

MANDATORY REFERRAL REPORT NO. 08-10

Proposed Sale of Surplus County-Owned Remnant on Community House Road at Ballantyne Park Site

PROJECT PROPOSAL AND LOCATION:

This proposal is to dispose of a small severed County-owned parcel created by the realignment of Community House Road in South Charlotte. It is proposed that this unbuildable property be sold to an adjoining landowner to be integrated into his proposed development. Parcel 22904137 includes +/- 715 square feet; and is located on the west side of Community House Road across from the main portion of the undeveloped Ballantyne Park site and from Community House Middle School. No other structures are immediately adjacent to the tract. The buyer is assembling several adjoining small parcels for a proposed small business (child care center) development.

Zoning of this vacant parcel is R-3 residential. The adjoining property (to which the County proposes this property to be joined) was rezoned in 2006 to UR-C(CD), as part of petitions 2006-27 and 2006-109. The site plans approved as part of the rezonings show the County-owned land being used for landscaping as part of the proposed development west of the parcel, although at the time it was not part of the rezoned property.

PROJECT JUSTIFICATION:

Declaring this parcel surplus will allow the County to dispose of it. The tract has no value to the County for the park that will be developed across Community House Road.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES

Disposal of this property is consistent with the County's informal policy to convey unneeded parcels to others. This parcel was created by the realignment of Community House Road, which was needed in this area for safety reasons.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) prescribes this parcel to be developed as single family development not exceeding 3 units per acre. The size (715 square feet) of this parcel and its relationship with the adjoining proposed daycare center and re-aligned Community House Road make it impractical for development to occur in accordance with the recommended future land use.

PROJECT IMPACT:

Conveying this property to another entity will allow its development as part of a small land assemblage.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

A future park will be developed on County-owned land across Community House Road from this parcel. Additionally, this parcel was created by a street re-alignment recently completed by the NC Department of Transportation.

ESTIMATED PROJECT COMPLETION DATE:

It is anticipated that this transaction could close after the County Commission takes action in March, 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

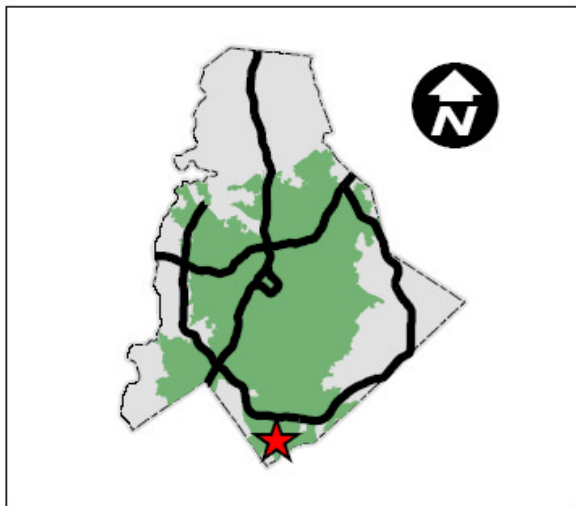
The Joint Use Task Force discussed this matter at its February 6, 2008 meeting and no joint use comments were offered. However, the point was raised that, since Community House Road is a minor thoroughfare, a total of 70 feet of right-of-way width (35 feet each side of centerline) should be available. Right-of-way width measures approximately 66 feet (33 feet each side of centerline), meaning that two feet of depth from edge of right-of-way of this parcel may eventually be needed for street right-of-way.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed transaction, on condition that the County establish future right-of-way for two feet of frontage along Community House Road.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 19, 2008 meeting the Planning Committee recommended approval by a 6-0 vote with stated staff condition regarding right-of-way reservation..



Mandatory Referral 08-10

County Real Estate Services

	Mandatory Referral		Proposed Park
	Zoning Classification		Greenway
	Local Historic Property		Preserve
	Existing Park		