

MANDATORY REFERRAL-REPORT NO. 07-02
Proposed Sale of Surplus Land Adjoining Park Road Elementary School Campus

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to sell approximately .74 acres of surplus property. The property – tax parcel 151-113-73 – is on the north side of Hillside Avenue, directly across the street from the back side of Park Road Elementary School, near Park Road in Charlotte. This vacant property has an R4, single family, zoning designation according to the Charlotte Zoning Ordinance.

The proposed transaction also involves a subsequent conveyance of the floodplain portion of the property from the buyer to Mecklenburg County for the purpose of floodplain protection and greenway enhancement.

The prospective buyer wishes to use the western (non-floodplain) portion – along with adjoining property to the north – to develop a five-lot single family subdivision, and the CMS property will enable the subdivision to front on Hillside Avenue.

PROJECT JUSTIFICATION:

Since the property has a long and narrow configuration and is across Hillside Avenue from the school, it is unusable for school operation purposes.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Charlotte-Mecklenburg Schools is notifying Mecklenburg County, as required by G.S. 115C-518, of its intent to declare said property as surplus and thereby giving the county first opportunity to purchase, as prescribed by the noted statute.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* adopted by City Council in 1993 calls for the majority of this parcel to be used as greenway inasmuch as it lies within the 100-year FEMA floodplain. The eastern end of the parcel (approximately 400 feet of roadway frontage) is thus specified, with the remainder specified by the *Plan* for single family (up to 4 units per acre) residential development.

The proposed use on the portion of the parcel outside the floodplain is therefore consistent with the land use associated with the proposed transaction. Any development that would fall within the floodplain portion of this parcel would be inconsistent with recommended land use.

PROJECT IMPACT:

The sale of the surplus property has no impact relevant to the operations of Charlotte-Mecklenburg Schools.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The prospective buyer plans to incorporate its portion (portion not subsequently conveyed to Mecklenburg County) of the acreage into a subdivision plan. The five homes in the proposed subdivision will have their front doors facing Hillside Avenue. Without the .74 acreage the developer would be required to build the homes facing away from Hillside Avenue with rears of the homes facing Hillside, giving a less than desirable aesthetic appearance from the Park Road school campus.

Sale of the property to the prospective buyer will be with documented restrictions that the property is to be used for single family purposes only and that a portion of .74 acres (the area furthest to the east) will be donated to the county to be part of the Mecklenburg County Park & Recreation Department's Little Sugar Creek Greenway (Freedom Park section). Mecklenburg County has over the years acquired other properties (some with homes on them) in the general vicinity to enhance the greenway and to protect the floodplain from development.

ESTIMATED PROJECT COMPLETION DATE:

The sale closing will occur once the formal process has been completed (advertisement/upset bid, Board of Education and County Commission approval). This should occur in about May 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their February 7, 2007 meeting. Representatives from County Real Estate confirmed their involvement in the transaction, and that the County desired to take ownership of the eastern-most portion of the parcel (about 280 feet of roadway frontage) inasmuch as it lies in the floodplain and that it would constitute a positive addition to the Little Sugar Creek Greenway.

