

MANDATORY REFERRAL REPORT NO. 06-14
Proposed Sale of City-owned Property on Hamilton Street

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte Real Estate Division proposes the sale of PID 078-453-01, an 8 acre vacant parcel located on Hamilton Street in the Greenville community. The property is bounded by W. Brookshire Freeway, Hamilton Street and single family homes (Greenville Community). The subject property is located across from Greenville Park and Walter G. Byers Elementary School. The property - zoned R5 – is divided by a creek requiring SWIM Buffer restrictions on future development; however no portion of the property is within a floodplain.

Real Estate staff has identified a buyer who proposes to develop the property into affordable residential homes, or possibly a mixed use development of retail and residential land uses. The buyer is also involved in the Seven Acres project at Oaklawn Avenue and Statesville Avenue.

(Note: Subsequent to the submittal of this Mandatory Referral, Real Estate staff notified Planning staff that the intended buyer had withdrawn; however another buyer had been identified that wished to develop affordable housing on the site.)

The property has been in City ownership for nearly 100 years, having been deeded to the City in December of 1911.

PROJECT JUSTIFICATION:

The property is located in the Greenville residential neighborhood, a revitalization of an older residential district and a model for affordable housing development. The property has excellent proximity to Uptown. Sale of the property at this time represents an opportunity to enhance the supply of convenient and affordable housing while reinforcing community development initiatives and returning the property back to the property tax rolls.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposal is consistent with the City of Charlotte Asset Management's policy as the sale of the subject property will increase the tax revenue stream and eliminate the public's cost associated with City's ownership of this property.

The Departmental Polling process is intended to run concurrent with the Mandatory Referral process. In the event that Departmental Polling identifies a viable public use for the property, the information will be furnished prior to the conclusion of the Mandatory Referral process.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Greenville Community is located within the *Central District Plan* area (1993). The *Central District Plan* recommends residential development for this property. The proposed residential use is consistent with the Adopted Plan; however, the Plan does not support retail uses at this location. The *General Development Policies* (2003) residential location and design guidelines should be utilized to determine the appropriate density for residential development.

PROJECT IMPACT:

Additional homes proposed by this project will add traffic to I-277 and Statesville Road as well as the usual impact to other infrastructure, which are expected to be minor and incremental. The addition of affordable residential homes may enable people that are employed Uptown to live closer to where they work.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The buyer intends to market the project in conjunction with the Seven Acres project planned for the Statesville Ave./Oaklawn Ave. property.

ESTIMATED PROJECT COMPLETION DATE:

The property will be sold via the upset bid process early Summer, 2006.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their May 3, 2006 meeting and no joint use opportunities were identified.

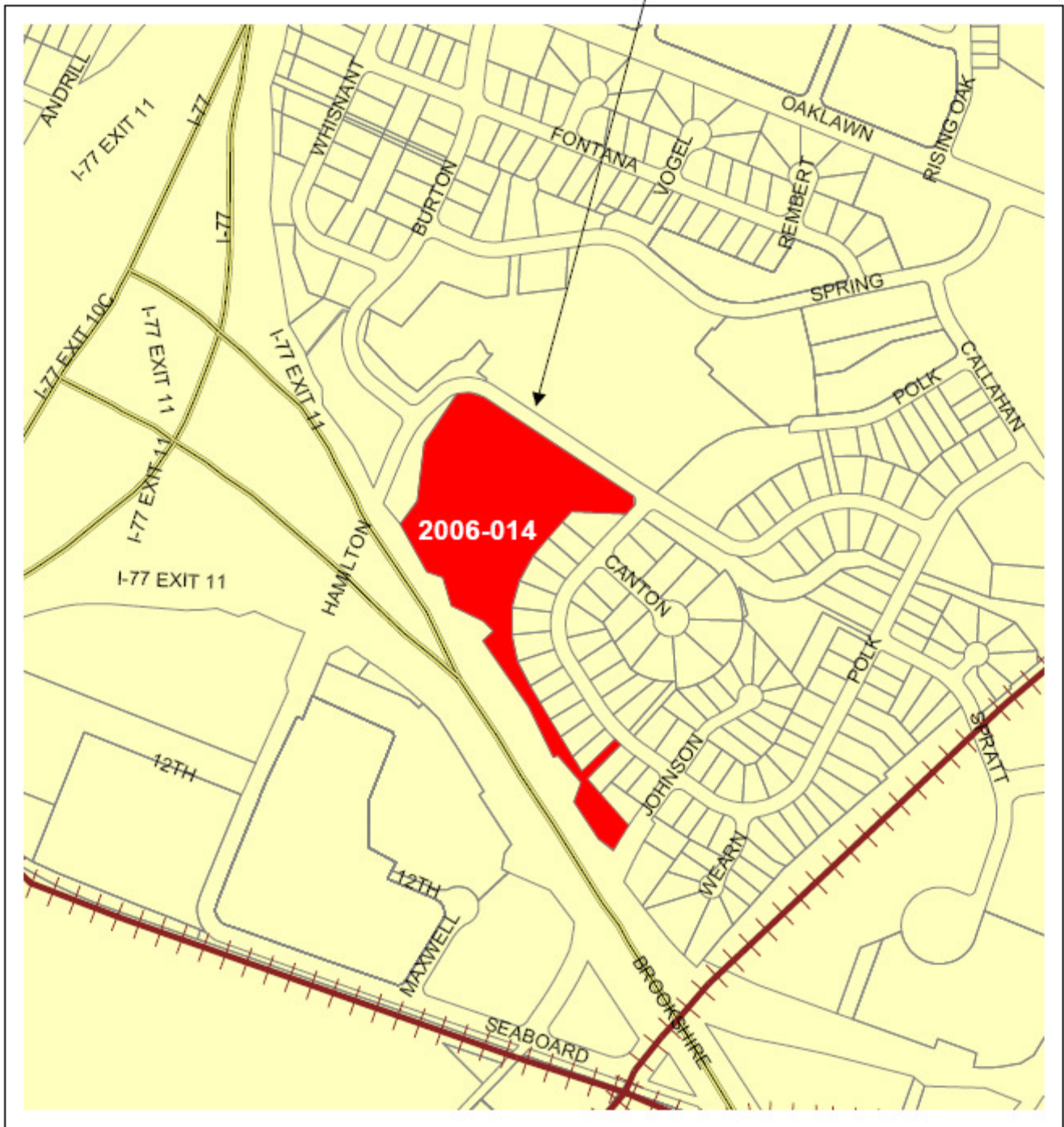
CMPC STAFF RECOMMENDATION:

Staff supports the sale of this 8 acre site for future residential development.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 16, 2006 meeting, the Planning Committee recommended approval of the sale of this property for future residential development, by a vote of 6-0.

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Legend

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