

**MANDATORY REFERRAL REPORT NO. 12-12**  
**Proposal to Transfer 21 City-Owned Properties to Various Nonprofit Corporations**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer scattered City-owned residential properties to allow them to be rehabilitated and re-occupied. These properties – principally vacant residential structures - came to the City as a result of non-payment of mortgages that were generated from N&BS, and are generally in need of rehabilitation. Some sites may be vacant residentially-zoned lots.

N&BS maintains a list of City-approved, experienced nonprofit development organizations and Community Development Corporations (CDC) with whom they partner in developing affordable housing. It is proposed that these organizations be provided a list of these potentially-available properties in order to solicit their interest in acquiring the properties in order to rehabilitate them and make them available for sale as affordable housing. In the event that any of the properties receive no interest from the nonprofits or CDC's, they will then be offered to the public for purchase (the public offering would have no condition to subsequently sell as affordable housing).

If the inventory includes any residentially-zoned vacant lots, they will be similarly offered first to agencies experienced in new construction of affordable housing before they are offered for sale to the general public.

PARCEL SUMMARY						
	PARCEL #	PROPERTY ADDRESS	ZONING*	Existing LAND USE	LOT SIZE (AC.)	AREA PLAN
1	20304708	9917 Woody Ridge Rd	R-4	Residential (house)	.23	SW District Plan (1991)
2	16721304	7509 Bradgate Rd	R-3	Residential (house)	.28	SW District Plan (1991)
3	10322116	6048 Johnnette Dr	R-3	Residential (house) poor access	.59	Eastland Area Plan (2003)
4	06903317	514 Campus St	R-22MF	Vacant lot	.17	Central Dist. Plan (1993)
5	03930206	3821 Bardot Dr	R-4	Residential (house)	.22	NW District Plan (1990)
6	14523219	2984 Shady Ln	R-4	Residential (house)	.34	Central Dist. Plan (1993)
7	05703112	918 Wasbash Av	R-5, I-1	Residential (house)	.52	NW District Plan (1990)
8	<i>(deleted at applicant's request)</i>					
9	07706113	1700 Newland Rd	R-12MF	Vacant lot	1.30	Central Dist. Plan (1993)
10	08107613	316 Parkwood Av	R-8	Vacant lot (2 lots)	.34	BLE Parkwood SAP (In Progress) Optimist Pk. Plan (2002)
11	03902108	422 N Linwood Ave	R-5	Vacant Lot	.20	NW District Plan (1990)
12	04303103	3427 W Sugar Creek Rd	R-5	Residential (house)	.33	NE District Plan (1996)
13	06511305	327 Ramona St	R-5	Residential (house)	.19	Lakewood Plan (2006)
14	06707326	2632 Columbus Circle	R-8	Vacant Lot	.27	Central Dist. Plan (1993)
15	06909228	1723 Taylor Ave	R-5	Vacant Lot	.16	Central Dist. Plan (1993)
16	06910211	809 Pennsylvania Ave	R-5	Residential (house)	.34	Central Dist. Plan (1993)
17	15703520	3016 Marney Ave	R-5	Residential (house)	.16	Central Dist. Plan (1993)
18	07107324	422 S Bruns Ave	R-8	Residential (house)	.13	Central Dist. Plan (1993)
19	07505802	1940 St Paul St	R-5	Residential (house)	.14	Central Dist. Plan (1993)
20	14517406	3127 Ridge Ave	R-5	Residential (house)	.15	Central Dist. Plan (1993)
21	14522405	3146 Amay James Ave	R-5	Vacant lot	.33	Central Dist. Plan (1993)
22	20510212	9829 Packard St	R-4	Residential (house)	.20	Sharon/I-485 SAP (2009)

\* per. Charlotte Zoning Ordinance

**PROJECT JUSTIFICATION:**

These properties were acquired by Substitute Trustee's Deeds as a result of foreclosures. Because they are properties that are not needed for City operations, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping on the properties. N&BS has been working with neighborhood organizations and other nonprofits in efforts toward revitalizing some of the neighborhoods in which these properties are located.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The transfer of these parcels with an emphasis upon providing first rights to nonprofit organizations supports the recommendation to develop affordable housing as outlined in the *FY2006-2010 Consolidated Action Plan* (approved by City Council on June 23, 2005).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The applicable Area Plans are specified in the right-hand column of the table above. The land uses prescribed by those plans are detailed below.

PROPERTY ADDRESS	ADOPTED FUTURE LAND USE	PLAN CONSISTENCY?
9917 Woody Ridge Rd	Single Family <= 4 DUA	Yes
7509 Bradgate Rd	Single Family <= 3 DUA	Yes
6048 Johnnette Dr	Single Family <= 4 DUA	Yes
514 Campus St	Single/Multi-Family <= 8 DUA	Yes
3821 Bardot Dr	Single Family < = 6 DUA	Yes
2984 Shady Ln	Single Family < = 4 DUA	Yes
918 Wasbash Av	Single Family < = 6 DUA	Yes
<i>(deleted at applicant's request)</i>		
1700 Newland Rd	Multi-Family	Yes
316 Parkwood Av	Single Family <= 8 DUA	Yes
422 N Linwood Ave	Single Family < = 6 DUA	Yes
3427 W Sugar Creek Rd	Residential < = 8 DUA	Yes
327 Ramona St	Residential < = 5 DUA	Yes
2632 Columbus Circle	Single Family < = 8 DUA	Yes
1723 Taylor Ave	Single Family < = 4 DUA	Yes
809 Pennsylvania Ave	Single Family < = 4 DUA	Yes
3016 Marney Ave	Single Family < = 4 DUA	Yes
422 S Bruns Ave	Single Family < = 8 DUA	Yes
1940 St Paul St	Single Family < = 4 DUA	Yes
3127 Ridge Ave	Single Family < = 5 DUA	Yes
3146 Amay James Ave	Single Family < = 5 DUA	Yes
9829 Packard St	Residential < = 8 DUA	Yes

**PROJECT IMPACT:**

The project provides for additional home ownership opportunities and supports revitalization efforts within the associated neighborhoods.

