

MANDATORY REFERRAL REPORT NO. 03-13
PROPOSED SALE OF THREE RESIDENTIAL LOTS IN GRIER HEIGHTS

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte is proposing to sale three vacant lots located in the Grier Heights community. These lots are located at 3131 Tross Street (157-037-08), 309 Heflin Street (157-012-31), and 3533 Marvin Road (157-051-18), and are all zoned R-5 Residential.

The Grier Heights Economic Foundation (GHEF), the prospective buyer of the property, proposes to develop the parcels with affordable, for sale, single family houses.

PROJECT JUSTIFICATION:

The GHEF develops affordable housing in the Grier Heights neighborhood. The sale of these lots will provide the GHEF with additional opportunities to provide affordable single family homes in Grier Heights and provide homeownership opportunities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of these properties is consistent with the City's policy of promoting and helping to provide adequate safe and affordable housing. Additionally, this sale will transfer property from the City's inventory back to the tax rolls.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan (1993)* supports single family development for the subject properties. Additionally, the *Grier Heights Neighborhood Action Plan (1995)* recommends the development of infill housing on vacant lots throughout the community.

PROJECT IMPACT:

The size and location of the lots indicate that the impact upon the neighborhood's infrastructure, traffic patterns, and quality of life will be minimal. Since the homes to be built here will be owner-occupied, it may even positively impact other revitalization efforts in the area and increase homeownership in a neighborhood which has a significant number of rental units.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are several other governmental, quasi-governmental, and public agencies that provide affordable housing in the Charlotte area. However, this organization focuses on Grier Heights. Furthermore, the City has invested funds for infrastructure improvements in the Grier Heights area, and the development of new housing in the area will serve to further stabilize the area and will support the City's effort to revitalize the community.

ESTIMATED PROJECT COMPLETION DATE:

The estimated completion date is uncertain at this time. However, the Grier Heights Economic Foundation reportedly completes approximately three homes per year.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their July 2, 2003 meeting and no joint use opportunities were identified.

CMPC STAFF RECOMMENDATION:

Staff supports the sale of these parcels for single family development.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2003 meeting, the Planning Committee approved the staff recommendation by a 6-0 vote.

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