

MANDATORY REFERRAL REPORT NO. 00-35
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Proposed Purchase of 915 E. Fourth Street
October 17, 2000

PROJECT LOCATION

The subject property is a 0.57 acre parcel located at 915 E. Fourth Street, Tax Parcel number 125-04-305 (see attachment 1).

PROJECT PROPOSAL

The County Engineering and Building Standards Department proposes to purchase the property.

PROJECT JUSTIFICATION

The property is proposed to eventually house a parking structure for the court and jail facilities and a possible expansion of the jail. In the near term, the existing building on the property will be used for County office space.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The entire block is eventually planned for future jail expansion. The property lies within Center City planning area. The Center City 2010 Vision Plan states that a study is currently underway to evaluate space needs of the city and county government offices in the area bounded by Davidson, McDowell, Third and Fifth Streets. The Elizabeth/Trade Street corridor may also be part of a future mass transit corridor, and as such, development of the subject property will need to conform to transit-oriented development goals.

PROJECT IMPACT

The project site is occupied by a single story commercial building with surface parking. The site is currently bounded by other uses (surface parking, dry cleaning business, an older parking deck, etc.) that will be susceptible to change in the near future due to development pressures in the uptown area and expansion plans of the jail and court facilities.

PROJECT COST

The existing building is assessed at value of \$895,880. The land is assessed at \$1,391,200. The property on the market now and is being offered for sale at a price of \$2,600,000.

STAFF RECOMMENDATION

Staff recommends approval of the proposed purchase, however staff does not support expansion of the jail in this block or the development of a parking structure as a principal use. This block is one of the important gateways into uptown and as such needs to have a new and different character than the existing or proposed uses. Any parking structure in this block needs to be developed as part of a mixed-use building.

Future development on the site needs to address Fourth Street and adhere to design recommendations in the 2010 Center City Plan. No additional surface parking on the site should be proposed as an interim use.



GIS Real Estate System

Mecklenburg County, NC Geographic Information System

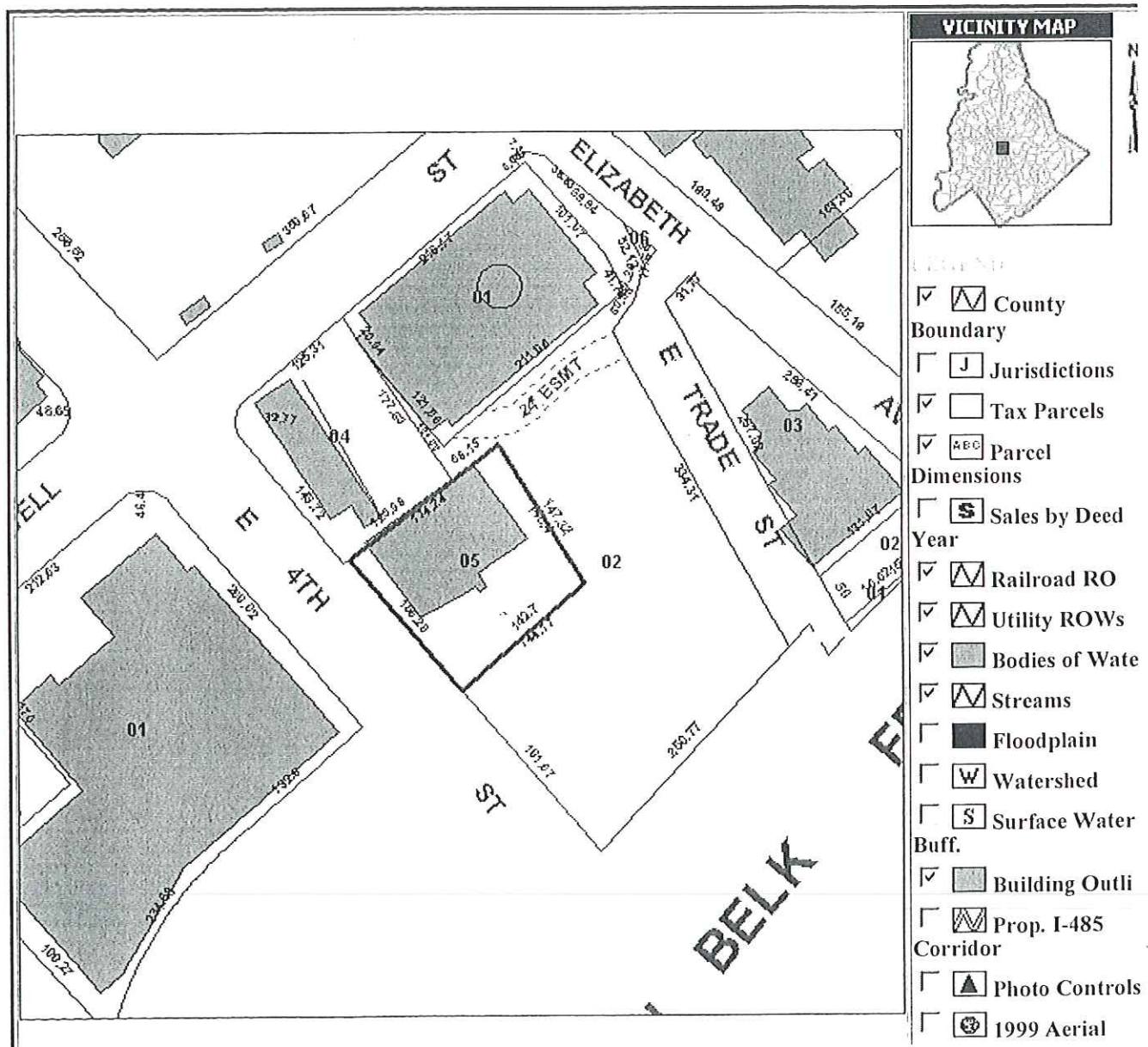
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 Zoom Factor
☐ Identify

☐ Surveyor's Report

☐ Adjoining Owner's Report within
☐ Measure Label Parcels by:



PLANNING COMMITTEE RECOMMENDATION

Approved with conditions expressed above by staff.