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

No other known projects are planned or underway in these areas.

**ESTIMATED PROJECT COMPLETION DATE:**

The intent is to transfer these parcels by the end of 2012.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed the matter at their June 27, 2012 meeting and no comments were provided.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land transfers.

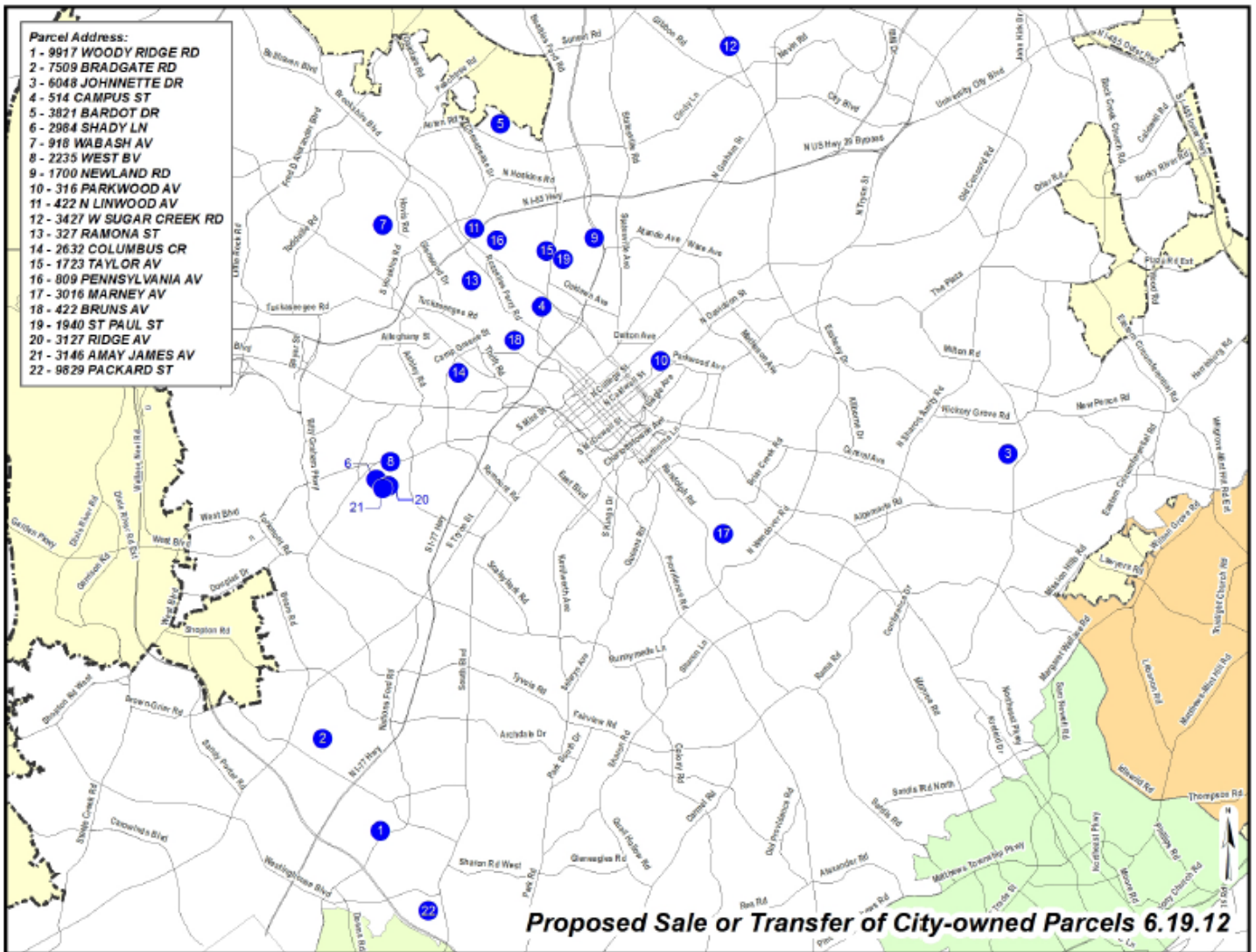
**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 17, 2012 meeting, the Planning Committee recommended deferral 7-0 pending receipt of additional information.

