

MANDATORY REFERRAL REPORT NO. 03-20
Proposed Sale of Four City-owned Parcels Located on West 5th Street and Summit Avenue

PROJECT PROPOSAL AND LOCATION:

City Real Estate proposes to sell four city-owned parcels at West Fifth Street and Summit Avenue, at the I-77 on-ramp. These properties, located in the Biddleville neighborhood, are tax parcels 078-187-03, 19, 20 and 21. A citizen has expressed interest in acquiring these properties. The current zoning of the properties and the surrounding area is R-22MF.

PROJECT JUSTIFICATION:

A private investor has been involved with previous private housing initiatives and wishes to construct a small number of affordable housing units on this property. Funding and ownership will be private.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed development will support the City's affordable housing policies, and will contribute to the City's asset management policy of conveying assets that are not needed by the City.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject property is located in an area covered by the West End Pedscape Plan. The planning process for this plan is currently underway. This plan will update the land use recommendations contained in the *Central District Plan*.

PROJECT IMPACT:

While adding to the supply of affordable housing, the size of this tract dictates that there will be no major impact upon infrastructure.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The proposed development complements public endeavors in affordable housing, but uses no public resources. The West End Pedscape Plan – currently underway – will form the basis for desired future development patterns on this property and in the larger area. The Plan recommendations will include recommended land uses and intensities, which may differ from those currently contained within the *Central District Plan*, which currently calls for these properties to be developed with multi-family housing.

ESTIMATED PROJECT COMPLETION DATE:

Build-out is anticipated within 12 months, using private equity and debt funding.

JOINT USE TASK FORCE REVIEW COMMENTS:

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

CMPC STAFF RECOMMENDATION:

Planning staff recommends deferral of this request until after the adoption of the West End Pedscape Plan.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 16, 2003 meeting the Planning Committee recommended approval of the sale by a 6-0 vote.

Staff resource: Cheryl Neely

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