

**MANDATORY REFERRAL-REPORT NO. 12-11**  
**Proposed Conveyance of a City-Owned Property at 1201 Pegram Street**  
**Upon Which a House is to be Constructed to be Donated to a Veteran**

**PROJECT PROPOSAL AND LOCATION:**

During the upcoming Republican and Democratic National Conventions, Rebuilding Together and its partners, Sears and NextGen, are bringing bipartisan hands together to swing hammers, nail 2x4s, and build a house that will be donated to a deserving veteran family through the Heroes at Home program. Construction of half of the home will take place in Tampa Florida during the Republican National Convention and the other half of the home will be completed in Charlotte during the Democratic National Convention. The portion of the home constructed in Tampa will then be shipped to Charlotte where the two halves will be assembled into a single home. Rebuilding Together of the Carolinas is working with veterans' organizations to select the deserving veteran family in Charlotte, to which the completed home will be donated.

Rebuilding Together of the Carolinas is asking the City of Charlotte to donate a piece of property where the two sections of the home can permanently be installed. The City's Neighborhood & Business Services (NBS) staff identified a vacant City-owned residential lot at 1201 Pegram Street (PID #08113902) which is located at the corner of E. 15th Street and Pegram Street in the Belmont community. The property is zoned R-5 Residential according to the Charlotte Zoning Ordinance, and is surrounded by other residential properties. The property is an "L" shape lot consisting of .42 acre.

It is proposed that the City of Charlotte donate the vacant lot to the Belmont Community Development Corporation (CDC) who will work with Rebuilding Together of the Carolina and the other groups to complete construction the house. (The Belmont CDC will also be responsible for subdividing and parceling out any excess land to the adjacent property owners that is not needed for the veteran's new home.)

**PROJECT JUSTIFICATION:**

The constructed home will expand the housing stock in the Belmont community and return a property to the tax rolls. The project will provide housing for a deserving veteran family.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The transaction is consistent with the three basic goals of the City's Housing policies which are to:

- preserve the existing housing stock,
- expand the supply of affordable housing, and
- support family self-sufficiency initiatives.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Belmont Area Revitalization Plan* (adopted by City Council in 2003) calls for single family residential development up to 5 dwelling units per acre. The proposed development would be consistent with the adopted land use plan.

**PROJECT IMPACT:**

The land is currently vacant. Having a new home in this community and placing the lot back into private ownership are all positive impacts to the City and the community.

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

There are no other related projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Design of the house and coordination with the corporate sponsors will occur during July with site preparation and construction will begin in August. Assembly of the two halves of the house will begin during the Democratic National Convention. The final construction timeline is currently being developed. Keys to the new house are planned on being presented to the recipient veteran during the Democratic National Convention Media Day on September 4.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their June 6, 2012 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The *Belmont Area Revitalization Plan* contains residential design guidelines intended to encourage new development compatibility with the historic character of the Belmont community, but notes that the guidelines are not meant "to create strict restrictions or economic hardships".

Given the circumstances and nature of this proposed collaborative housing project, it may be difficult to meet all of the design guideline elements laid out in the Plan. However, staff recommends approval of the proposed transaction, conditioned upon new development adherence to the following Plan guidelines wherever possible:

- Front doors should be visible from the street.
- Windows should be of vertical proportions (double-hung windows).
- The use of brackets, gable vents, or other architectural details is strongly encouraged.
- Utility meters should be screened from the public right of way.
- Main entries should be linked directly to the public sidewalk with a paved walkway.
- Garages (if included) should be located to the rear of the house. Parking pads and bump-outs in front yards are discouraged.
- Front setbacks of infill housing should be aligned with adjacent houses.
- Driveways should be limited to one car wide.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their June 26, 2012 meeting the Planning Committee by a 4-1 vote recommended approval of the proposed transaction, subject to the staff-stated design guideline conditions, and subject to the condition that the rear portion "L" of the parcel be subdivided and retained by the City.

