

MANDATORY REFERRAL REPORT NO. 00-09
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PURCHASE PROPERTY BY CITY OF CHARLOTTE
FEBRUARY 2000

PROJECT LOCATION:

This proposal consists of eight properties located in the Wingate Community. Three of the lots are located along Mayfair Avenue (2741, 2817, and 2813), four along Old Steele Creek Road (2840, 2836, 2832, and 2828) and one lot at 2708 Craddock Avenue. (See attached map)

PROJECT PROPOSAL:

The City of Charlotte's Neighborhood Development Department wants to acquire 8 properties some of which have homes on them and others are foundations. Foreclosure is pending on these eight properties due to the City declaring the construction loan in default. The property is located in the Wingate Community just northwest of West Boulevard.

PROJECT JUSTIFICATION:

The City of Charlotte's Neighborhood Development Department wants to acquire these properties through a foreclosure transaction. These properties were built by a developer that has defaulted on a construction loan provided by the City. The City will foreclose on these properties then will sell the homes to qualifying low and moderate income families.

A Neighborhood Action Plan was prepared for the neighborhood in 1996. The provision of affordable housing was a major need identified in the plan. These properties will add to the supply of affordable housing in the community.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:

These properties are located in the Wingate Community. The Wingate Neighborhood Action Plan, developed in 1996, calls for residential development in this area. In addition to new homes being built, the City has constructed sidewalks, new streets, curbs, gutter and drainage in the neighborhood. These improvements are part of an overall effort to revitalize the neighborhood.

PROJECT IMPACT:

These properties are part of an overall revitalization effort to upgrade and increase homeownership opportunities in the Wingate Community. The properties are zoned R-8 and R-22MF. The plan calls for single family housing in this area. The proposed use of the land is consistent with plan recommendations. This project supports and complements neighborhood revitalization efforts currently underway in the neighborhood.

PROJECT COST:

There are no costs associated with this project other than legal fees for the foreclosure process.

STAFF RECOMMENDATION:

Staff recommends the lots be acquired to further revitalization efforts in the neighborhood.

PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee voted unanimously 6-0 to support staff's recommendation.