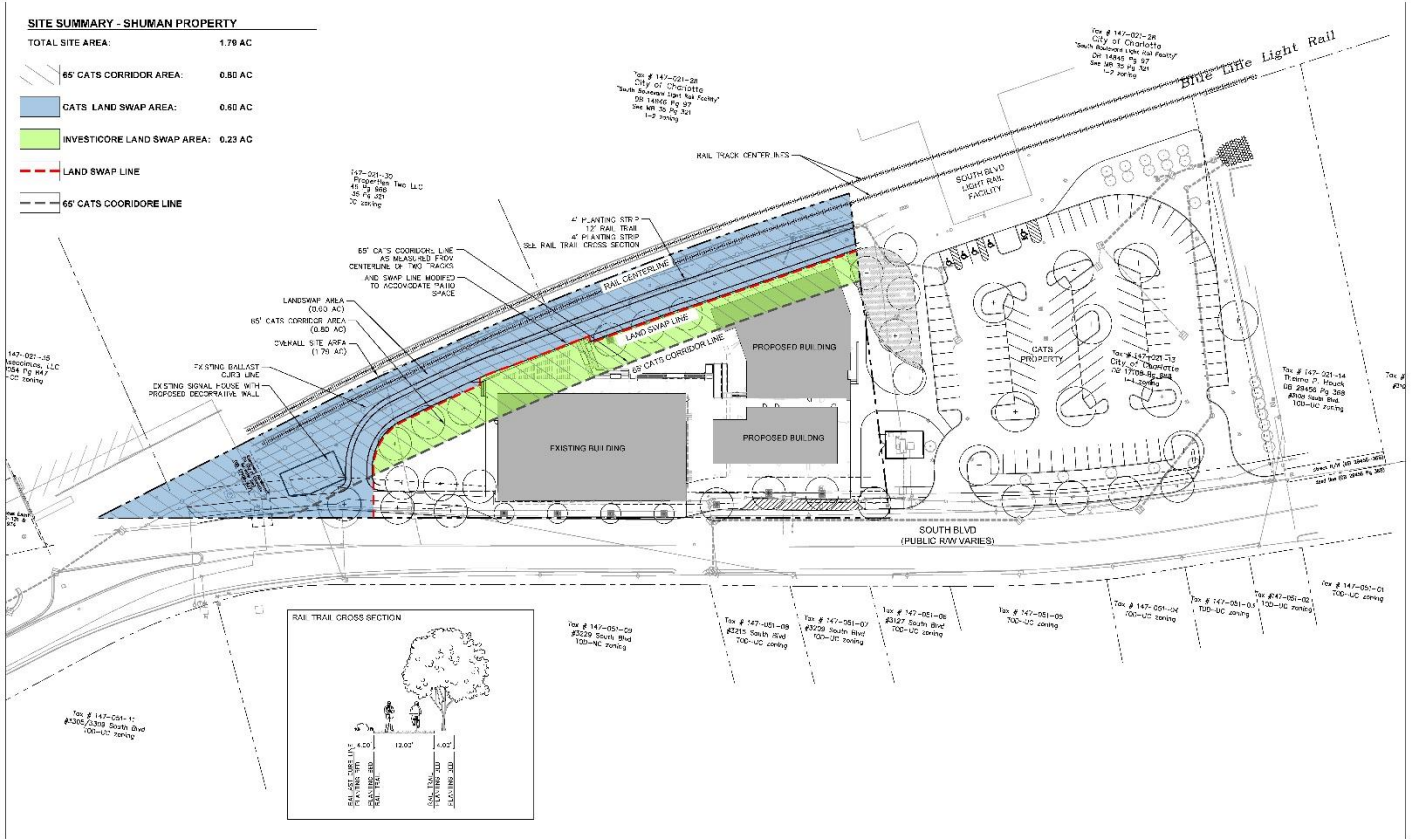
- Mandatory Referral
- Building Footprints
- Road
- Blue Line Station
- Blue Line
- Streams
- Fire Station
- Libraries
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 08/27/2021

MANDATORY REFERRAL | REPORT NO. 21-22



THE PLATFORM AT SOUTH BLVD - LAND SWAP EXHIBIT
 03.20.2020 | 4642.00 | INVESTICORE, LLC

