

**MANDATORY REFERRAL-REPORT NO. 02-19**  
**Proposal to Transfer City Property to the Charlotte-Mecklenburg Public Library System**

**PROJECT PROPOSAL AND LOCATION:**

This proposal is to transfer City property to the Public Library of Charlotte and Mecklenburg County (PLCMC) for the purpose of the construction of a library. The property is **3820 Ridge Road (p.i.d. number 029-281-08)** located in northeast Charlotte. This 3.5-acre property was initially acquired for construction of Fire Station # 31, which now occupies 1.5 acres. The remaining 2 acre portion (at the rear of the property) would transfer to County ownership for the purpose of the construction of the library. Although the property is zoned R-3, the Charlotte Fire Department has stated that it prefers a library use rather than allowing housing to be constructed so close to the station.

**PROJECT JUSTIFICATION:**

A City of Charlotte's Real Estate Division's objective is determining, current or future "public purpose" of City owned property and to pursue the sale/transfer of all surplus properties.

**CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:**

The proposed use is consistent with the Northeast Area Plan which calls for residential use on this parcel; a library is considered to be a reasonable acceptable use for a residential parcel. The PLCMC has identified, through their Master Plan a need for a library in this area.

**PROJECT IMPACT:**

This new public use, adjoining Fire Station 31, will reduce public expenditures and will increase public services in this growing part of the community.

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

Existing Fire Station 31 and a future library branch will be located on adjoining parcels originally purchased by the city for use as a fire station.

**ESTIMATED PROJECT COMPLETION DATE:**

A specific date for construction of the library is contingent upon funding.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

Transfer of the Fire Department property to serve as a future library site was initially identified as a joint development opportunity by the Joint Use Task Force in the Spring of 2002.

**CMPC STAFF RECOMMENDATION:**

Staff recommends approval for transferring a portion of this parcel to PLCMC for branch library purposes.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee approved the staff recommendation by a vote of 7-0 at its July 16, 2002 meeting.

# Mandatory Referral: MR02-19