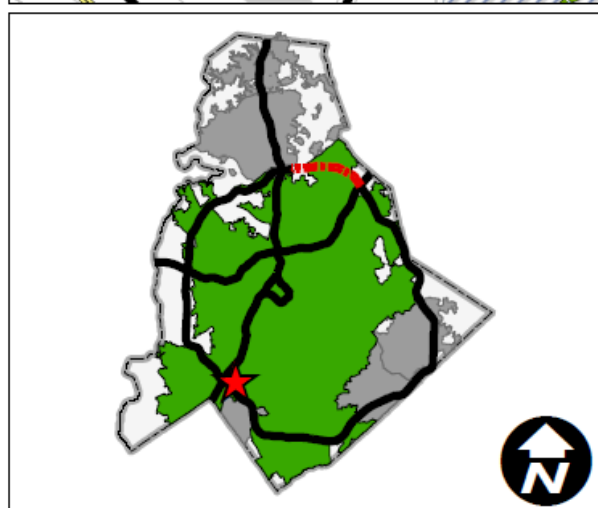
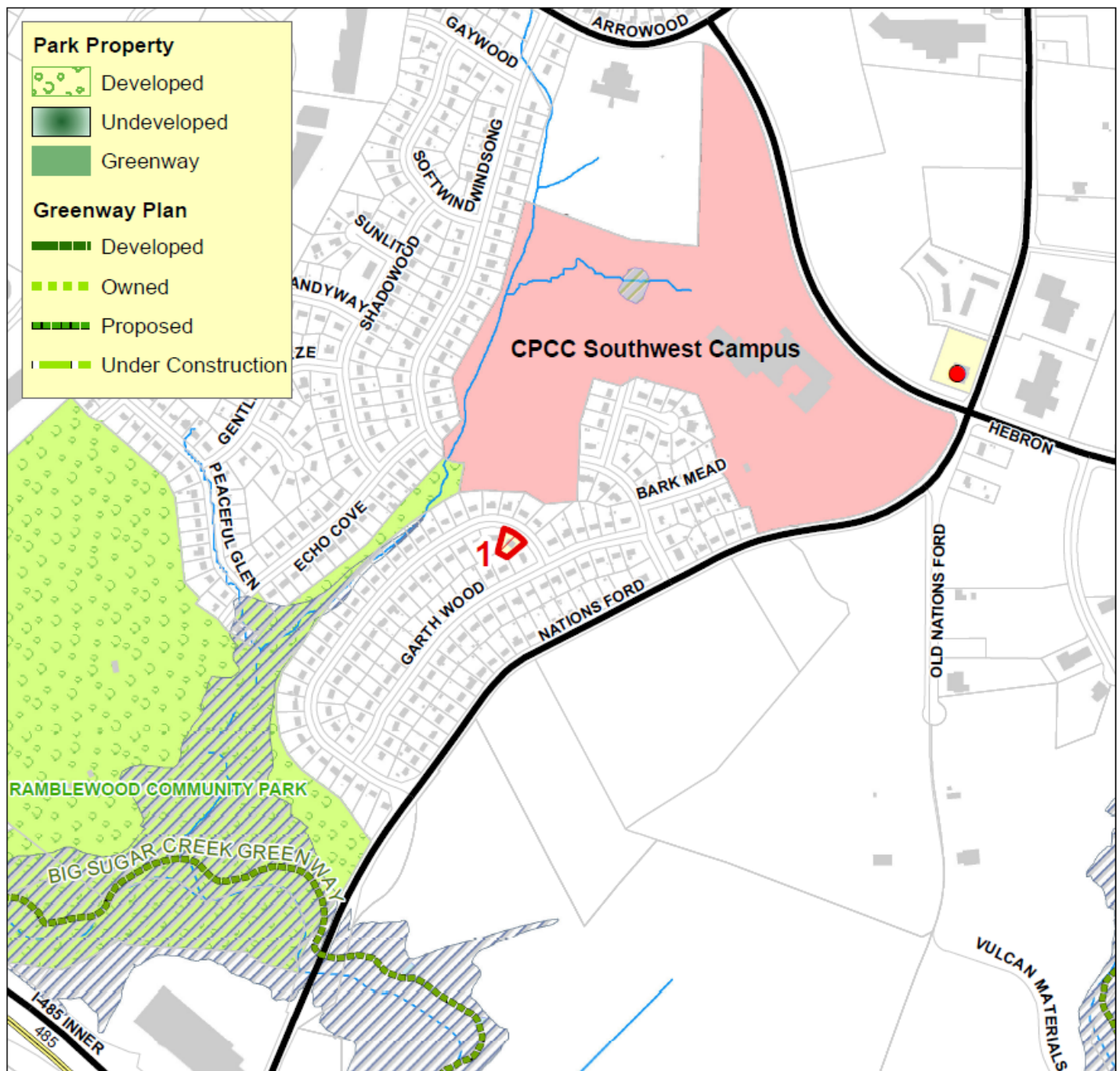
At their October 16, 2012 meeting the Planning Committee recommended approval of all the proposed transactions with the exception of Property #3 by a 6-0 vote.

**Parcel Address:**

- 1 - 9917 WOODY RIDGE RD
- 2 - 7509 BRADGATE RD
- 3 - 6048 JOHNNETTE DR
- 4 - 514 CAMPUS ST
- 5 - 3821 BARDOT DR
- 6 - 2984 SHADY LN
- 7 - 918 WABASH AV
- 8 - 2235 WEST BV
- 9 - 1700 NEWLAND RD
- 10 - 316 PARKWOOD AV
- 11 - 422 N LINWOOD AV
- 12 - 3427 W SUGAR CREEK RD
- 13 - 327 RAMONA ST
- 14 - 2632 COLUMBUS CR
- 15 - 1723 TAYLOR AV
- 16 - 809 PENNSYLVANIA AV
- 17 - 3016 MARNEY AV
- 18 - 422 BRUNS AV
- 19 - 1940 ST PAUL ST
- 20 - 3127 RIDGE AV
- 21 - 3146 AMAY JAMES AV
- 22 - 9829 PACKARD ST



