

MANDATORY REFERRAL-REPORT NO. 02-18
Disposition of Parcel on Markland Drive

PROJECT PROPOSAL AND LOCATION:

This proposal is to sell a parcel of land located at **2849 Markland Drive**, tax parcel 115-028-007. This .533 acre site is bounded by Old Steele Creek Road, Mayfair Avenue, and Markland Drive. The site is located at the entrance into the Wingate Community and is currently occupied by one house. The City has participated in the construction of homes throughout the Wingate Community and on a tract located to the rear of the subject property. This parcel – zoned R-8 - is to be subdivided into four lots and developed with single family homes.

PROJECT JUSTIFICATION:

Efforts have been underway for some time now to revitalize the Wingate Community. The City has made major investments in the area and the overall condition of the community has improved. Public dollars invested in this community have been used to construct homes, develop a park, install sidewalks, and make other infrastructure improvements.

In 1996, Planning Commission staff and representatives from other local government agencies worked with a focus group comprised of residents, property owners, business owners, and others with an interest in the community to develop an action plan for Wingate. The *Wingate Neighborhood Action Plan* recommends purchasing lots and building new single family homes in the neighborhood. More specifically, the plan recommends single family land uses at a maximum density of five dwelling units per acre for the subject property. It notes that the home on this parcel is an unsightly blight on the neighborhood and that this parcel, located at the neighborhood's entrance, should be cleaned up.

The Neighborhood Development Key Business is charged with implementing recommendations in the *Wingate Neighborhood Action Plan*. Neighborhood Development has been leading an action team in implementing recommendations in the action plan. They have also developed houses in the neighborhood and as a part of their continued efforts to improving Wingate, are proposing to sell the subject lots to be developed with single family homes.

CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:

The *Central District Plan*, adopted 1993, recommends mixed residential land uses for the subject property at a density of up to 8 dwelling units per acre. The subject property was rezoned from R-22MF to R-8 as a result of recommendations in the *Central District Plan*. The *Wingate Neighborhood Action Plan*, (1996) recommends single family land uses at a density of five dwelling units per acre for the subject property.

PROJECT IMPACT:

This project will positively impact the Wingate Community. It has the potential to assist in changing the image of the community by improving the entrance into the neighborhood, as well as providing additional housing opportunities.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This proposal is consistent with the City's efforts to assist in the revitalization of this community and provide additional homeownership opportunities.

ESTIMATED PROJECT COMPLETION DATE:

The estimated completion date for the construction of these houses is one year from the sell of the property.

JOINT USE TASK FORCE REVIEW COMMENTS:

At the July 3, 2002 Joint Use Task Force meeting, a suggestion was made that Neighborhood Development contact CATS and CDOT about the adjoining right-of-way and the potential for a bus shelter at that location.

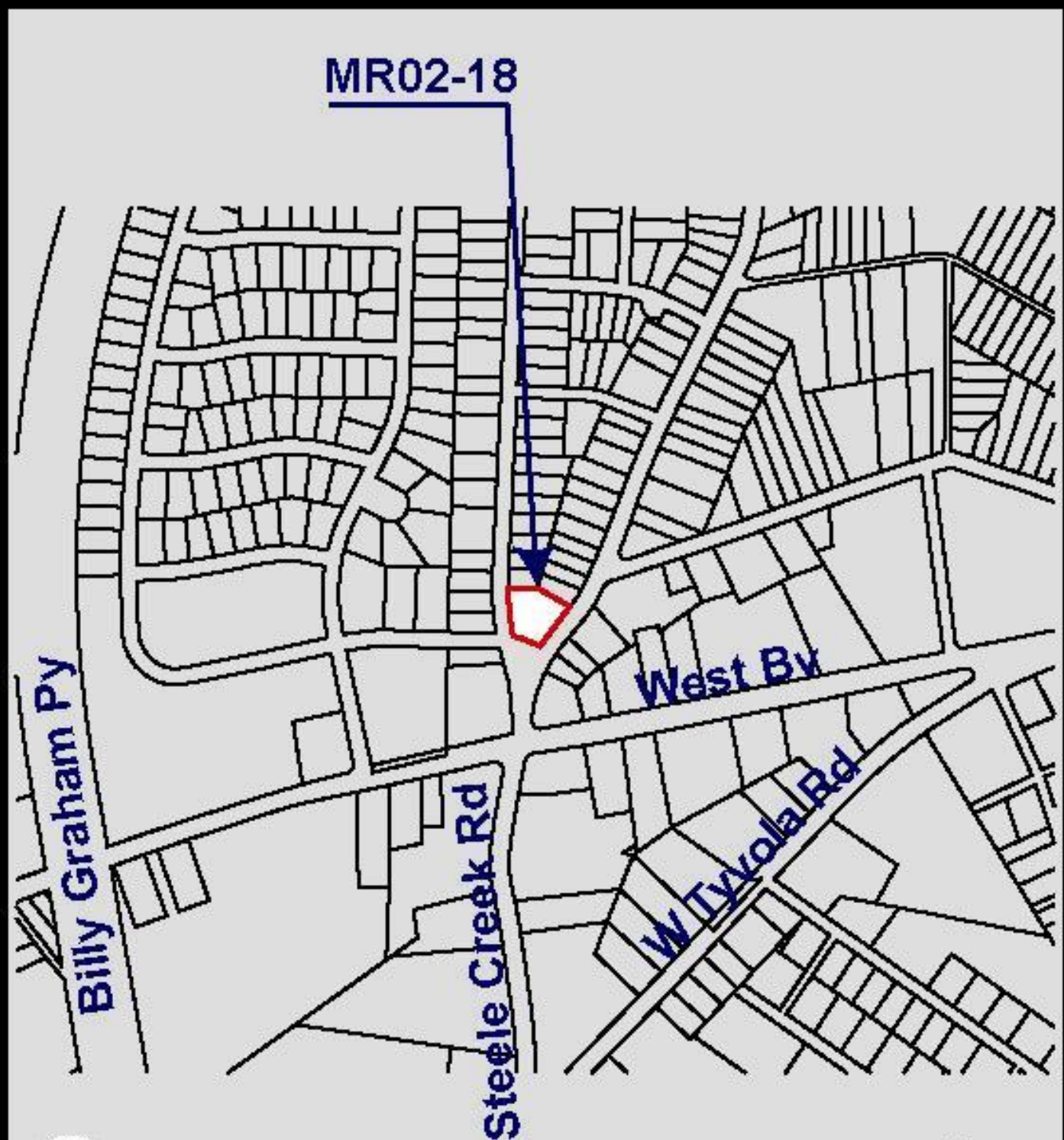
CMPC STAFF RECOMMENDATION:

Staff recommends approval of this mandatory referral. This request is consistent with recommendations in the Wingate Neighborhood Action Plan and existing land use patterns.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee approved the staff recommendation by a vote of 7-0 at its July 16, 2002 meeting.

Mandatory Referral: MR02-18



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