

**MANDATORY REFERRAL REPORT NO. 07-08****Proposal to transfer 17 parcels in Wingate Neighborhood to Charlotte Mecklenburg Housing Partnership****PROJECT PROPOSAL AND LOCATION:**

As a part of the Wingate Neighborhood Action Plan, the City of Charlotte's Neighborhood Development KBU proposes to transfer seventeen (17) parcels of land located in the Wingate neighborhood to the Charlotte Mecklenburg Housing Partnership (CMHP). All of the parcels are vacant lots.

The goal of the CMHP, with the addition of these properties, is to build affordable housing and sell the homes to qualified buyers. The properties are as follows:

Parcel Summary				
Parcel No.	Address	Zoning	Current Use	Lot Size (SF)
115-018-01	2606 Marene Drive	R-5	Unimproved	5,888
115-018-02	2710 Marene Drive	R-5	Unimproved	5,850
115-018-03	2718 Marene Drive	R-5	Unimproved	5,902
115-018-04	2722 Marene Drive	R-5	Unimproved	5,986
115-018-05	2728 Marene Drive	R-5	Unimproved	4,433
115-018-06	2729 Seymour Ave.	R-5	Unimproved	5,358
115-018-07	2723 Seymour Ave.	R-5	Unimproved	4,922
115-018-08	2600 Old Steele Creek Rd.	R-5	Unimproved	10,450
115-014-16	2729 Marene Drive	R-5	Unimproved	4,792
115-014-17	2723 Marene Drive	R-5	Unimproved	4,879
115-014-18	2717 Marene Drive	R-5	Unimproved	5,706
115-014-19	2711 Marene Drive	R-5	Unimproved	5,053
115-014-20	2614 Marene Drive	R-5	Unimproved	8,538
115-017-01	2643 Mayfair Ave.	R-5	Unimproved	19,732
115-028-13	2812 Old Steele Creek Rd.	R-5	Unimproved	10,149
115-016-17	1623 Dodge Ave.	R-5	Unimproved	9,900
115-016-05	1627 Dodge Ave.	R-5	Unimproved	9,900

**PROJECT JUSTIFICATION:**

These properties were acquired by the City from various property owners between 1996 and 2000. The City currently incurs regular maintenance costs on all of these properties.

Neighborhood Development is working in conjunction with the CMHP to increase the availability of affordable housing in revitalization neighborhoods.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale of these properties to the CMHP supports the *Wingate Neighborhood Action Plan* (1996) by helping to improve the housing stock.

The City places a premium upon maintaining and fostering neighborhood stability, if properly completed a project like this could be a stabilizing and improving factor to the Wingate neighborhood.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends single family development in this area; this proposal is consistent with the adopted plan.

**PROJECT IMPACT:**

The project provides for additional home ownership opportunities and supports revitalization efforts in Wingate neighborhood.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

Private developers are also building affordable housing in the Wingate neighborhood.

**ESTIMATED PROJECT COMPLETION DATE:**

Properties will be transferred to the CMHP in early summer, 2007.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