**Proposed Sale or Transfer of City-owned Parcels 6.19.12**



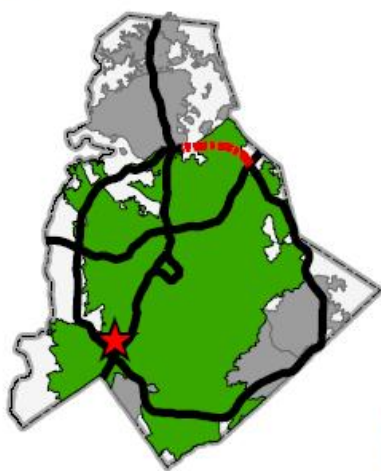
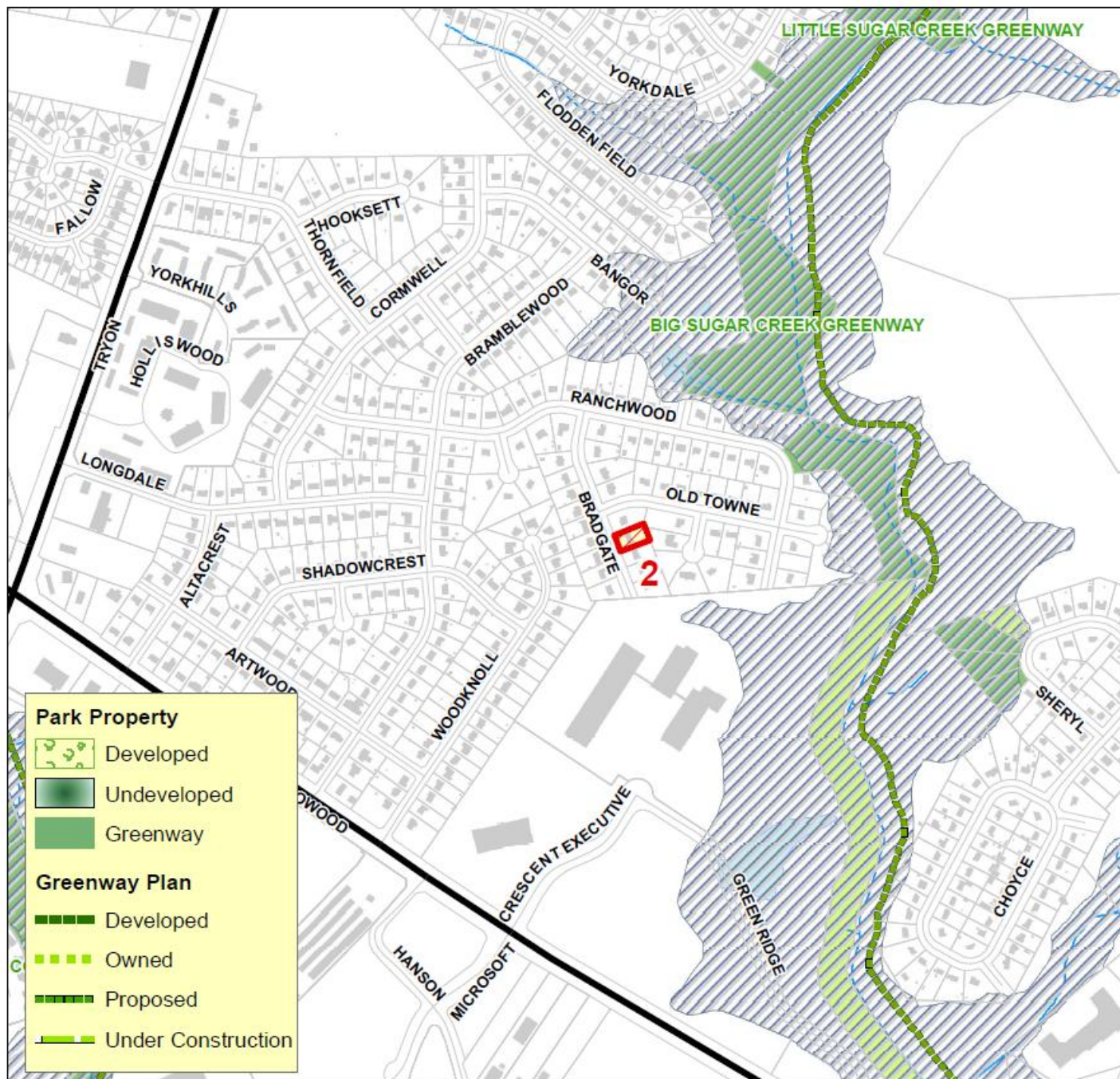
## Mandatory Referral 12-12 (1)

Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain
- Fire Station







## Mandatory Referral 12-12 (2)

Submitted by: City Real Estate

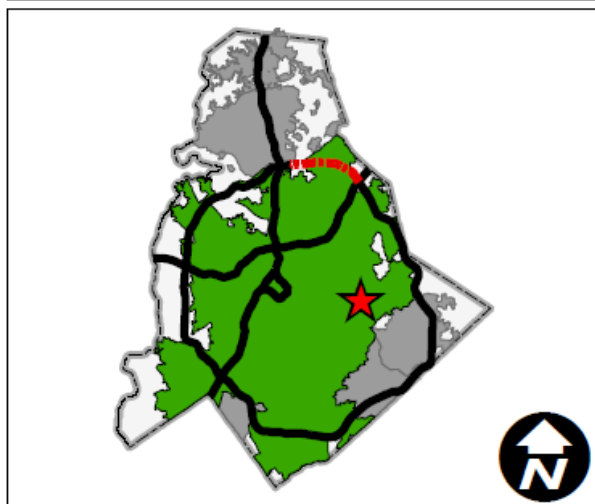
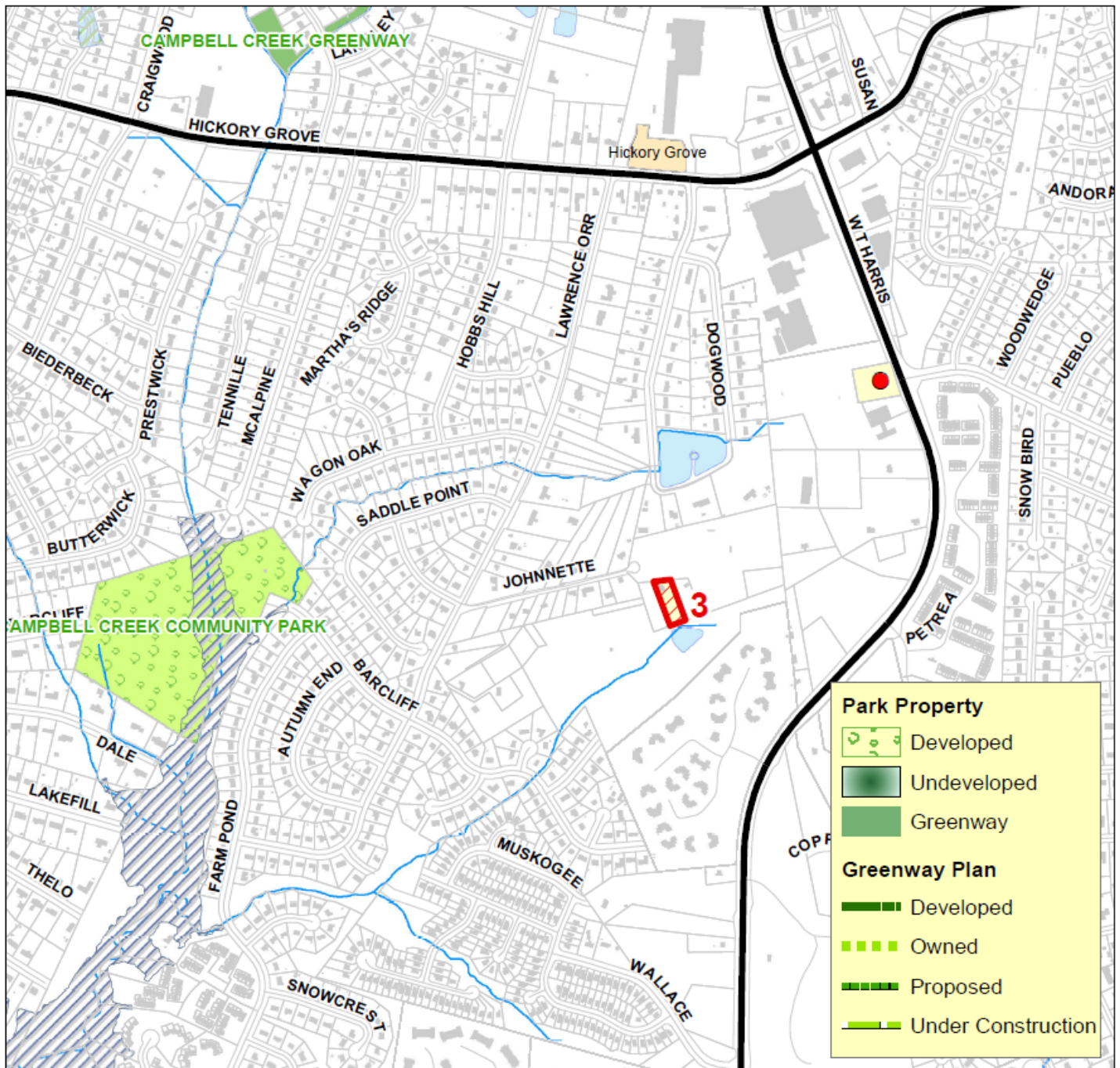
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department







## Mandatory Referral 12-12 (3)

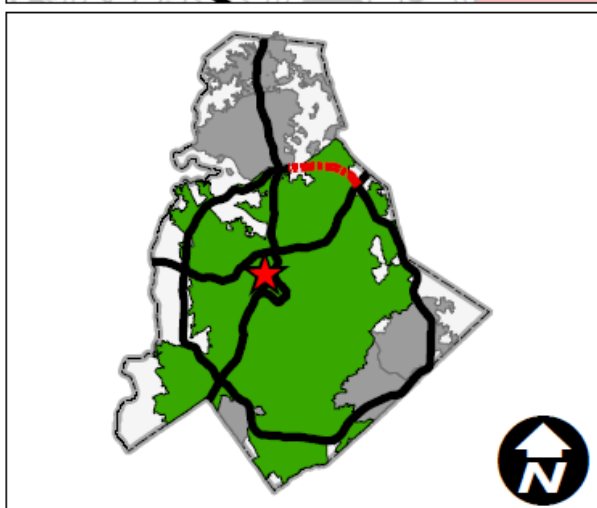
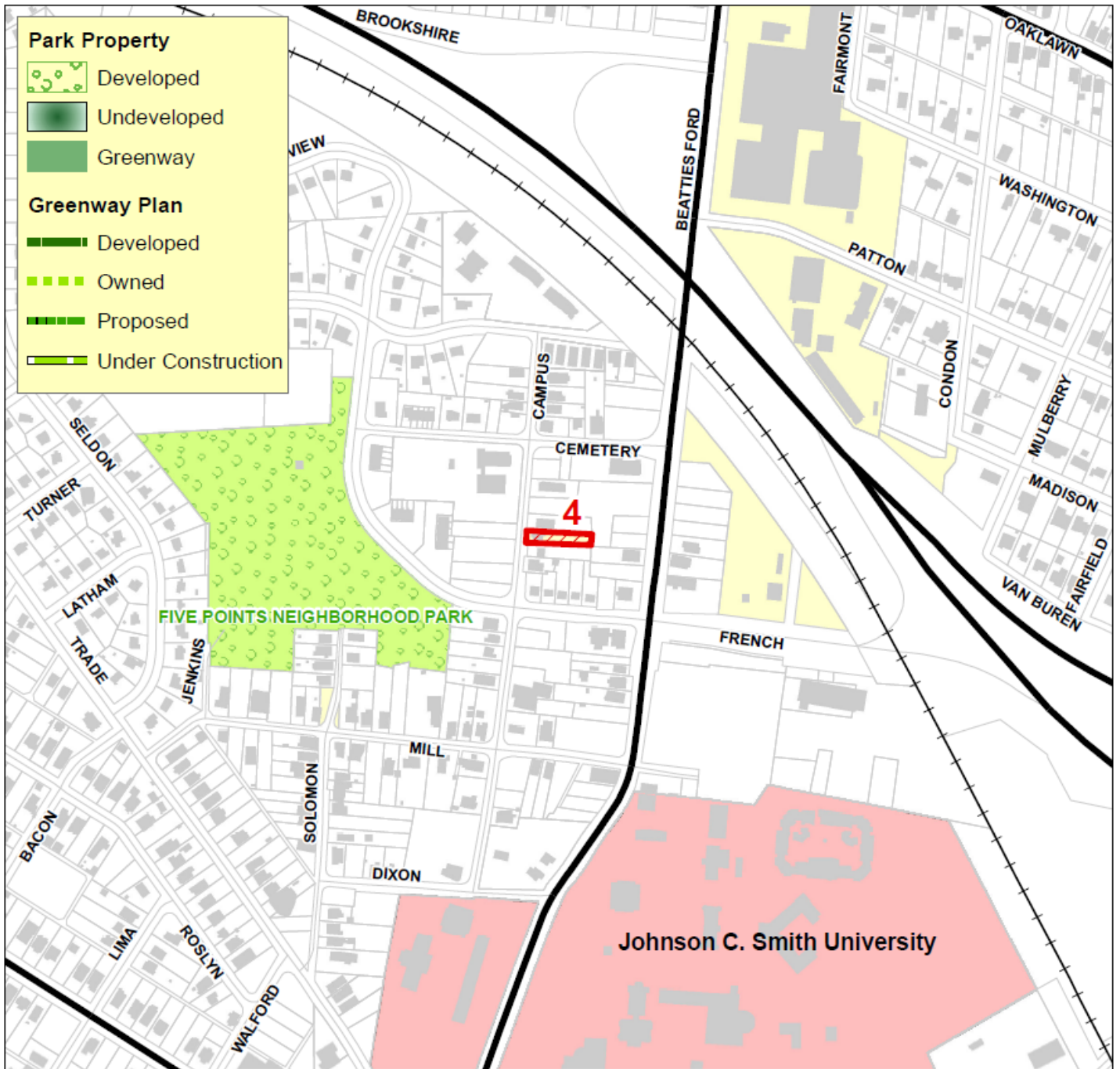
Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain
- Fire Station

