

MANDATORY REFERRAL-REPORT NO. 03-19
Proposed Sale of County-owned Property on Ellington Street to the City

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County is proposing to convey a 1.05 acre parcel of surplus County owned property (tax parcel 157-041-35) to the City of Charlotte for the purpose of the development of affordable housing. This property is located in the Grier Heights community on the north side of Ellington Street across the street from the Watkins Center. The property and areas to the north, east, and south are zoned R-5 while the Watkins Center to the west is zoned O-1.

PROJECT JUSTIFICATION:

Conveyance of this property to the City of Charlotte will allow the City to work with private developers and the community to develop 4 or 5 single family houses on this site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed land use will support the City's policy to provide affordable housing and the value of the property will be placed upon the City/County property ledger.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993), the publicly adopted plan for the area, recommends mixed use residential in this area of Grier Heights. This land use request is consistent with the intent of the *Central District Plan* to develop this portion of the community with residential land uses. The *Grier Heights Neighborhood Action Plan* (1997) calls for renovation and revitalization of existing housing stock and residential infill in this part of the community.

PROJECT IMPACT:

The development of affordable single family housing in this community could provide additional homeownership opportunities for low to moderate income residents of Grier Heights, thus supporting the City's efforts to strengthen the neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

In an effort to stabilize and improve the quality of life for Grier Heights residents, the City has invested a considerable amount of resources in this community such as infrastructure improvements, housing code enforcement, and public safety initiatives. New infill single family housing development in this portion of the community would complement the existing single family housing along Ellington Street and further support revitalization goals of the neighborhood.

ESTIMATED PROJECT COMPLETION DATE:

The transfer of the property should take no longer than 60 days. Completion date of the envisioned housing development is unknown at this time, as it is contingent upon financing and market conditions.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their October 1, 2003 meeting and no joint use opportunities were identified.

CMPC STAFF RECOMMENDATION:

Staff supports the sale of the property to provide additional single family housing in the Grier Heights neighborhood.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 16, 2003 meeting the Planning Committee recommended approval of the sale by a 5-0 vote.

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