

MANDATORY REFERRAL-REPORT NO. 16-06
Proposed Sale of Properties on Harrill Street and Belmont Avenue
in the Belmont Neighborhood of Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to sell two properties in the Belmont Neighborhood for redevelopment. The first parcel, 1025 and 1035 Harrill Street (parcel identification number: 081-124-10), is 0.52 acres and is zoned B-1 according to the Charlotte Zoning Ordinance. The second parcel, 919 and 923 Belmont Avenue (parcel identification number: 081-129-02), is 0.32 acres and is also zoned B-1 according to the Charlotte Zoning Ordinance.

The parcel on Harrill Street is improved with a convenience store and a residential duplex. The residential duplex (1025 Harrill Street) consists of 2,026 square feet and was built in 1940. The convenience store (1035 Harrill Street) consists of 5,470 square feet and was built in 1935.

The parcel on Belmont Avenue is improved with an automotive garage and a single-family residence. The single-family residence (919 Belmont Avenue) consists of 764 square feet and was built in 1910. The automotive garage (923 Belmont Avenue) consists of 1,196 square feet and was built in 1940.

PROJECT JUSTIFICATION:

In 2013, the Charlotte-Mecklenburg Police Department (CMPD) requested assistance in their effort to remove certain nuisance properties in the Belmont Neighborhood, and to improve public safety in the community. In October 2013, Charlotte City Council directed staff to pursue acquisition of these properties and City Real Estate acquired the properties in September 2014.

Originally, the parcels were purchased with the intent to demolish the existing structures and to construct affordable housing on the sites. Due to new affordable housing developments in the area, the plan for the properties has changed and the City intends to advertise the parcels for redevelopment through the Request for Proposals (RFP) process.

On February 5, 2016, the Charlotte-Mecklenburg Planning Department spoke with Economic Development in Neighborhood & Business Services (N&BS) about the RFP process. The RFP has not yet been drafted. However, N&BS will refer to the *Belmont Area Revitalization Plan* and its land use and design recommendations in the RFP. N&BS will also work with the Belmont community to identify the primary principles they would like to see followed in the redevelopment of these two parcels. Finally, N&BS will provide the Planning Department an opportunity to review and comment on the RFP as well as include a department representative on the RFP selection committee.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with City Council's Housing & Neighborhood Development Focus Area, which focuses on creating and sustaining communities of choice by creating places where people and businesses are safe, where civic infrastructure supports neighborhood quality of life and business success, where families have access to quality affordable housing, education, jobs and services, and the environment is preserved and strengthened.

This initiative is also consistent with City Council's Community Safety Focus Area, in which public safety agencies will proactively identify and address issues related to crime, disorder, and personal safety in order to create communities where residents and visitors feel safe in their homes, workplaces, and areas where they shop and play.

For the 18-month period from mid-2012 through the end of 2013, CMPD recorded 74 violent crimes, 122 adult drug arrests, and 2 juvenile drug arrests within 1,500 feet of these properties. Since the City purchased these properties in September 2014, CMPD reports a 27.5% decrease in crimes per month, and an 11.3% decrease in computer aided dispatch calls through October 2015.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Belmont Area Revitalization Plan*, adopted by Charlotte City Council in May 2003, includes these two properties in the area designated as the Seigle/Belmont Retail Node. The Plan recommends "enhancing this retail core by removing outdated, old convenience store buildings that are not being used, rehabilitating existing buildings and developing a new small-scale mixed-use (office and retail) node." Revitalization of existing retail buildings in this node and reuse as neighborhood-serving retail and neighborhood services, possibly including government offices and services, are considered the most significant opportunity for the Seigle/Belmont Retail Node.

The plan's design guidelines for non-residential development encourage: vertical mixed-use buildings; setbacks no more than 25 feet from the curb; use of high quality materials; articulated fenestration with large storefront windows; active uses along the ground floor; and screened or rear yard parking.

PROJECT IMPACT:

The project provides for redevelopment of several residential and commercial structures that are in disrepair and could accommodate problem occupants. The properties will be redeveloped consistent with the goals of the *Belmont Area Revitalization Plan*, and will serve as a catalyst for redevelopment or rehabilitation of other properties in the surrounding Belmont community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other public or private projects being impacted by this project.

ESTIMATED PROJECT COMPLETION DATE:

The City proposes to advertise the RFP later this year once the properties have been approved for disposition.