Produced by the Charlotte-Mecklenburg Planning Department





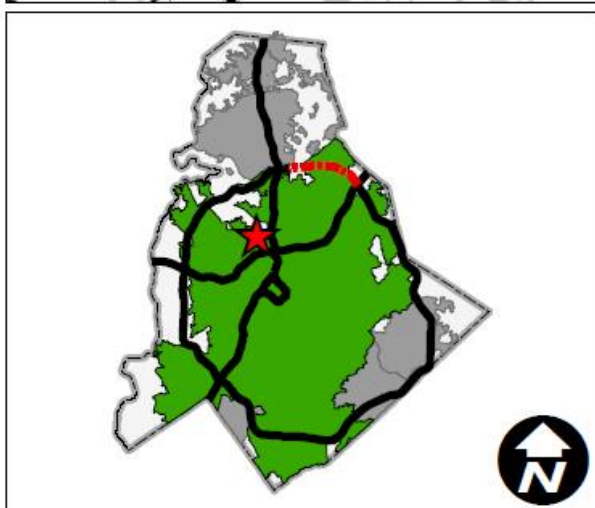
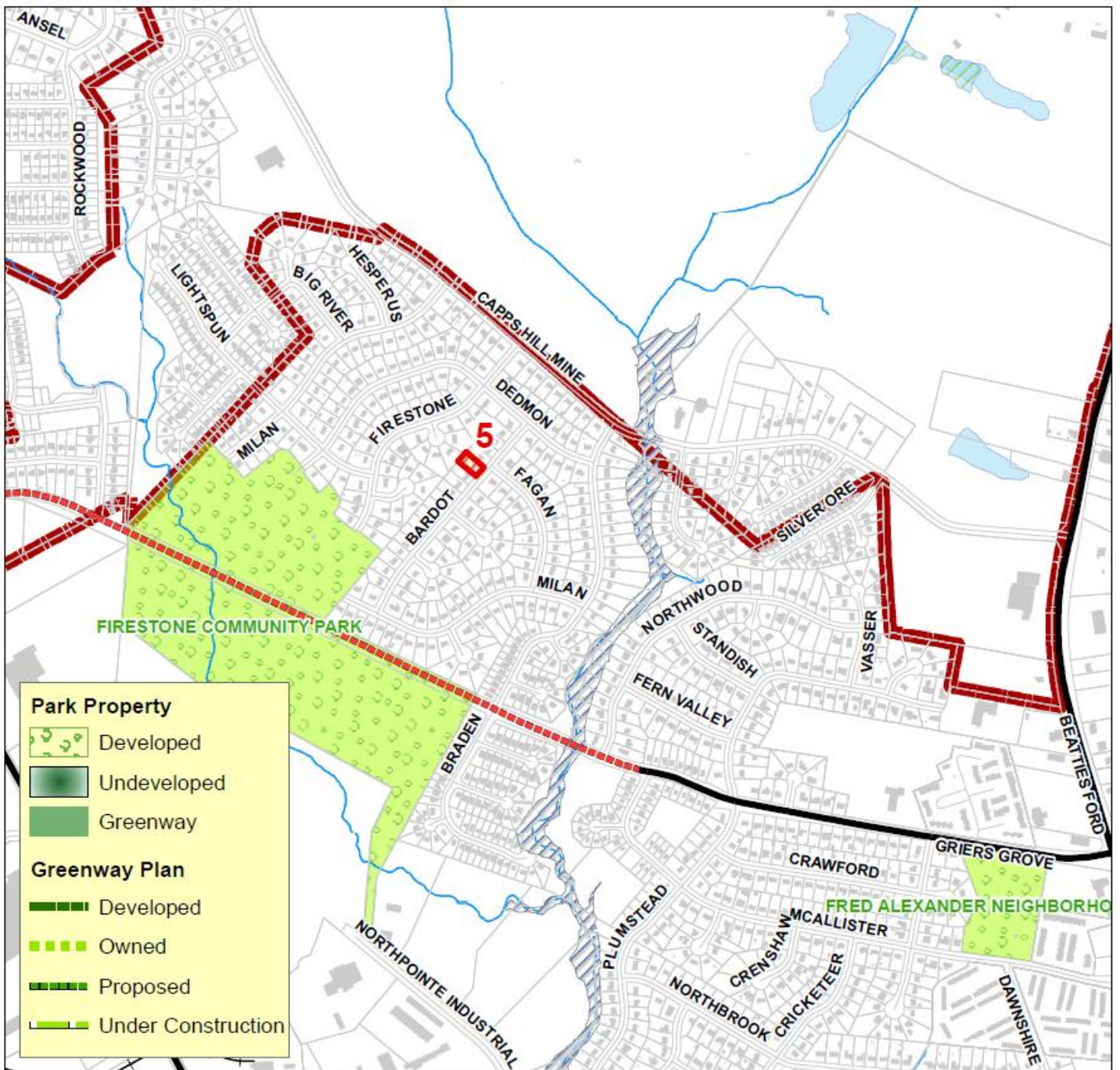
## Mandatory Referral 12-12 (4)

Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain







## Mandatory Referral 12-12 (5)

Submitted by: City Real Estate

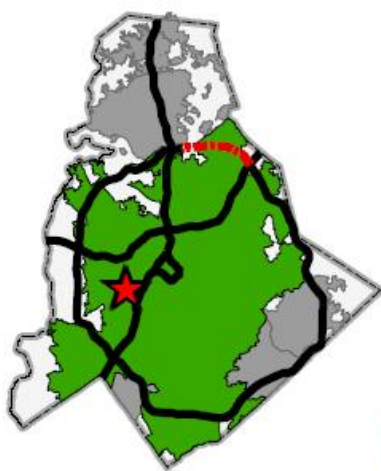
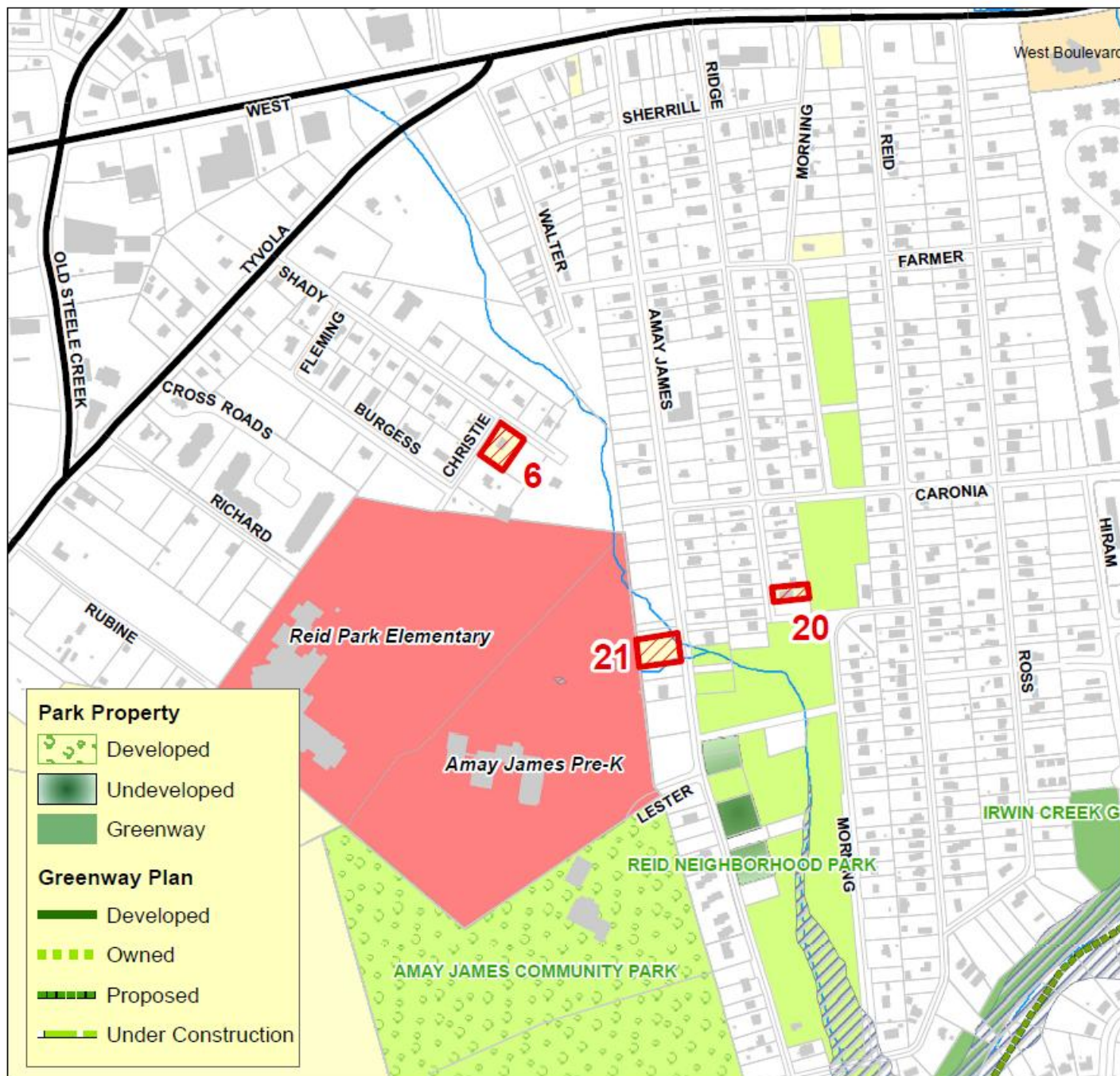
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain