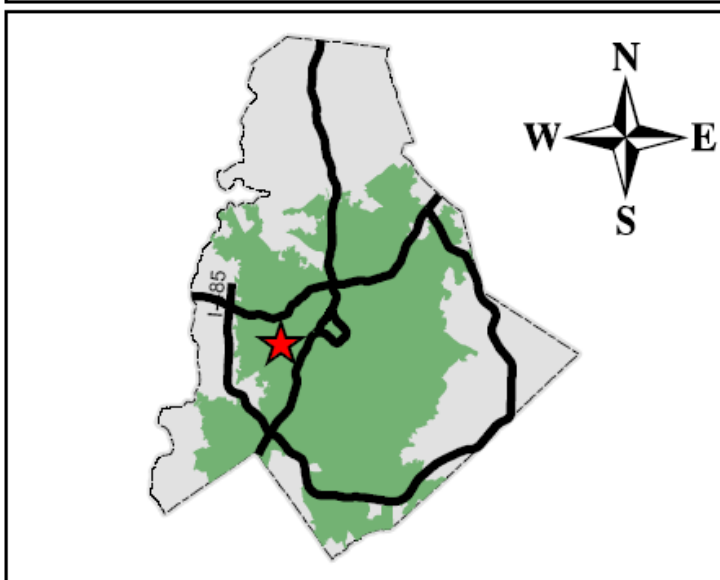
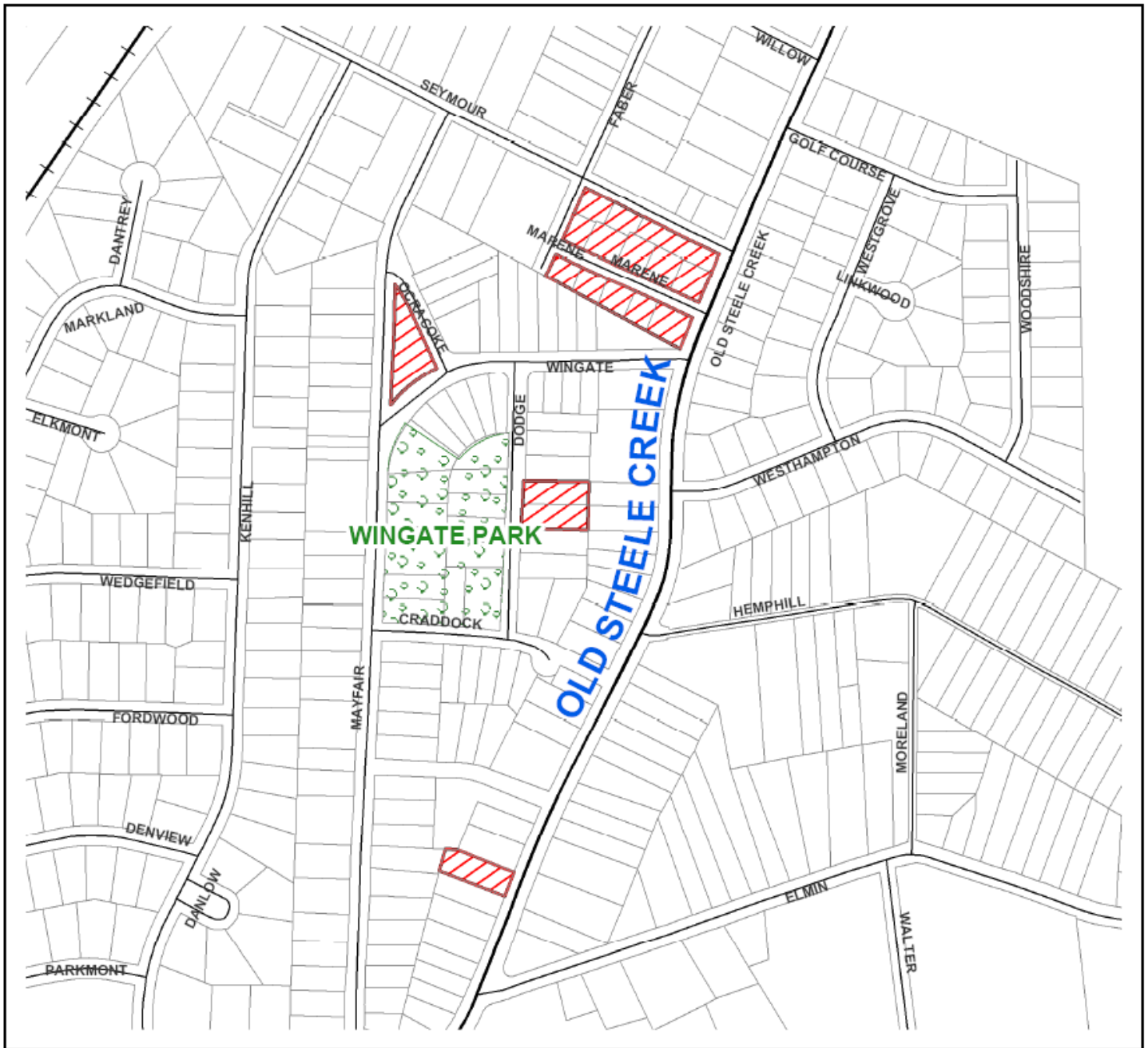
At its June 2, 2007 meeting, the Joint Use Task Force discussed this matter and offered no joint use comments.

**PLANNING DEPARTMENT STAFF RECOMMENDATION:**

Planning Department staff recommends supports approval of this recommendation. Staff also suggests that architectural design guidelines be established to which the CMHP can abide for development of these lots.



**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their May 29, 2007 meeting the Planning Committee recommended approval (with stated staff condition) by a vote of 4-0.



## Mandatory Referral 07-08

*Charlotte Real Estate Services  
for Neighborhood Development*

-  Mandatory Referral
-  Park Property

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