

MANDATORY REFERRAL REPORT NO. 10-08

Proposal to Transfer Four City-Owned Properties to the Belmont Community Development Corporation

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services KBU proposes to transfer three vacant parcels and one property with a vacant house to the Belmont Community Development Corporation (CDC). The Belmont CDC Foundation will construct affordable houses on the vacant lots, renovate the house (if feasible) and sell them to qualified buyers. Deed restrictions will be placed on the properties to ensure affordability for a designated number of years. Although, the properties are proposed for transfer to the Belmont CDC, some are located in other neighborhoods.

PARCEL SUMMARY					
PARCEL NO.	ADDRESS	ZONING	CURRENT USE	LOT SIZE (ac.)	Neighborhood
063-037-06	621 Bradford Drive	R-5	Unimproved	0.17	Thomasboro-Hoskins
081-101-14	1617 N. McDowell Street	R-5	Unimproved	0.22	Belmont
081-147-08	1727 Pegram Street	R-5	Unimproved	0.19	Belmont
109-452-15	6020 Trysting Road	R-3	Improved - vacant house	0.28	Hickory Grove Area

PROJECT JUSTIFICATION:

Because these properties are not currently used by the City, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping. Neighborhood and Business Services is working in conjunction with the Belmont CDC to provide affordable housing opportunities in Charlotte. The CDC plans to renovate the house on Trysting Road and build affordable housing units on the vacant lots.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels to the Belmont CDC supports the recommendation to develop affordable housing as outlined in the *FY2006-2010 Consolidated Action Plan* (approved by City Council on June 13, 2005).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The publicly adopted land use plans for the subject parcels recommend residential land uses. The proposed land use for these parcels is consistent with the adopted plans.

621 Bradford Drive – The *Thomasboro-Hoskins Area Plan* (adopted 2002) recommends single-family residential land uses at a density of up to 5 dwelling units per acre for the subject property.

1617 N. McDowell Street – The *Belmont Area Revitalization Plan* (adopted 2003) recommends single family residential land uses at a density of up to 5 dwelling units per acre for the subject property.

1727 Pegram Street – The *Belmont Area Revitalization Plan* (adopted 2003) recommends multi-family residential land uses at a density of up to 22 dwelling units per acre for the subject property.

6020 Trysting Road – The *East District Plan* (adopted 1990) recommends single family residential land uses at a density of up to 4 dwelling units per acre for the subject property.

PROJECT IMPACT:

The project provides for additional home ownership opportunities throughout the City and supports revitalization efforts in the Belmont, Optimist Park, and Thomasboro-Hoskins communities.

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 Belmont CDC by the end of 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

