

**MANDATORY REFERRAL REPORT NO. 07-10**  
**Proposal to Transfer Four Parcels (Five Duplexes) in Reid Park Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

As a part of the Reid Park Neighborhood Action Plan, completed in May 1998, the City of Charlotte's Neighborhood Development KBU proposes to transfer four parcels of land located in the Reid Park neighborhood to the Charlotte Mecklenburg Housing Partnership (CMHP). Three of the four parcels have one duplex home on each and one parcel has two duplexes.

The goal of the CMHP in the Reid Park neighborhood is to refurbish and sell these five duplexes to qualified buyers for owner occupancy. The properties are as follows:

Parcel Summary				
Parcel No.	Address	Zoning	Current Use	Lot Size (SF)
145-182-29	2925 A & B Amay James Ave.	R-5	Unoccupied duplex	8,479
145-173-22	3117/3119/3121/3123 Amay James Ave.	R-5	2 Unoccupied duplexes	14,000
145-173-05	3125/3127 Amay James Ave.	R-5	Unoccupied duplex	7,000
145-171-05	3308-3310 Amay James Ave.	R-5	Unoccupied duplex	7,833

**PROJECT JUSTIFICATION:**

These properties were acquired by the City in 2000. The properties are often subject to code enforcement violations resulting in the City incurring clean-up costs several times per year in addition to regular maintenance costs. Since there are structures on the properties, vagrants often seek shelter in the homes by removing the plywood from doors and/or windows. This creates safety concerns such as fire or other illegal activities.

In addition, Neighborhood Development is working in conjunction with the CMHP to provide affordable housing in revitalization neighborhoods.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale of these properties to the CMHP supports the Reid Park Neighborhood Action Plan through revitalization of housing. This will also reduce the number of boarded up structures in the neighborhood, an issue that has become a great concern within the City.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommended single family development in this area. Subsequent to the approval of the *Central District Plan*, the area was correctively re-zoned from R-22 and I-1 to R-5 (petition #93-88BC), effectively designating the adopted future land use as R-5 single family. Though this proposal is inconsistent with the adopted land use plan these structures are pre-existing and do not exceed the overall density of the underlying zoning in the area. In addition, duplexes are allowed on corner lots in single family zoning districts and one of the lots is a corner lot.

**PROJECT IMPACT:**

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

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

Mecklenburg County Park and Recreation is planning to build a new park with baseball and soccer fields off of Holabrand Lane, within walking distance of this area.

**ESTIMATED PROJECT COMPLETION DATE:**

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

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their May 2, 2007 meeting and offered no joint use comments.

