

**MANDATORY REFERRAL REPORT NO. 12-19**  
**Proposed Acquisition of Charlotte Inn Hotel Property and**  
**Adjoining Properties on Independence Boulevard in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

This project involves the proposed acquisition of three properties (total of 7.84 acres) in the City of Charlotte that consists of:

- Tax Parcel 129-101-70 ( 5.12 +/- acres) located at 2701 E. Independence Blvd which operates as the Charlotte Inn
- Tax Parcel 129-101-71 ( 0.03 +/- acre) located at 2715 E. Independence Blvd., an International House Of Pancakes (IHOP) restaurant, now closed
- Tax Parcel 129-101-71 ( 2.69 +/- acres )located at 2721 E. Independence Blvd., a Comfort Inn, now closed

The properties are adjacent to the Commonwealth Park neighborhood and across Independence Boulevard from Bojangles Coliseum and Ovens Auditorium. Portions of the properties are located in the 100-year floodplain for Briar Creek and the surrounding area includes a mix of retail, office, residential land uses including a 9.5-acre tract owned by the Charlotte Housing Authority, a 9-acre tract owned by Mecklenburg County and leased to Central Piedmont Community College for operation of the WTVI television station, and an undeveloped 5.8-acre tract owned by Charlotte-Mecklenburg Schools.

The City proposes to purchase this property, and is seeking the County's participation on acquisition of the Charlotte Inn portion of the property. The project will accomplish the following policy objectives:

- improve community safety in the immediate area by demolishing vacant properties and a property that has a high number of police responses.
- address problems resulting from abandoned and blighted structures along one of the city's business corridors,
- provide right-of-way for a future sewer line,
- reduce the amount of impervious surface in an area that floods frequently

The parcels are within the Federal Emergency Management Agency (FEMA) -designated 100-year floodplain with the Charlotte Inn structure entirely within the floodplain and the IHOP and Comfort Inn structures partially in the floodplain. The property is zoned O-2 Office and B-2 Business under the City of Charlotte's Zoning Ordinance, with roadway frontage on Independence. The B-2 zoning designation is approximately 400 feet deep along Independence Blvd. and the remainder zoned O-2. After taking ownership of the property, the buildings will be demolished and the property will be used for a combination of uses including right-of-way for a future sewer line, stormwater management and as public open space.

**PROJECT JUSTIFICATION:**

This project is consistent with several City and County goals, specifically removing structures within the floodplain, increasing public open space for citizens of Mecklenburg County, improving business and neighborhood areas within the city, and improving community safety.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of these parcels is consistent with the *Mecklenburg County Parks Master Plan* (2008) which identified the need for additional open space and parkland in this area of the County. Acquisition of the parcel is also consistent with the *Mecklenburg County Floodplain Management Guidance Document* and with the goals outlined in the *Independence Boulevard Area Plan* (2011).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Independence Boulevard Area Plan* (2011) states that a portion of this area should be dedicated to greenway/park and open space to improve environmental conditions along the creek and to serve as an amenity to a more compact and walkable mixed-use regional development node or future transit station area as outlined in the *2030 Corridor System Plan* (adopted 2006, amended 2011). Other key policies within the *Independence Boulevard Area Plan* identify this area as one of three catalyst sites along Independence Boulevard to remove blight and to reposition the properties for redevelopment with a mixture of uses to complement the redevelopment or expansion of the Bojangles Coliseum as a regional amenity and to provide uses to serve the existing neighborhoods within the area.

Therefore the proposed action is consistent with the *Independence Boulevard Area Plan*.

**PROJECT IMPACT:**

Acquisition of this property expands access to public open space for residents within the eastern portion Mecklenburg County and reduces potential life and property losses from future floods. It is anticipated that acquisition of these properties will have a positive impact on community safety in the area, provide land for a sewer easement, provide open space and help improve water quality.

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

This property is to be utilized as open space. It will have a positive impact on the future redevelopment of Bojangles Coliseum and Ovens Auditorium.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the property is expected to be complete by December 31, 2012.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

