

MANDATORY REFERRAL-REPORT NO. 14-23

Proposed Acquisition of Properties on Harrill and Belmont Streets in the Belmont Neighborhood of Charlotte

PROJECT PROPOSAL AND LOCATION

The City of Charlotte proposes to acquire two parcels at 1025-1035 Harrill Street (PID: 081-124-10) and at 919-923 Belmont Street (PID: 081-129-02) in the Belmont neighborhood of Charlotte. The purpose of this acquisition is for future redevelopment of these properties consistent with the vision of the Belmont Revitalization Plan (2003). The parcels are .52 acres and .32 acres respectively and both are zoned B-1 (Neighborhood Business) according to the Charlotte Zoning Ordinance. The parcel at 1025-1035 Harrill Street is improved with a convenience store and residential duplex, and the parcel at 919-923 Belmont Street is improved with a vacant automotive garage and single family residence.

The properties are either currently vacant or would be vacant when acquired by the City. The goal is to have the properties redeveloped in accordance with the recommendations contained in the the *Belmont Area Revitalization Plan* (2003) which includes the properties in the area designated as the Seigle/Belmont Retail Node and included recommendations to preserve the residential character of the neighborhood and improve its appearance.

Following acquisition, the City will conduct engineering surveys on the structures and (presuming they'd be not economically feasible for rehabilitation) demolish them, and address any environmental site issues before making them available for redevelopment.

The Plan recommends improving the existing retail center by removing outdated, unused convenience stores, rehabilitate the existing buildings and develop small scale mixed use (8,000 square foot) office and retail structures. During the next several months, City staff from Engineering & property Management and Neighborhood & Business Services will develop a marketing plan that will more specifically identify the future use(s) to which these properties will be put through redevelopment. Once this plan is complete, a Mandatory referral (specifying the planned land uses) will be submitted.

PROJECT JUSTIFICATION:

This proposed transaction will remove several residential and commercial structures that are in disrepair and have outlived their economic lives, and are high crime areas. Following demolition, the properties will be improved with structures consistent with redevelopment of the Belmont neighborhood that has been undergoing revitalization for the past several years.

There were 74 violent crimes, 122 adult drug arrests and 2 juvenile drug arrests within 1,500 feet of these properties in an 18-month period from mid-2012 through the end of 2013. Removing a place that harbors criminal activity enables the Charlotte Mecklenburg Police Department to focus their efforts on a smaller number of properties.

In 2013, Police requested assistance with removing certain nuisance properties to assist with public safety concerns. In October 2013, City Council directed staff to pursue acquisition of several properties in the Belmont Neighborhood and Real Estate staff secured a purchase option for these two properties.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Consistent with City Council's Community Safety Focus Area, the public safety agencies will proactively identify and address issues related to crime, disorder and personal safety.

Consistent with City Council's Housing and Neighborhood Development Focus Area, this strategy focuses on creating and sustaining communities of choice by creating places where people and businesses are safe, where civic infrastructure supports neighborhood quality of life and business success, where families have access to quality affordable housing, education, jobs and services and the environment is preserved and strengthened. The focus area strategy includes increasing home ownership.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan* (2003) includes the properties in the area designated as the Seigle/Belmont Retail Node and included recommends to preserve the residential character of the neighborhood and improve its appearance. The adopted land use for the sites is retail. Inasmuch as the stated goal of the proposed transaction is to serve as a catalyst for redevelopment of the properties in accordance with the *Belmont Area Revitalization Plan*, the transaction is considered to be consistent with the plan although no specific land use has yet been stated.

PROJECT IMPACT:

The project will remove several residential and commercial structures that are in disrepair or could accommodate problem occupants. The properties will be improved with new structures consistent with goals in the *Belmont Area Revitalization Plan* and serve as a catalyst for redevelopment or rehabilitation of other nearby properties.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The redevelopment of nearby Piedmont Courts to Seigle Point funded by a Hope VI grant includes mixed-income residential development.

ESTIMATED PROJECT COMPLETION DATE:

The City would proposed to complete the purchases by early September 2014, the structures should be demolished by early 2015, and required environmental remediation would be complete by mid-2015 and the properties would be available for purchase in mid-2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

