

MANDATORY REFERRAL REPORT NO. 05-32

Proposed Land Acquisition on Clanton Road in South Transit Corridor for Transit Oriented Development

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Economic Development Office proposes to acquire property along the South Transit Corridor for the purpose of serving as a catalyst for new development and removal of blight. The purchase will be a "friendly acquisition", with no condemnation involved. After the property is purchased, the property will be resold to the private sector for a transit oriented development that incorporates affordable housing and a mixture of land uses. The property (parcels 14901201 and 14901240) is adjacent to the South Corridor Scaleybark Station Park & Ride facility, within a few hundred feet of the Scaleybark light rail station.

These two parcels total approximately 8 acres and are located at the southwest corner of Clanton Road and South Boulevard. The property is currently used for industrial, retail (with significant outdoor storage), and office. The current zoning is I-2. The property adjoins the newly realigned South Boulevard and CATS Park & Ride facility.

Once purchased, the City's Economic Development Office will submit a rezoning proposal to TOD-M for the property. In addition, the property will be resold with specific development requirements. The requirements likely to be imposed upon the developer by the City include the provision of 50 to 100 units of affordable housing within a total unit count of 300 or more residential units, in addition to an office or retail component. The development will also be expected to comply with the *Transit Station Area Principles*.

PROJECT JUSTIFICATION:

The City has allocated Smart Growth and Affordable Housing Trust funds for joint development along the South Transit Corridor. The purchase and subsequent sale of the subject property will serve as a catalyst for the redevelopment of underutilized commercial and industrial properties along the corridor into dense mixed-use developments. After examining land uses south of South End, staff determined that the property at the intersection of South Boulevard and Clanton Road has potential for near-term conversion into transit supportive development.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Transit Station Area *Joint Development Principles and Policies Guidelines* (adopted April 2003) state the following objective for Joint Public/Private Development: "Develop public/private partnerships aimed at promoting transit-oriented development, zoning, and land use in transit station areas to enhance transit system ridership and provide services for those living and working around transit stations." The specific site under consideration meets the following criteria for development contained within the *Joint Development Principles and Policies Guidelines*: parcel assemblage, more than 3 acres, removal of blight, requires little brownfield cleanup, has a high property value, and has existing uses that are detrimental to promoting transit supportive development.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan calls for retail development on this site. However, the draft Scaleybark Transit Station Area Plan calls for transit-supportive development on the property, consistent with the site's location within ¼ mile from the Scaleybark transit station. The proposed acquisition and subsequent sale of the site for transit-oriented development is consistent with the draft Scaleybark plan.

PROJECT IMPACT:

After the purchase of this property, this site will be sold for transit-oriented development. The future Transit-Oriented Development (TOD) project is envisioned to remove blight, provide affordable housing, increase density around the transit station, and serve as a catalyst project for future TOD in the Scaleybark Station area and along the South Corridor.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is adjacent to the Scaleybark Station Park & Ride which offers a one-acre surplus tract that could potentially be combined with this property when it is sold for TOD. Public projects within ½ mile of this site include: the CATS Park & Ride, Scaleybark Light Rail Transit station, Dewitt Lane extension, Clanton Road intersection realignment, South Boulevard realignment, South Boulevard sidewalk improvements, and the Scaleybark Sidewalk Package.

The Public Library of Charlotte and Mecklenburg County has a leased facility located at the northeast intersection of Scaleybark Road and South Boulevard. The lease on this facility has recently been renewed for five years, offering an opportunity to incorporate a new facility into the proposed site sometime in the future.

ESTIMATED PROJECT COMPLETION DATE:

It is expected that acquisition will occur in April or May of 2006, whereupon the City would issue a request for proposals (RFP) and select, by the end of 2006, a developer to purchase and redevelop the site. The proceeds from the resale of this land would go back into the Smart Growth and Housing Trust funds.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their December 6, 2005 meeting and discussed the potential to include a relocated Scaleybark library in a future transit-oriented development on the subject property.

CMPC STAFF RECOMMENDATION:

Staff supports the purchase and subsequent sale of this property because it will to promote transit-oriented development in the Scaleybark station area.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Defer, per. applicant