

**MANDATORY REFERRAL REPORT NO. 16-28**  
**Proposed Sale of Double Oaks Pre-K School Building on Prince Hall Avenue**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Board of Education proposes to pursue sale of the Double Oaks Property located at 1326 Prince Hall Avenue in Charlotte (parcel #075-105-29) which is subject to lease to current tenant through January 31, 2017. The current tenant is Zechariah Alexander SR Lodge #833, P.H.A., with permitted uses under the term of the lease for community and educational purposes, but not limited to community meetings, book clubs, wellness classes, scouting and neighborhood coalition and community resource building. The site is zoned R-22MF (Multi-family residential – up to 22 units per acre) according to the Charlotte Zoning Ordinance.

Properties to the south are single family residential and the Ivory Baker Recreation Center, a Charlotte Housing Authority facility. Properties to the west are single family residential. To the north is the Anita Stroud Neighborhood Park and to the east are the park and the Hebrew Cemetery.

**PROJECT JUSTIFICATION:**

CMS has determined that there isn't a current or anticipated need for this property and is unlikely to be used by CMS in the future. The property would be sold by way of the upset bid process.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The North Carolina General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends institutional land uses for the site.

**PROJECT IMPACT:**

Sale of this property may provide potential tax revenue to the City and County and bring sales revenue to CMS.

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

There are no known public or private projects that will be impacted by this sale. CMS will present this to the County to determine if it is interested in declining its statutory right of first refusal.

**ESTIMATED PROJECT COMPLETION DATE:**

Completion date is unknown at this time.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 6, 2016 and September 7, 2016 meetings. No joint use comments were offered, although City Neighborhood & Business Services staff remarked as to the potential for affordable housing given the gentrification occurring nearby, but there were no specific expressions of interest in acquisition of the property for public use beyond City Real Estate reporting they are conducting an appraisal on the property.

**PLANNING STAFF RECOMMENDATION:**

Staff supports the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and area.

**Rationale:**

- The school was opened in 1950, has been closed since 2011 and CMS no longer has a need for the property.

**Adopted Goals and Policies:**

- The adopted future land use for the property is institutional based on the *Central District Plan* (1993).
- The property is zoned R22-MF (multi-family residential up to 22 dwelling units per acre) allowing a number of uses, including various types of residential and/or institutional use.
- City Council has a goal to build and preserve vibrant and diverse neighborhoods by expanding the supply of affordable and workforce housing through new construction and preservation of the existing housing stock as stated in the Housing & Neighborhood Development Focus Area Plan. Specific Council efforts to achieve this goal include:
  - Since 2008, the City has invested over \$25 million in the adjacent mixed-income Brightwalk neighborhood with the goal of ensuring a mixed-income community that supports the revitalization of the Statesville Avenue Neighborhood Corridor.
  - The City has assisted in the revitalization of the adjacent Genesis Park neighborhood by providing financial support for infrastructure improvements and the provision of affordable homeownership through

HouseCharlotte Down Payment Assistance and capacity building and leadership training provided to the Neighborhood Association.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 18, 2016 meeting the Planning Committee approved the staff recommendation by a vote of 4-2-1 (one abstention), upon the understanding that taking such a position will not slow down the process of disposition of the property.