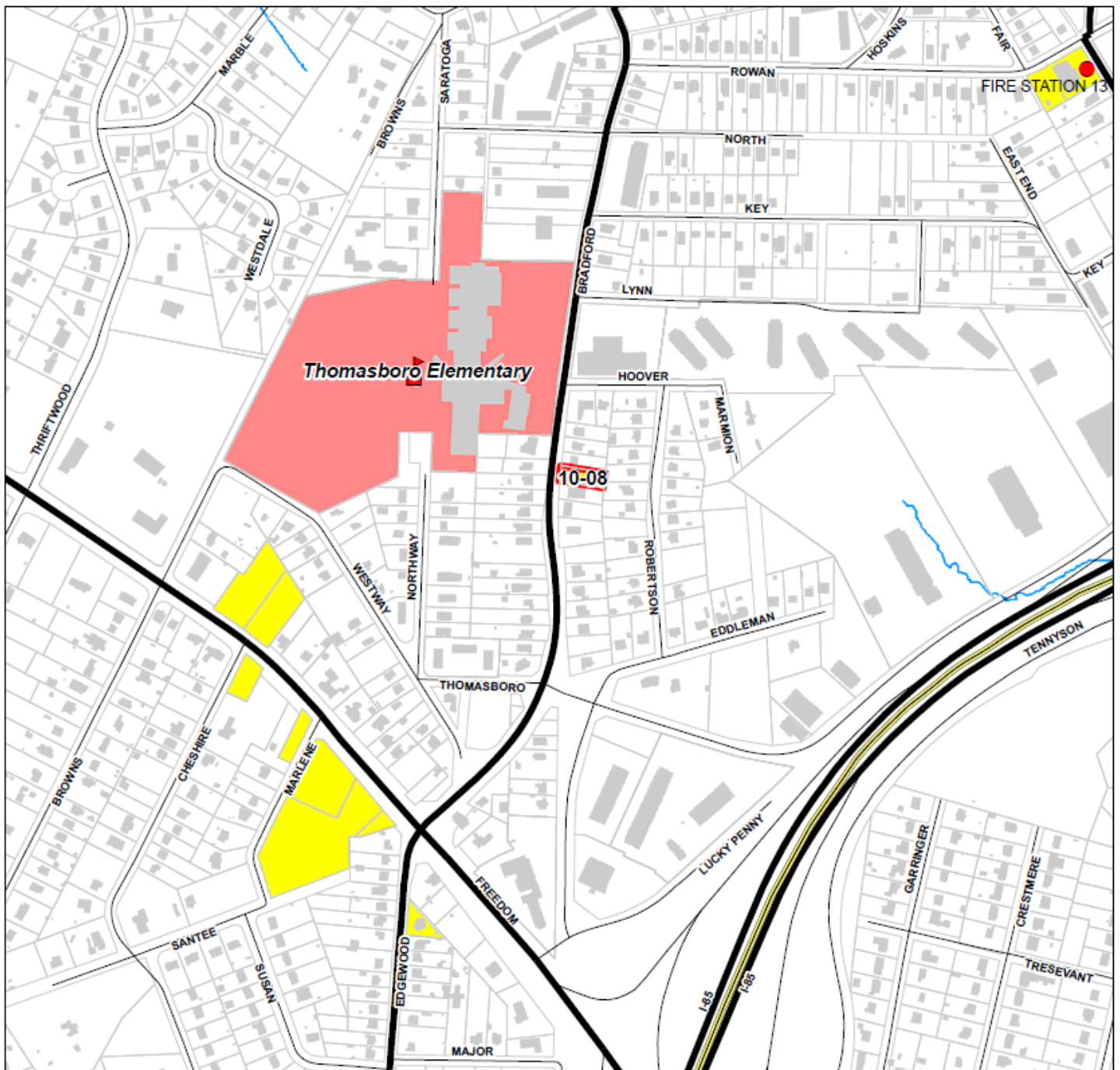
The Joint Use Task Force discussed this matter at their June 2, 2010 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The Planning staff recommends approval of this Mandatory Referral.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 15, 2010 meeting, the Planning Committee recommended approval by a 7-0 vote.







