

MANDATORY REFERRAL REPORT NO. 06-29
Proposed Exchange of Land in Grier Heights to Support Revitalization Efforts

PROJECT PROPOSAL AND LOCATION:

Heflin Street is a dead end road located in the Grier Heights Community, west of Monroe Road and north of the Arnold Palmer Center. The Self Help Community Development Corporation (a not-for-profit development subsidiary of the Self Help Credit Union) together with Grier Heights Economic Foundation, Inc. has asked the City to partner with them to open Heflin Street by connecting it to Orange Street, which runs parallel to Heflin Street. The addition of the new section of road between Orange and the dead-end of Heflin will accommodate the construction of new affordable housing units on seven new residential lots.

The following transactions are being proposed in order to extend Heflin Street:

- Self Help CDC is proposing to donate all of 306 Orange Street and a portion of 310 Orange Street as shown on the attached maps, to the City of Charlotte for the extension of Heflin Street.
- The owners of 337 and 343 Skyland Avenue propose to deed a portion of their rear lots needed to extend Heflin Street. By enabling the construction of the road, the two property owners will be able to sell or develop three residential lots that will face the new segment of Heflin Street.
- The City of Charlotte will donate its land at 301 Heflin Street to Self Help CDC for development of four affordable housing units.

All the property is vacant and currently zoned R-5 Residential.

PROJECT JUSTIFICATION:

This neighborhood has struggled in revitalization efforts due to limited access to surrounding neighborhoods. Consequently, Heflin Street is subject to higher levels of crime due to its isolation to other streets. In an effort to stimulate new housing development and promote a safer environment, the proposed transactions should help stimulate an improved environment in the Grier Heights community.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City's *Five Year Consolidated Plan* (approved by City Council on June 13, 2005) "identifies the community's affordable housing and community development needs and outlines a comprehensive and coordinated strategy for addressing them." The plan identifies the need for affordable, safe and decent housing for low and moderate-income families, and reaffirms the three basic goals of the City's Housing Policy: preserve the existing housing stock, expand the supply of affordable housing, and support family self-sufficiency initiatives. By encouraging the development of affordable housing, this proposed transaction aligns with the *Consolidated Plan*.

In addition, the City's asset management policy dictates that real property no longer needed for public purpose should be conveyed and converted to more productive uses.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* was adopted in 1993 and recommends a mix of Single Family and Multifamily (up and equal to 8 dwelling units per acre) on the parcels in question. This recommendation reflects that made in the *Grier Heights Special Project Plan*.

The *Grier Heights Special Project Plan* was approved by City Council in May, 1988, and developed to provide recommendations pertaining to land use, nonresidential encroachment, transportation issues, future housing development, and crime in the Grier Heights neighborhood. The Plan recommends Low Density Mixed Residential and a new zoning district having densities from 7-9 dwelling units per acre on the parcels in question.

The overall intent of this project is to enhance connectivity within the neighborhood while contributing to its revitalization with an infusion of new housing in keeping with the surrounding residential development that is single family in nature.

PROJECT IMPACT:

The extension of Heflin Street will provide better connectivity and provide lots for new housing in the neighborhood. There are no known negative impacts to this project.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other public or private projects are involved. City Neighborhood Development, Charlotte Department of Transportation, Planning Department, Grier Height Economic Foundation, Inc. and Self Help CDC are coordinating efforts to accomplish this project.

ESTIMATED PROJECT COMPLETION DATE:

The land swap is planned to occur by April 2007. Construction of the road and new houses should begin shortly thereafter.

JOINT USE TASK FORCE REVIEW COMMENTS:

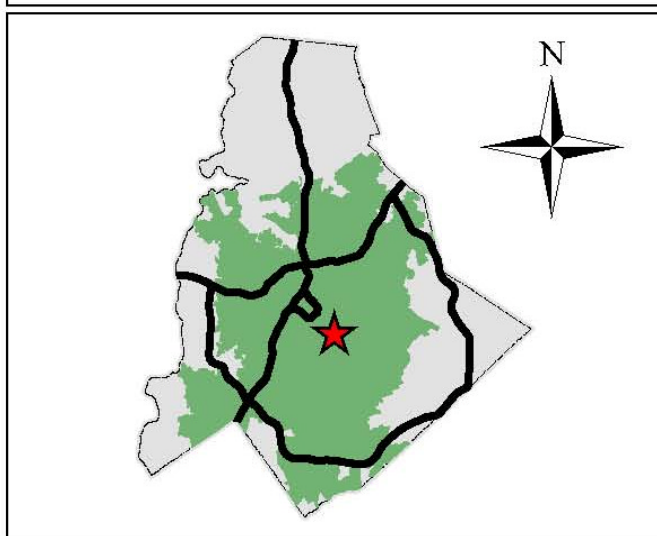
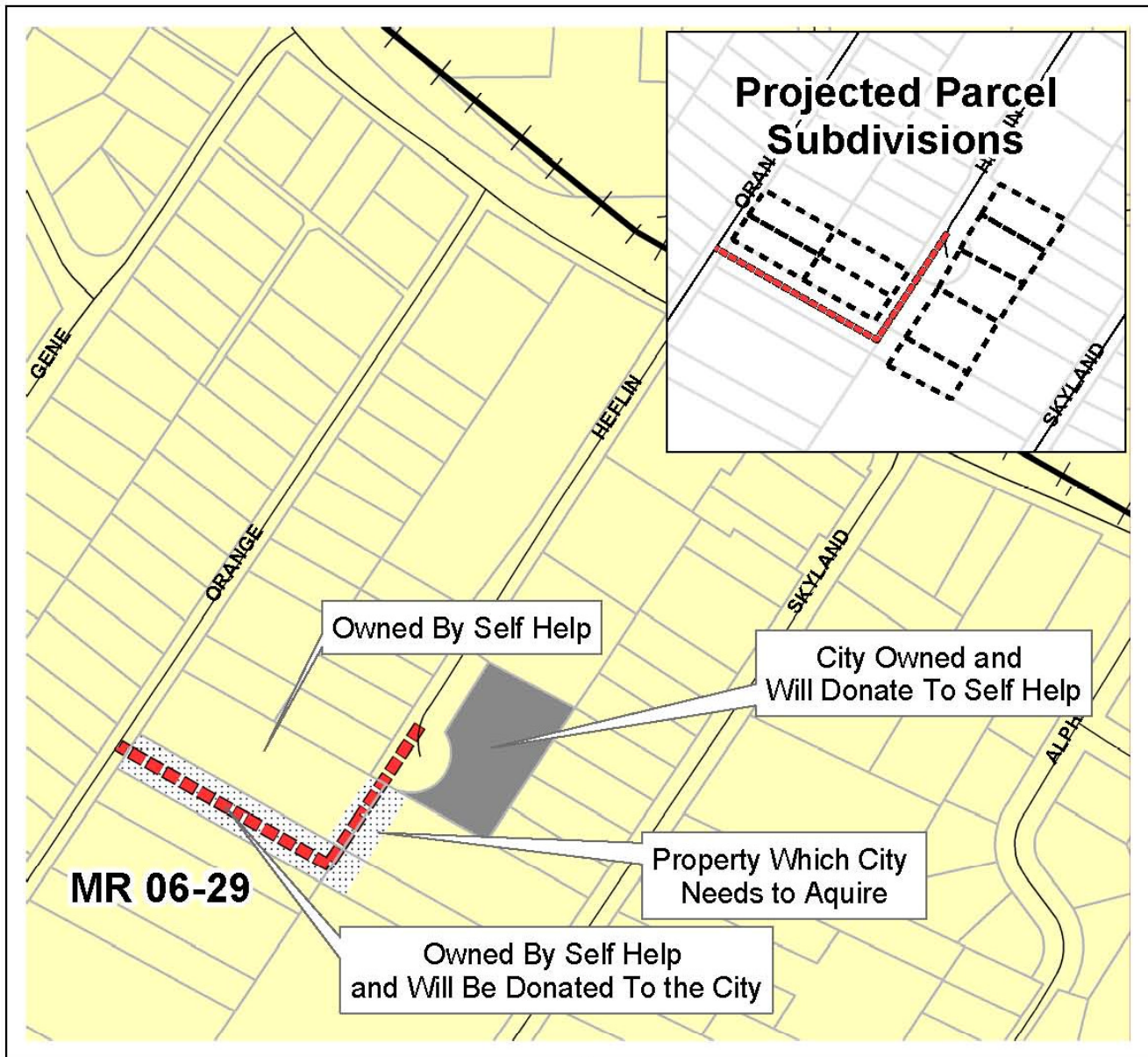
The Joint Use Task Force reviewed this matter at its December 6, 2006 meeting and offered no substantive comments on the proposed transaction.

CMPC STAFF RECOMMENDATION:

Planning staff supports this request and its efforts to enhance and revitalize the Grier Heights neighborhood, and recommends approval of the proposed transactions.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its December 19, 2006 meeting, the Planning Committee recommended a approval by a 4-0 vote.



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*City Real Estate Division
for Neighborhood Development*

- Proposed Road
- City Owned Property
- Private Property

Map Produced by the Charlotte-Mecklenburg Planning Commission for illustrative purposes only.