

MANDATORY REFERRAL REPORT NO. 08-03
Proposal to Transfer Three City-Owned Parcels in Grier Heights Neighborhood to the
Grier Heights Economic Foundation

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood Development KBU proposes to transfer three vacant parcels of land located in the Grier Heights neighborhood to the Grier Heights Economic Foundation. The Foundation will construct affordable houses on each of these lots and sell them to qualified buyers. (Deed restrictions will be placed on the properties to ensure affordability for a designated number of years.) The properties are as follows:

Parcel Summary				
Parcel No.	Address	Zoning	Current Use	Lot Size (acre)
157-041-35	Ellington Street	R-5	Unimproved	0.99
157-053-09	3550 Marvin Road	R-5	Unimproved	0.14
157-065-18	Marney Ave.	R-5	Unimproved	1.94

PROJECT JUSTIFICATION:

Because they are vacant properties that are not currently used by the City, they incur year-round maintenance costs as well as additional clean-up costs due to occasional dumping. Neighborhood Development is working in conjunction with the Grier Heights Economic Foundation to build affordable housing in the Grier Heights community. The transfer of these three lots will allow the Foundation to expand its current building effort, and to make affordable housing opportunities available to additional families.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels to the Grier Heights Economic Foundation supports the recommendation to develop affordable housing as outlined in the *FY2006-2010 Consolidated Action Plan* (approved by City Council on June 13, 2005). The Grier Heights neighborhood is a Charlotte neighborhood where City investment is considered a priority.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends single family residential development on the subject parcels. The proposed land use on these parcels is consistent with that recommendation.

PROJECT IMPACT:

The project provides for additional home ownership opportunities and supports revitalization efforts in the Grier Heights community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other known projects are planned or underway in the area.

ESTIMATED PROJECT COMPLETION DATE:

Properties will be transferred to the Grier Heights Economic Foundation in mid to late February, 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

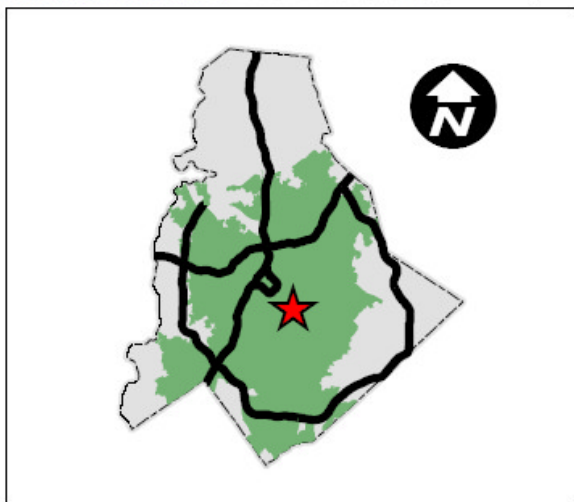
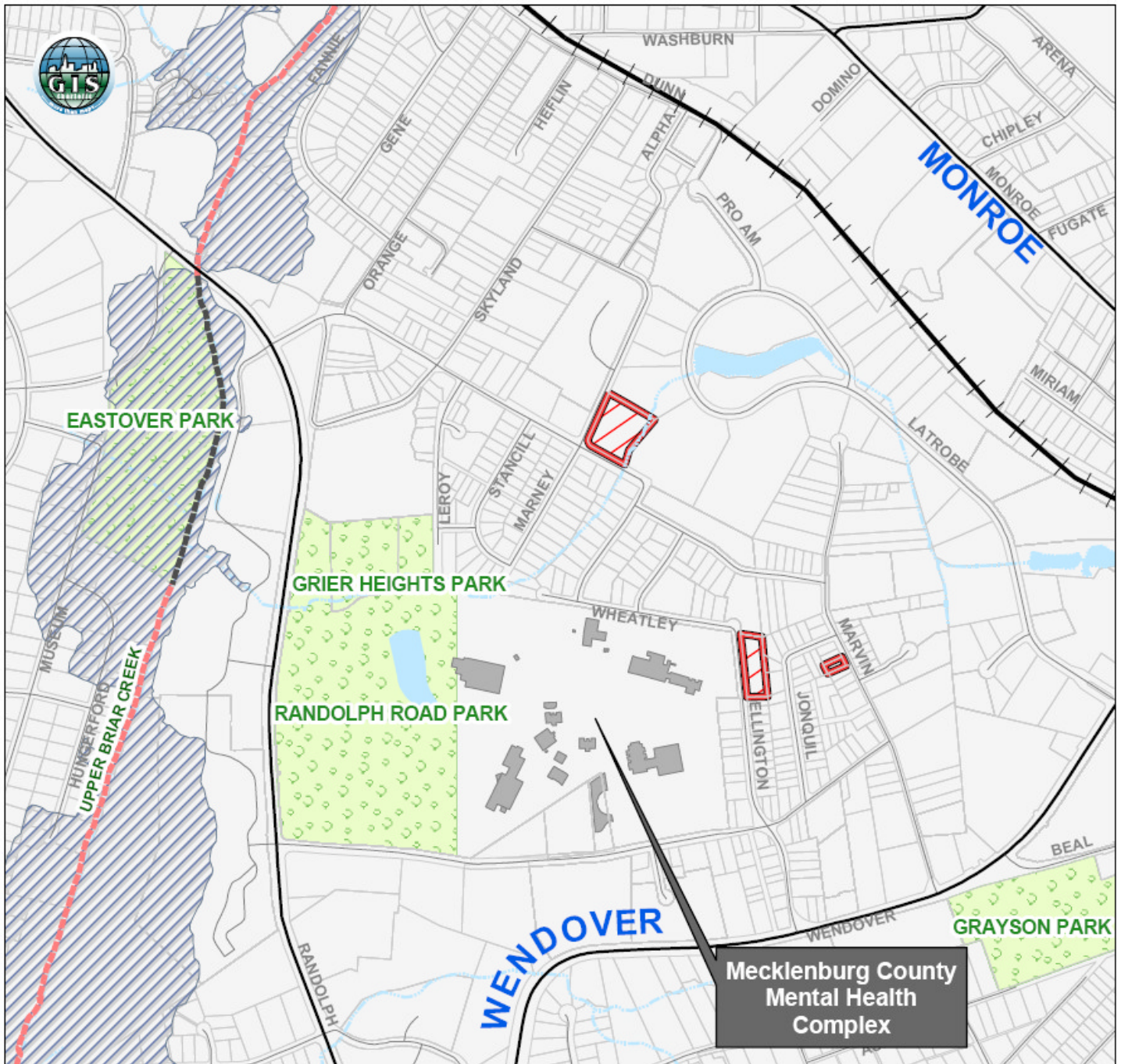
The Joint Use Task Force discussed this matter at their January 2, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The Planning Department staff recommends the transfer of this property to the Grier Heights Economic Foundation for the development of single family dwellings. Staff also recommends that Real Estate work with the Foundation on features for the new residential construction such as traditional architectural elements such as usable porches and materials that increase the lifespan of the home and decrease maintenance, heating and cooling expenses for the owners.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their January 22, 2008 meeting, the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 08-03

City Real Estate Services

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| | Existing Park | | Owned Greenway |
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