

MANDATORY REFERRAL REPORT NO. 98-32
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

SALE OF PROPERTY BY
CITY OF CHARLOTTE
SEPTEMBER 1998

PROJECT PROPOSAL AND LOCATION

The City's Engineering and Property Management Department proposes to sell approximately 2 acres of a 3.8 acre parcel located on Ninth Street, between Myers and McDowell Streets, in the First Ward area.

PROJECT JUSTIFICATION

This property has been identified as excess City-owned property and no public purpose has been identified for the property. Trinity Episcopal School has offered to purchase 2 acres of the subject property and develop it with a K-8 school. The school will lease the remaining 1.8 acres and will place its driveways, parking facilities, recreational facilities, and open space on the remaining land.

PROJECT IMPACT

The subject property is located within the boundaries of the First Ward Master Plan, adopted in July 1997. The primary goal of the plan is to create a mixed-income neighborhood in First Ward. The sale and subsequent development of this property will add an amenity to the new neighborhood.

RELATIONSHIP TO OTHER PROJECTS

The adopted First Ward Plan calls for housing development on the subject property at 8 to 12 units per acre. While a school is not explicitly called for in the plan for First Ward, the proposed school will complement the housing vision for the surrounding area. In addition, design guidelines have been developed for the school site to insure that the school is compatible with nearby single family housing. These design guidelines will be used as the basis for a rezoning from UR-2/B-2 to UR-C(CD). The rezoning will be required to allow a school to be built on this site since UR-2 does not permit school facilities.

PROJECT COST

Trinity Episcopal School will be purchasing the property for its appraised value.

STAFF RECOMMENDATION

Planning Staff supports the sale of this property.

PLANNING COMMISSION RECOMMENDATION

Approved, 6-0.