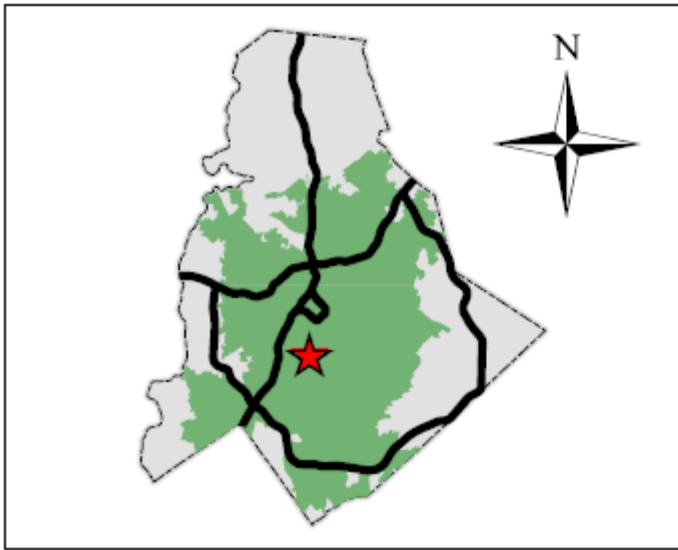
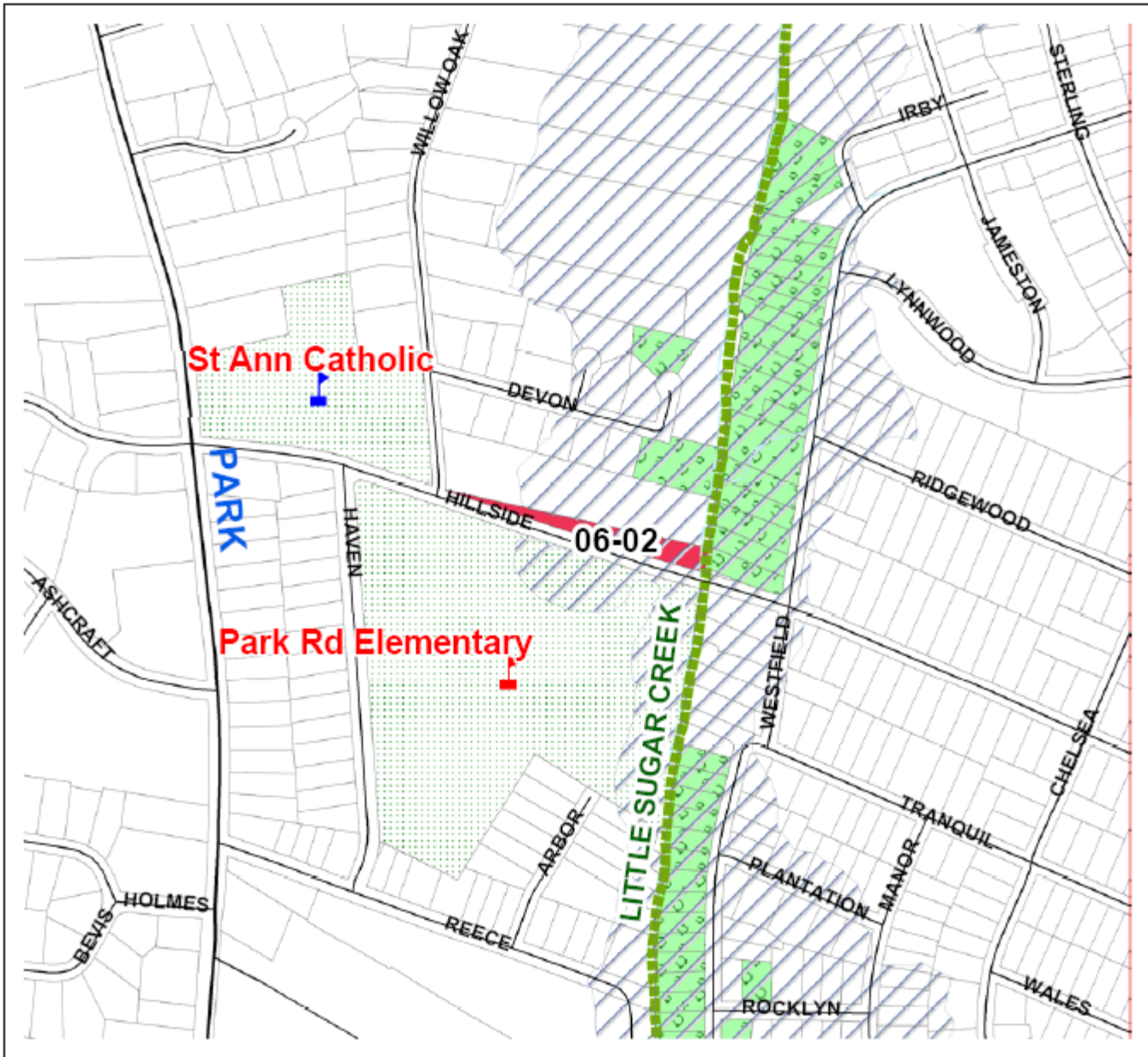
CMPC STAFF RECOMMENDATION:

Staff recommends that the entity proposing purchase of this property obtain subdivision approval of their proposed development plans (conditioned upon acquisition of a portion of this property), and that only that portion of the property that is minimally necessary for the subdivision be conveyed to the purchaser. It is further recommended that the remainder of

the parcel be conveyed to Mecklenburg County for the purpose of floodplain protection and greenway enhancement.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 27, 2007 meeting, the Planning Committee recommended approval (subject to staff stated conditions) by a 6-0 vote.



Mandatory Referral 07-02

Charlotte-Mecklenburg Schools

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Owned Property
- Greenway

Map Produced by the Charlotte-Mecklenburg Planning Department for illustrative purposes only.