

MANDATORY REFERRAL-REPORT NO. 07-28
Proposed Disposition of City Owned Land for Double Oaks Project

PROJECT PROPOSAL AND LOCATION:

It is proposed that the City of Charlotte transfer property that it owns to the Charlotte Mecklenburg Housing Partnership (CMHP) located between Double Oaks Road and Newland Road near Statesville Road about 1.5 miles from the intersection of Trade and Tryon Streets. The Parcel Identification Number is 075-113-02. The site is approximately 1.28 acres. The transfer of the property is required as part of the larger Double Oaks redevelopment which is being implemented by the Charlotte-Mecklenburg Housing Partnership.

The site is currently vacant and zoned R-22 MF (Residential Multi-Family) under the Charlotte Zoning Ordinance. The land use adjacent to the site is currently used for multi-family housing. There is a utility easement that covers a majority of the parcel. Examples of allowable uses in the easement include landscaping, parking, open space and storm water detention as allowed by Duke Power. Habitable structures are not allowed in the easement.

PROJECT JUSTIFICATION:

The CMHP is redeveloping the Double Oaks apartment complex by combining the acreage of the old apartments and this parcel of City land with land the CMHP already owns. The entire site will be cleared and new infrastructure: streets, water and sewer and sidewalks will be installed. The new development will include approximately 940 housing units and 108,000 square feet of retail space. It will be integrated with County park land which exists adjacent to the overall 98 acre site. The project will eventually include \$120 million of investment over a ten year period.

This mixed use project will require a rezoning. CMHP has met with Planning Department staff for guidance regarding zoning districts that will be appropriate for this type of development. Rezoning filing has not yet occurred.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The envisioned Double Oaks redevelopment project is consistent with the City Council adopted Consolidated Plan which describes the use of local, state and federal dollars for housing and community development activities.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Double Oaks project and the subject parcel lie within the *Central District Plan* (1993) area. The *Plan* calls for multi-family development on the subject parcel, and – although the Duke Power development restrictions (described above) prohibit habitable structures from being built within their easement, the envisioned use is intended to be ancillary to the surrounding multi-family development, and therefore consistent with the *Plan*.

PROJECT IMPACT:

The new Double Oaks will dramatically change the living conditions and landscape for the area. It will also provide affordable housing opportunities in a mixed income housing development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Several projects have been initiated in the Statesville Road corridor including Druid Hills, Genesis Park, the Park at Oaklawn (the Fairview Homes Hope VI Charlotte Housing Authority redevelopment) and the Greenville neighborhood redevelopment project. Double Oaks will tie these projects together to complete the work on the Statesville Road Corridor.

ESTIMATED PROJECT COMPLETION DATE:

The overall project will take approximately ten years to complete.

JOINT USE TASK FORCE REVIEW COMMENTS:

