

**MANDATORY REFERRAL REPORT NO. 08-22**  
**Proposed Land Acquisition for Retail Development in Belmont Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

The Charlotte Economic Development Department is seeking to acquire two parcels totaling approximately 22,273 square feet (PID 083-092-11 and 083-092-12) located on the northwest corner of Parkwood Avenue and Pegram Street (Belmont Neighborhood). This acquisition allows for the combination of the subject parcels with a City-owned parcel located on the northeast corner of Parkwood and Pegram (1203 Parkwood Avenue - parcel 08309109) to develop a small retail center. One of the subject parcels is currently zoned B-1 and occupied by a 2,128 square foot building, Parkwood Grocery. The other parcel is vacant.

**PROJECT JUSTIFICATION:**

The City's Economic Development Department has grant funding available for a project in the Belmont Neighborhood and plans to partner with Charlotte Mecklenburg Development Corporation (CMDC) on this proposal. CMDC is a non-profit redeveloper, formed as a partnership venture among the City of Charlotte, Mecklenburg County, and the Charlotte Chamber of Commerce, to assume the role of developer on difficult inner-city projects. Two City Council Members, the County Commission Chair, the County Manager, and Chamber President serve on the CMDC Board.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 2009 Focus Area Plan and approved 2008 Council-approved business corridor revitalization geography identify infill development and redevelopment of distressed business districts and neighborhoods as a priority.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Belmont Area Revitalization Plan* (adopted 2003) recommends mixed use (residential, office and retail land uses) for the subject and adjoining parcels. The plan identifies this area as the Pegram/Parkwood Retail Node and recommends 22,000 square feet of neighborhood-scale mixed-use, about half of which would be residential (ten townhomes and eight single-family infill units) built on vacant land and underutilized commercial property. This proposal is consistent with the adopted land use for the site.

**PROJECT IMPACT:**

Development would occur within 1 to 3 years and during that time, Belmont and surrounding neighborhoods such as Optimist Park and Villa Heights are expected to experience more redevelopment. The proposed retail center is to be designed to meet the needs of area residents.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This investment by the public sector to the Belmont Neighborhood will show a commitment to the private sector and could serve as a catalyst for additional private investment in the area. This will be a public-private partnership and will ultimately return property owned by the city to the property tax rolls.

**ESTIMATED PROJECT COMPLETION DATE:**

If approved, the property will likely be acquired within the next 60 to 90 days.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 2, 2008 meeting, and one comment was offered. The Charlotte-Mecklenburg Public Library is interested in replacing the Belmont Branch Library, currently located within the Belmont Community Center, to better serve Belmont, NODA, and other surrounding neighborhoods. However, this site is not considered an ideal location for the library.

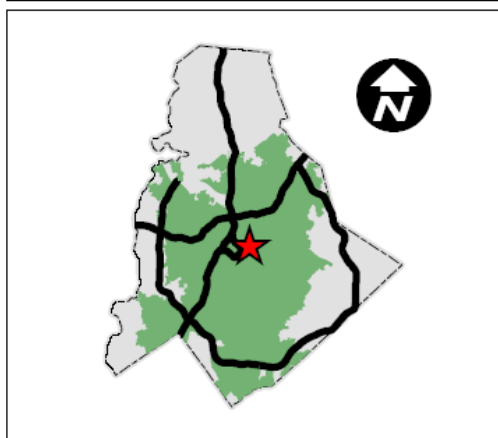
**PLANNING STAFF RECOMMENDATION:**

Planning staff supports this acquisition to allow development of a small retail center in the Belmont neighborhood. This proposal is consistent with land use recommendations in the *Belmont Revitalization Plan* for mixed use development and discussions over the past several months with City Council's Economic Development and Planning Committee.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 15, 2008 meeting the Planning Committee recommended approval by a 5-0 vote.





## Mandatory Referral 08-22

*City Real Estate Division*

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|  Mandatory Referral |  Proposed Park     |
|  City Property      |  Greenway Property |
|  Existing Park      |  Nature Preserve   |

Produced by the Charlotte-Mecklenburg Planning Department