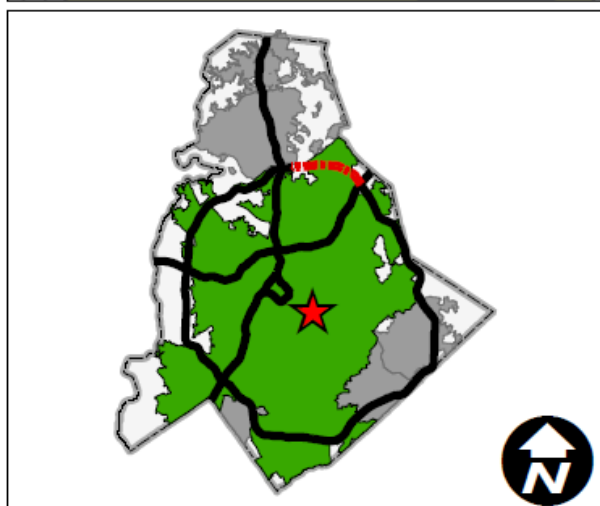
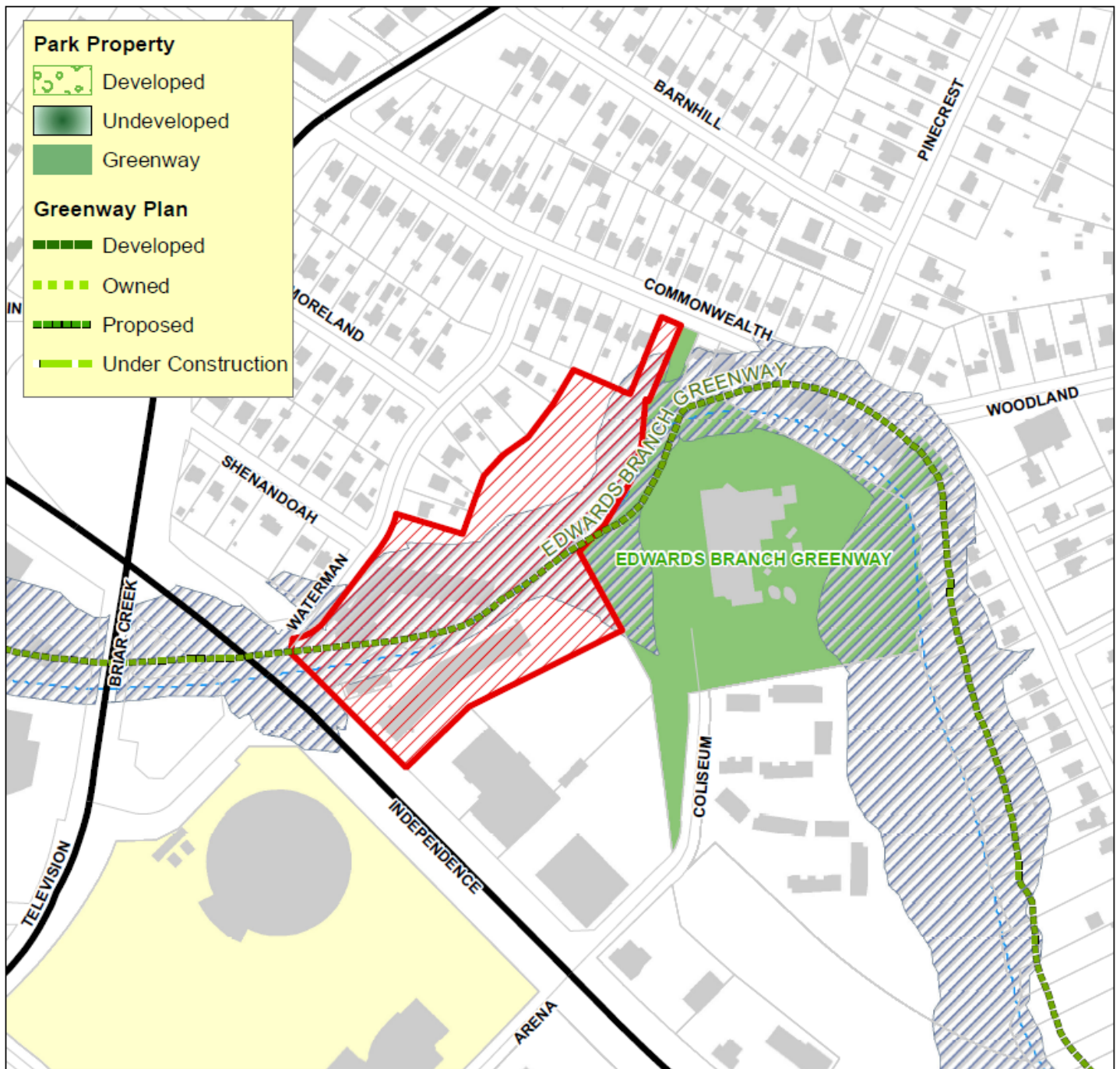
The Joint Use Task Force discussed this matter at their October 3 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed action.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 16, 2012 meeting the Planning Committee recommended approval of this proposed transaction by a 6-0 vote.



## Mandatory Referral 12-19

Submitted by: County & City Real Estate  
Initiated by: County & City Manager's Office

- County Property
- City Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department