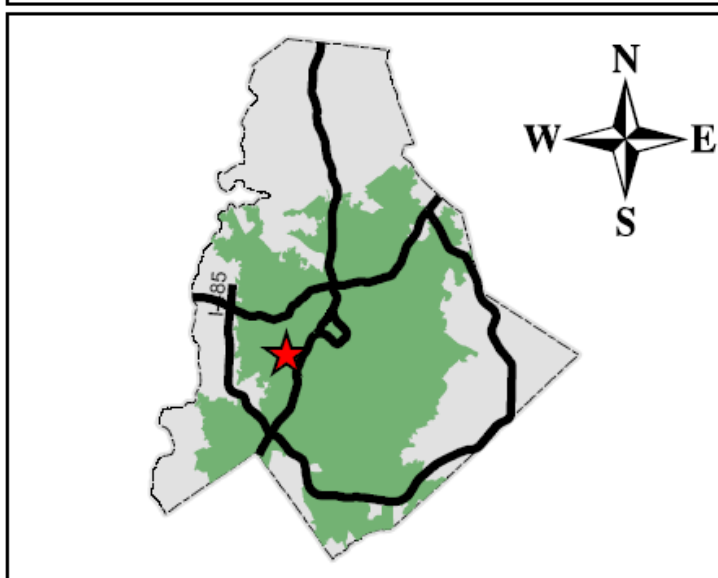
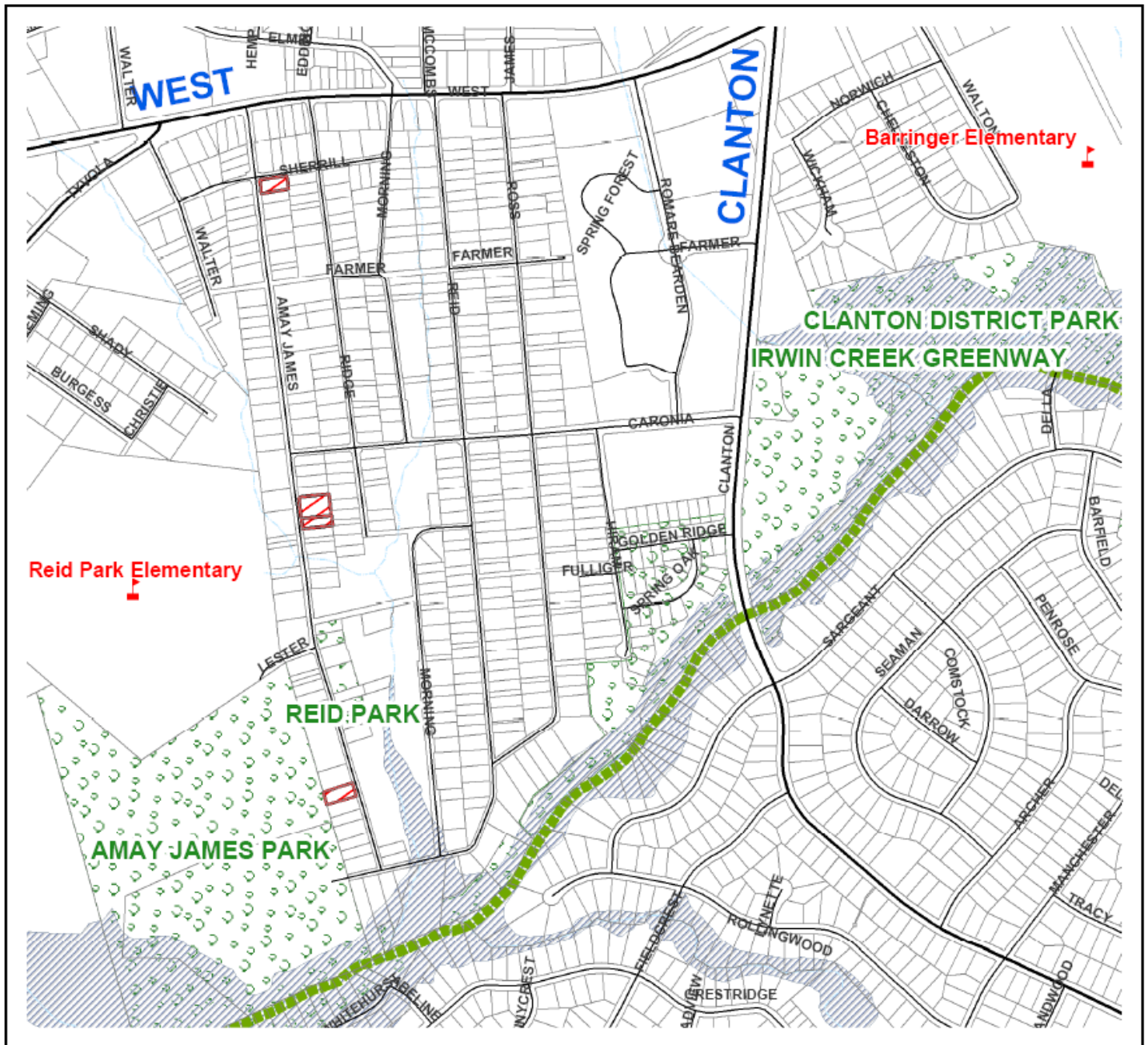
**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of this proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





At their May 29, 2007 meeting the Planning Committee recommended approval by a vote of 4-0, with the condition that design guidelines for renovations be developed and imposed upon the residential structures.

Staff resource: John Howard



## Mandatory Referral 07-10

*Charlotte Real Estate Services  
for Neighborhood Development*

-  Mandatory Referral 07-10
-  FEMA 100 Year Floodplain
-  Park Property
-  Greenway

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