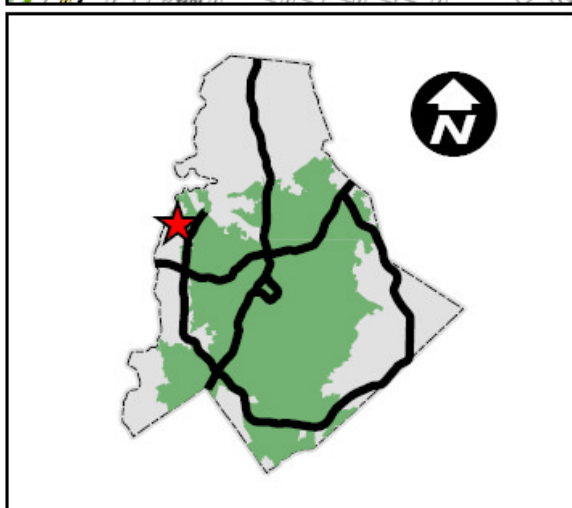
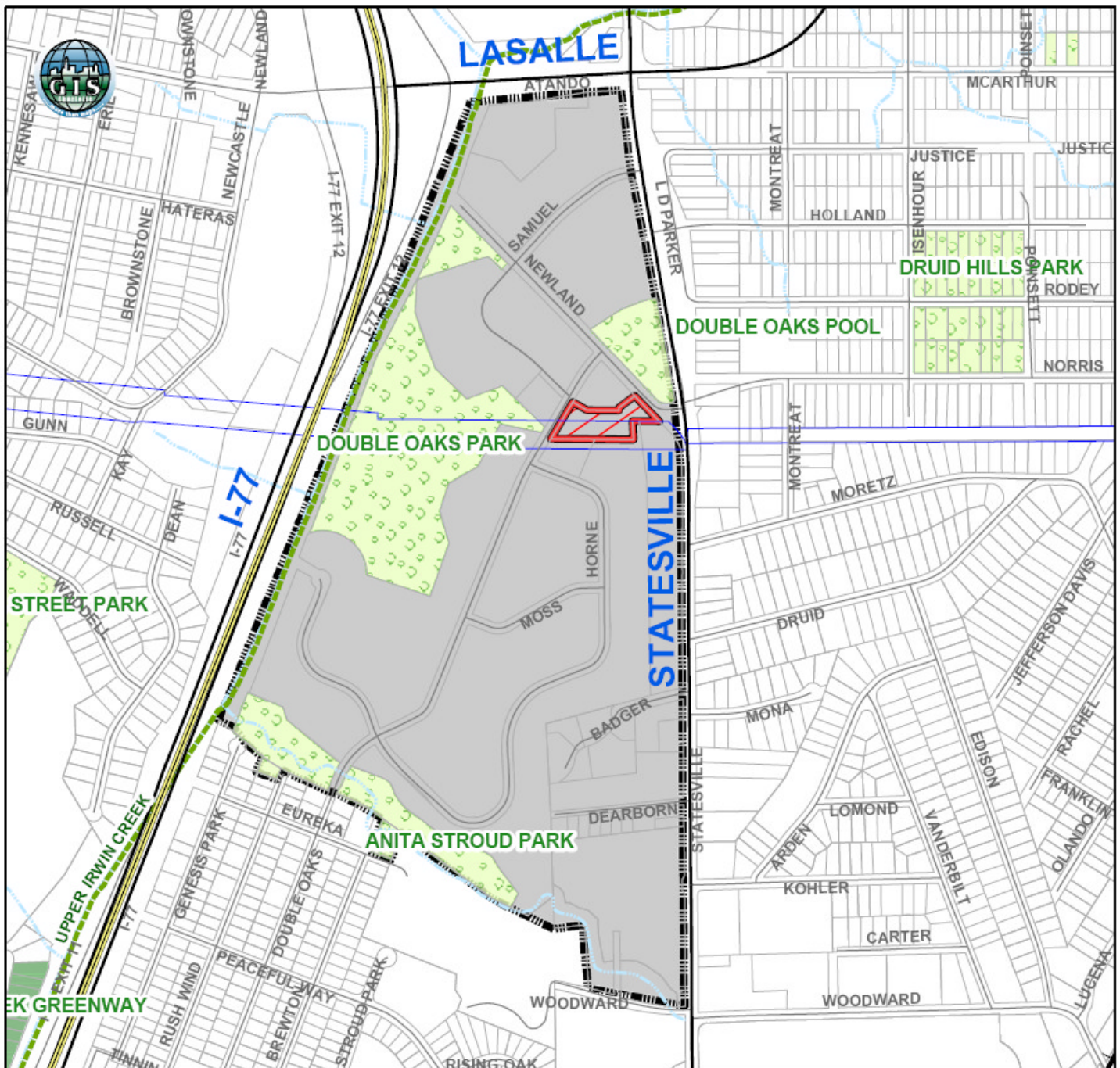
The Joint Use Task Force discussed the matter at its December 5, 2007 meeting and offered no joint use comments.

PLANNING STAFF RECOMMENDATION:

The Planning Department supports the transfer of this property to the Charlotte-Mecklenburg Housing Partnership for the stated purpose.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a 5-0 vote at their December 18, 2007 meeting.



Mandatory Referral 07-28

Neighborhood Development

- Mandatory Referral 07-28
- Project Boundary
- Greenway
- Existing Park
- Proposed Park
- Greenway
- Preserve
- Overhead Transmission Lines