Mandatory Referral 10-08a

PID 063-037-06

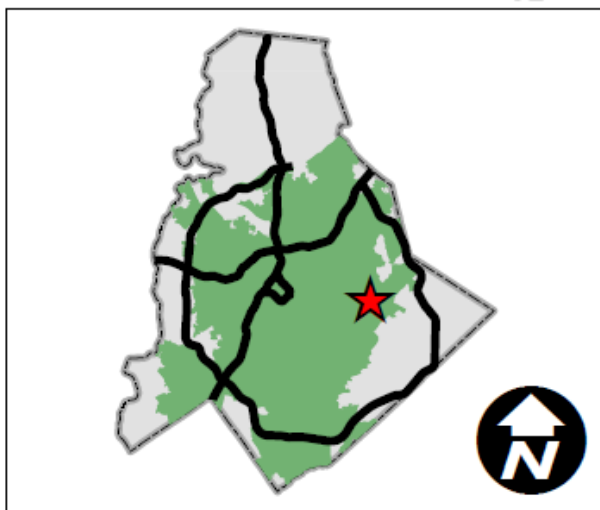
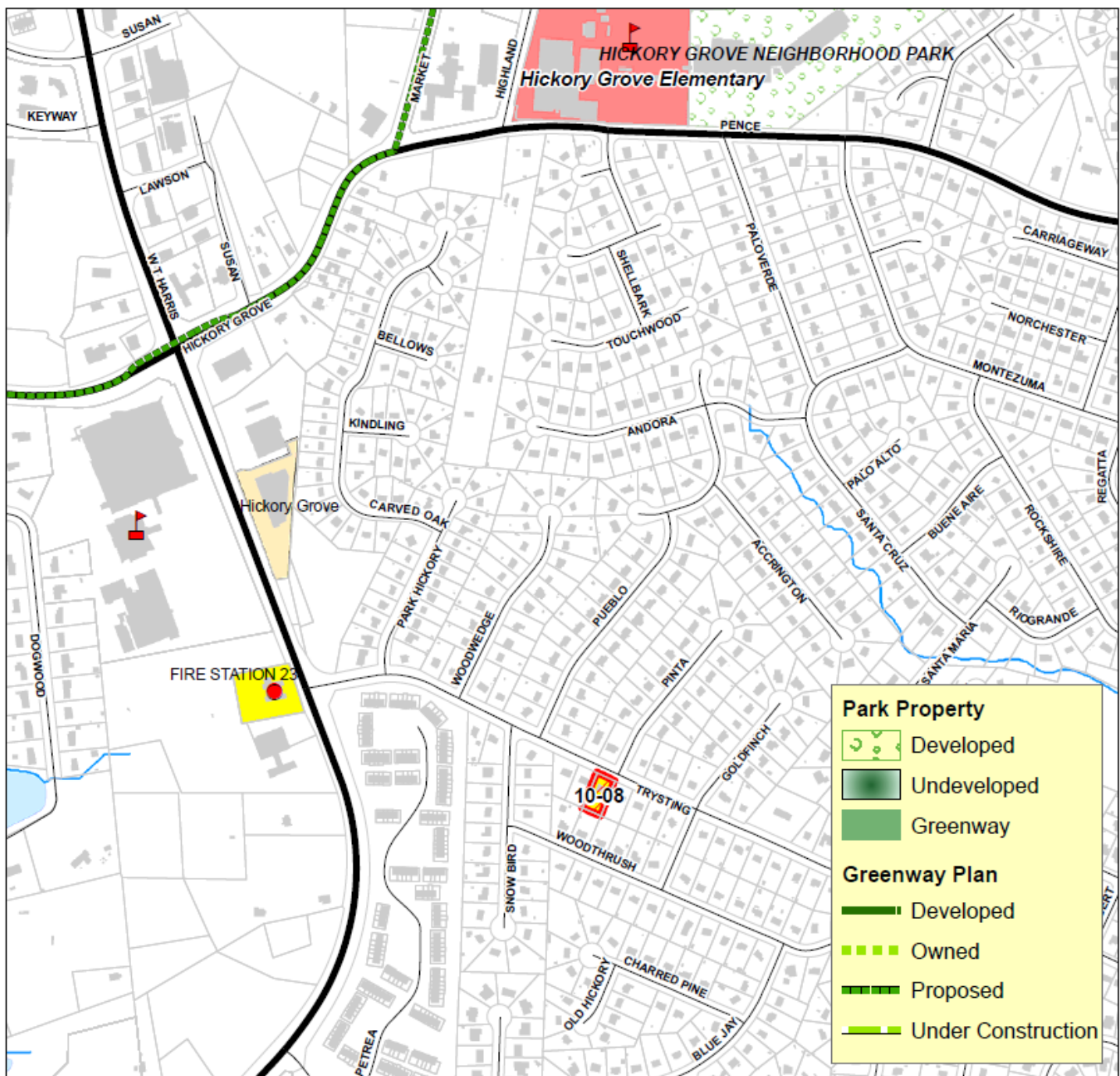
Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  City Property



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Mandatory Referral 10-08c

PID 109-452-15

Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

- Mandatory Referral
- City Property
- Libraries

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