JOINT USE TASK FORCE REVIEW COMMENTS:

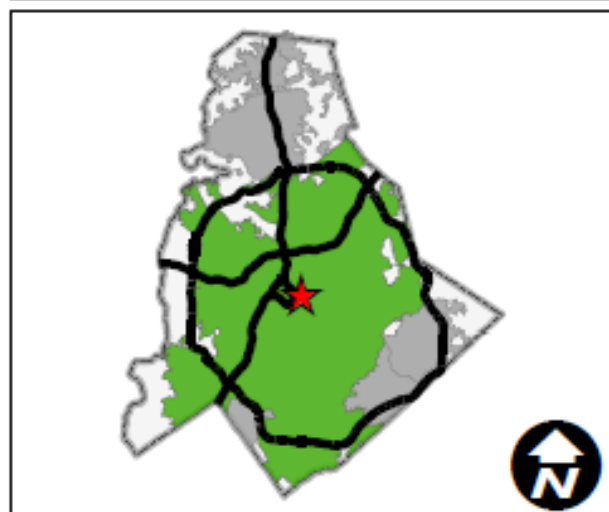
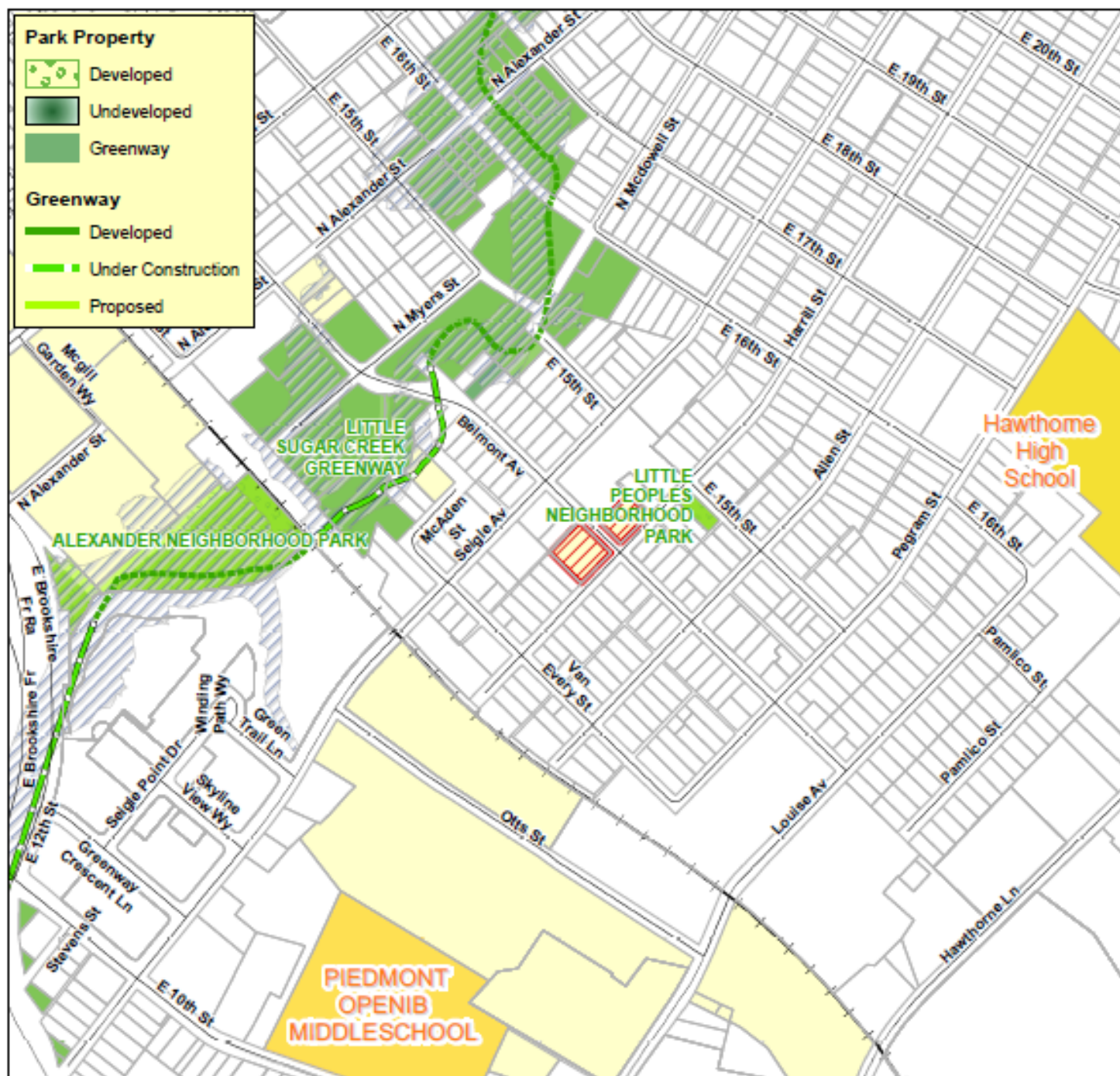
The Joint Use Task Force discussed this matter at their February 3, 2016, meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed sell for redevelopment is consistent with the *Belmont Area Revitalization Plan (2003)*. Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 16, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 16-06

Initiated by: N&BS, Economic Development

Submitted by: E&PM, Real Estate

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

