

**MANDATORY REFERRAL REPORT NO. 08-45**

**Proposal to Transfer a City-Owned Parcel on Dogwood Avenue in the Tryon Hills Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood Development KBU proposes to transfer one parcel of City-owned land and building to Regional Housing Partnership, LLC. The property is located at 2821 Dogwood Avenue (PID #085-044-31) and includes a single family residence on 0.47 acres. The dwelling on the property – zoned R-5 single family residential according to the Charlotte Zoning Ordinance - has been vacant and boarded for over three years.

The Regional Housing Partnership LLC, is a non-profit organization that provides affordable housing and supportive services to individuals and families with HIV and AIDS in Charlotte and the surrounding area. It has identified this location and proposes to acquire the property, and renovate the home for use by their targeted population.

**PROJECT JUSTIFICATION:**

The City of Charlotte acquired this property through foreclosure on a replacement housing loan in July, 1997. The LLC has identified 2821 Dogwood Avenue as a suitable site for permanent housing for the identified special needs population.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The transfer of the property to Regional Housing Partnership, LLC will help to support and provide decent, safe and affordable housing for people living with special needs.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan*, adopted in 1993 calls for residential land use, which makes this proposal consistent with the adopted area plan.

**PROJECT IMPACT:**

The project provides permanent affordable housing for low income population with special needs in the Tryon Hills Neighborhood.

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

City Engineering is currently in the planning and design phases of the Tryon Hills Neighborhood Improvement Project which encompasses Dogwood Avenue. This project includes proposed improvements such as roadway and pedestrian improvements, new curb alignments for vehicles, transit, cycles and pedestrians, storm drainage improvements, and water and sewer line improvements. It appears that this property will benefit from this project.

**ESTIMATED PROJECT COMPLETION DATE:**

The property will be transferred to Regional Housing Partnership, LLC in early 2009. Renovations to the house should also be completed in 2009.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

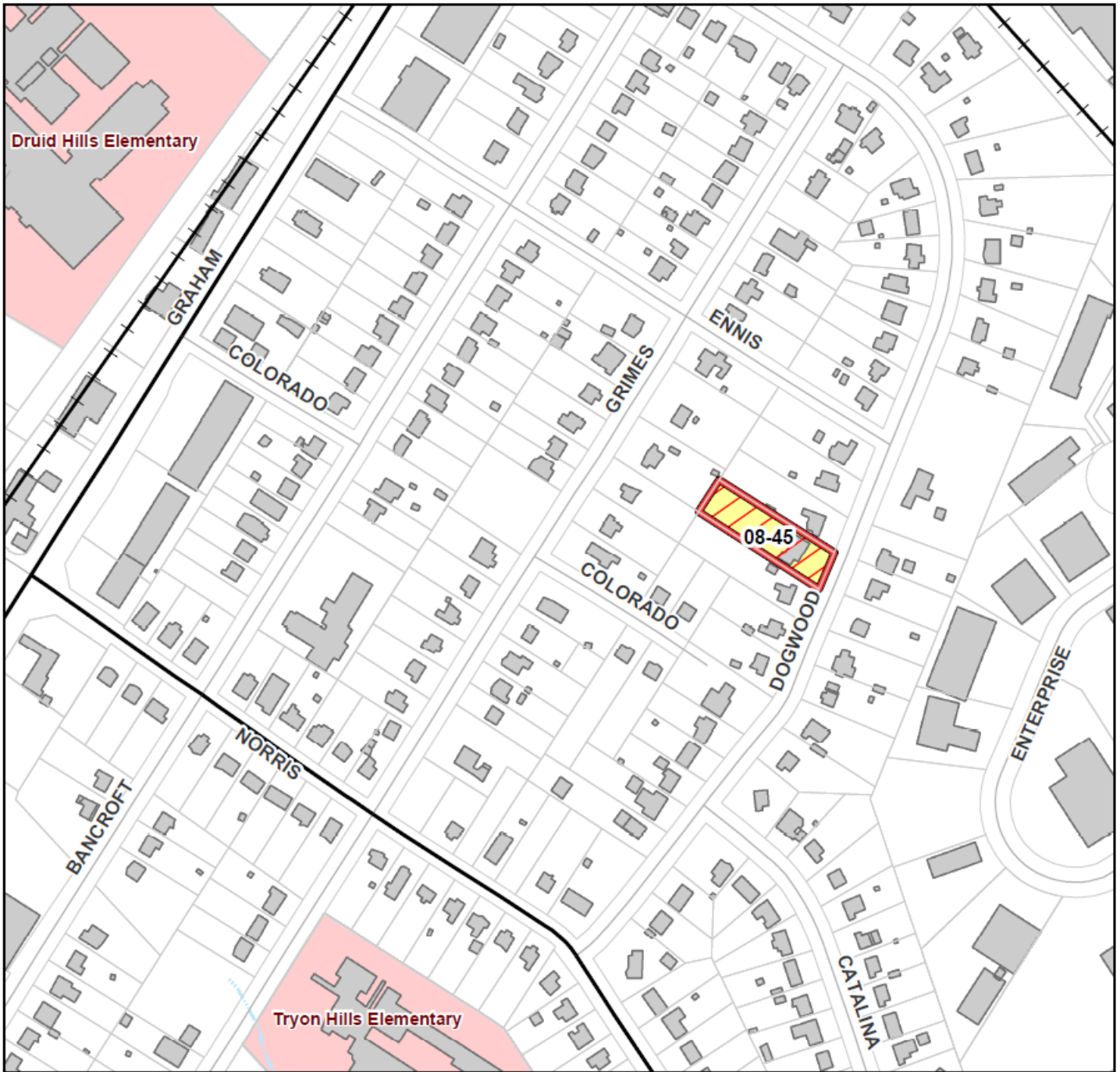
The Joint Use Task Force discussed this matter at their December 3, 2008 meeting and no joint use comments were offered.

**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of this Mandatory Referral.



**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee discussed this matter at their December 16, 2008 meeting and recommended approval by a 6-0 vote.



## Mandatory Referral 08-45

*City Real Estate*

-  Mandatory Referral
-  City Property



Produced by the Charlotte-Mecklenburg Planning Department

Mecklenburg County, North Carolina

# POLARIS

Property Ownership Land Records Information System

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