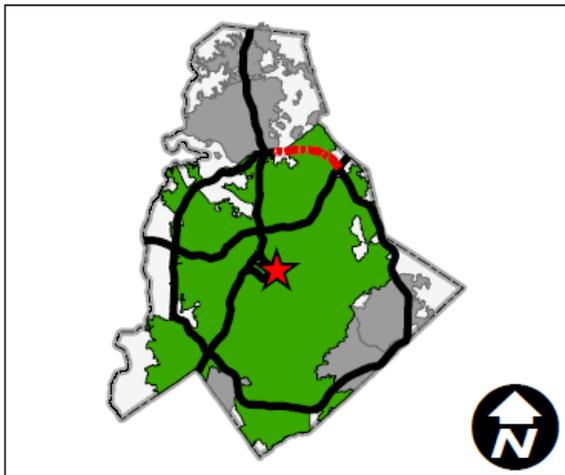
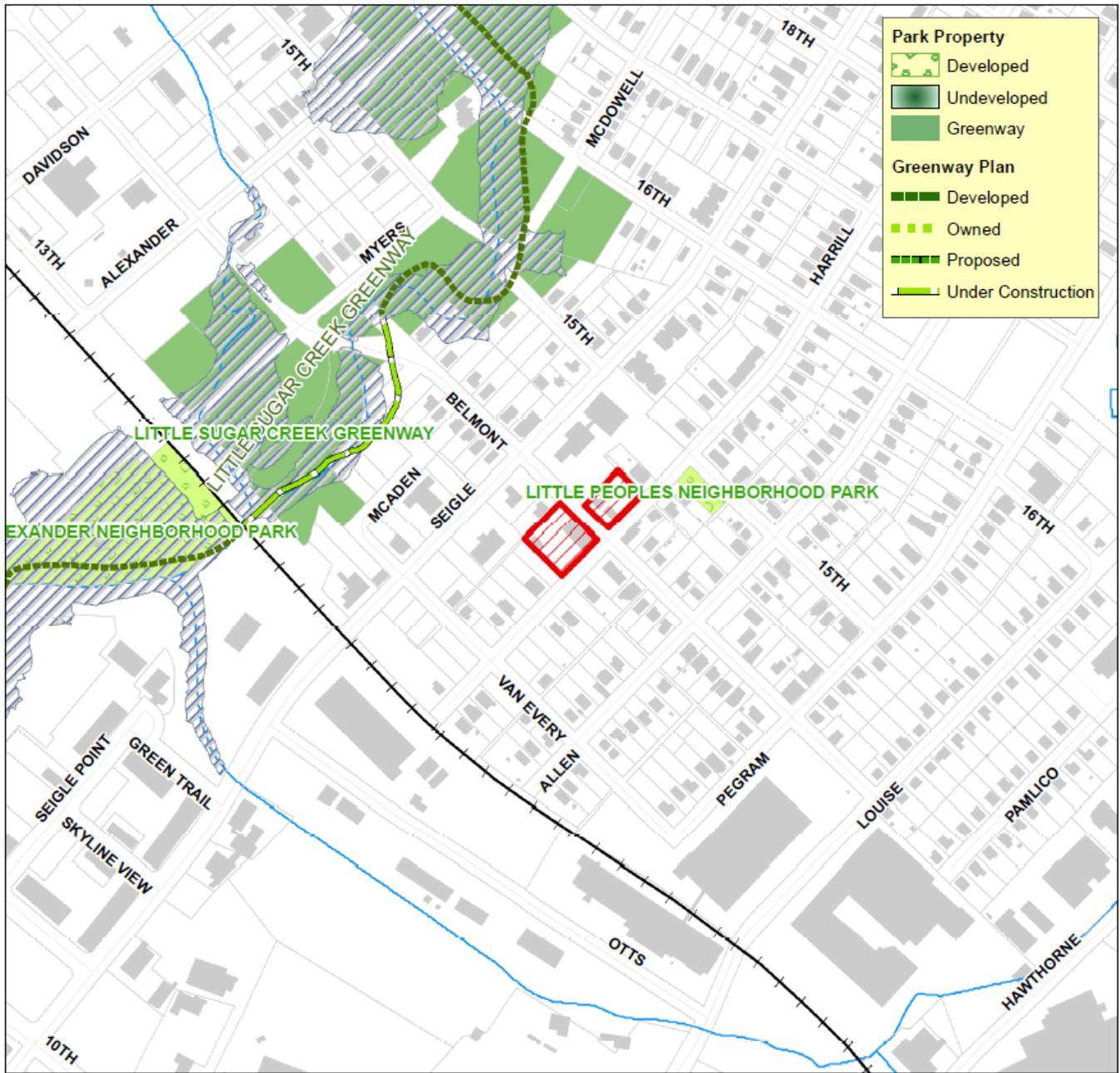
The Joint Use Task Force discussed this matter at their June 4, 2014, meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 17, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 14-23

Initiated by: N&BS

Submitted by: City Real Estate

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain





1035 Harrill Street – convenience store



919 - 923 Belmont Street – automotive garage and residence



1025 Harrill Street – duplex