




**Planning & Development Division**  
*Planning & Economic Development Department*

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To: City Councilors  
From: Adam Fulton, Deputy Director, Planning & Economic Development  
Date: October 29, 2021  
Re: Land Conveyance Conformity with City's Comprehensive Plan  
Parcels 010-0440-00650 and 010-0440-00630 - Grand Avenue and Carlton Street



Parcels 010-0440-00610 and 010-0440-00630 are located east of the intersection of Grand Avenue and Carlton Street in the Denfeld neighborhood. They are directly adjacent to the Wheeler Athletic Complex, but are not part of it. These parcels have been owned by the City since 2012 and were formerly the site of a blighted single-family residence. The City acquired the property to address the blight issues, as well as to secure it for possible expansion of city facilities.

The parcels are also adjacent to the site of a former Holiday Fuel and Service Station. DEDA intends to acquire that site, as well, to provide for an opportunity for future affordable housing development.

The City Parks and Recreation Division determined that no expansion will occur, and that the parcels are unneeded for operational purposes. As such, this site constitutes surplus city property. The parcels are not, and never have been, designated as park property. The parcels are zoned MU-N, "Mixed Use Neighborhood." The Comprehensive Plan future land use map indicates that the parcels are intended for a combination of "Open Space" and "General Mixed Use", which allows for a natural buffer space and transition between the Wheeler Athletic Complex and a potential future multifamily housing development. Conveyance of these parcels to DEDA will complete the parcel assembly of adjacent County and privately-owned parcels to create a site on which a private developer can construct multi-family housing.

Section 2-176 of the City Code requires that the City's Planning Agency "reviews proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its findings in writing to the Council."

The proposed use of the property for housing is consistent with the Comprehensive Plan. The property has reasonable access to water and sewer services and is adjacent to a variety of transportation options. Pedestrian connections to the existing Wheeler Athletic Complex will be a condition to future redevelopment.

Conveyance of the City's interest in the property supports the following Comprehensive Plan principles:

**Principle #1:** Reuse previously developed lands.

**Principle #5:** Promote reinvestment in neighborhoods.

**Principle #8:** Encourage mix of activities, uses, and densities.

After reviewing the proposal and evaluating the site for potential development for housing, the Planning and Development Division finds that the proposed sale implements the principles of the Comprehensive Plan and is in conformance with it.