

MANDATORY REFERRAL | REPORT NO. 19-29
Proposal to acquire property on South Blvd

PROJECT PROPOSAL AND LOCATION:

The Library desires to purchase the property at 4429 South Boulevard (Parcel 14906115), the site of a new 18,850-sf branch library, by exercising its first right of refusal to purchase. The 1.817-acre parcel with a single-story branch library is located on the east side of South Boulevard, south of Scaleybark Road and north of Briabend Drive. It is zoned I-2 as is all the property along South Boulevard in that block. The land behind the site is zoned R-17MF and is occupied by an apartment complex.

PROJECT JUSTIFICATION:

The Charlotte Mecklenburg Library at 4429 South Boulevard would replace the 5,500-sf branch at 101 Scaleybark Road. This branch serves the citizens of the county south of the West Boulevard branch and west of the Myers Park and Morrison branches. This new location fits into the strategic long-range plan for the library with the added benefit on only being .4 miles from its existing location. This location is consistent with the Charlotte Mecklenburg Library's goal of being within a 15-minute drive to 80% of the county's residents.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The entire scope of individual and community benefits is associated with the Charlotte Mecklenburg Library's mission of improving lives and building a strong community and its vision of being the essential connector of a thriving community of readers, leaders, and learners.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This project proposal is both consistent and inconsistent with the Scaleybark Station Area Plan (2009).

- The plan recommends relocating the branch library on Scaleybark Road, however, it specifies that it should be incorporated into a transit oriented project near the center of the Scaleybark station area.
- The plan recommends transit oriented development for this parcel.

PROJECT IMPACT:

The property is significantly larger than the existing neighborhood facility and would provide more frequent programming and resources at this new location.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is no impact to other area projects.

ESTIMATED PROJECT COMPLETION DATE:

The Library anticipates the closing will occur by the end of this calendar year.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed request and has the following comments:

Conclusions:

- The property is located within the Scaleybark station area.
- The property is recommended for transit oriented development.
- The property is included in the proposed TOD alignment rezoning process to be rezoned to TOD-TR.

Adopted Goals and Policies:

- The Scaleybark Station Area Plan recommends a new library branch in the station area.

CMPC PLANNING COMMITTEE REVIEW:

At their November 19th meeting, the Planning Committee reviewed the proposed request and offered no comments.

LOCATION MAP