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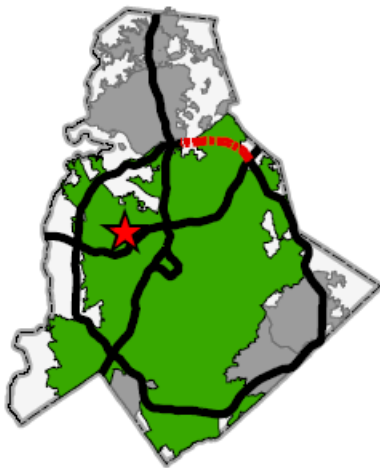
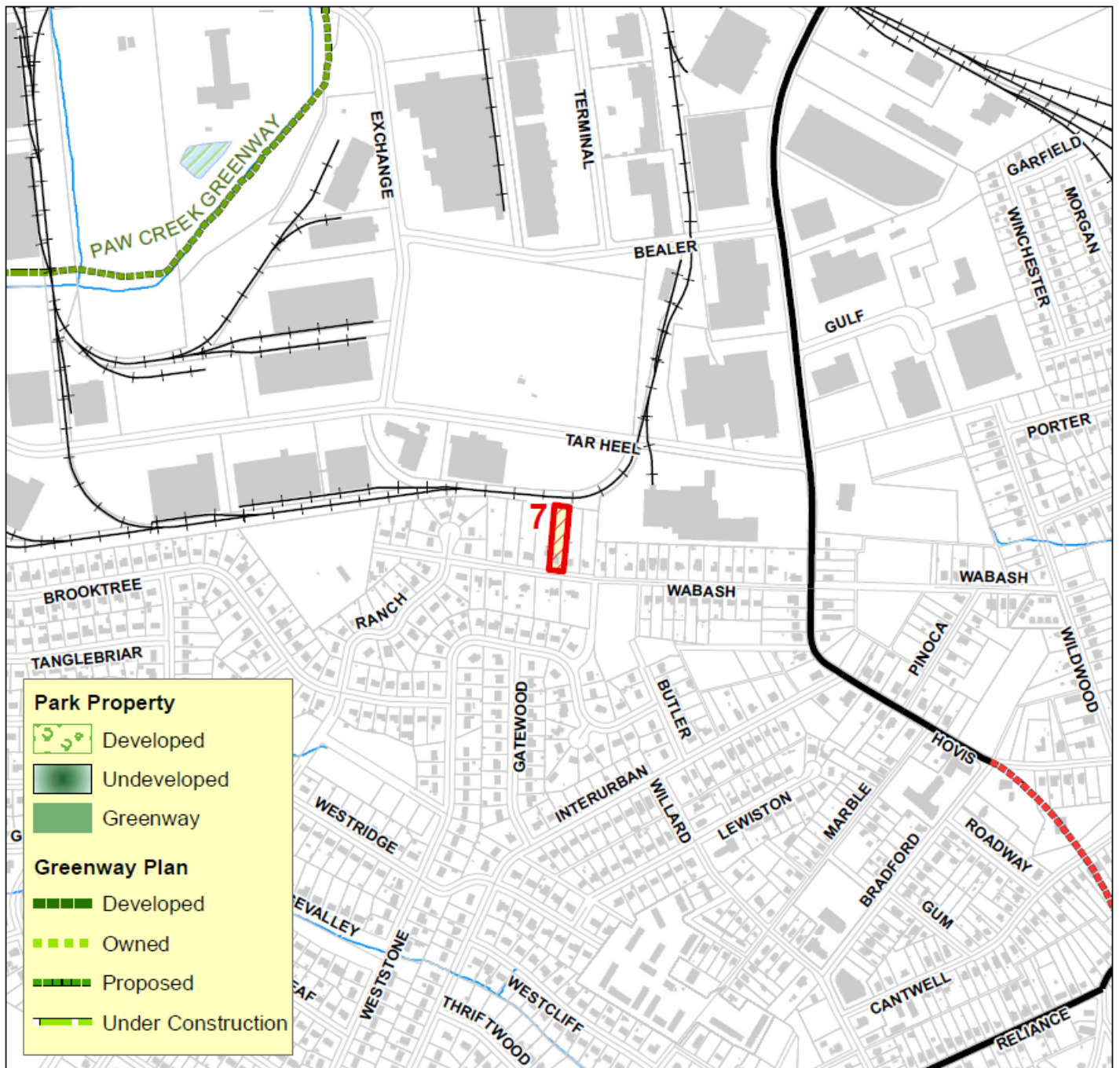
## Mandatory Referral 12-12 (6,20, & 21)

Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



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## Mandatory Referral 12-12 (7)

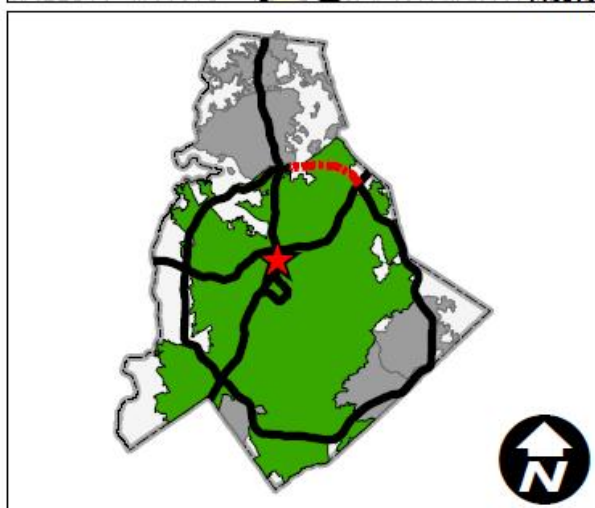
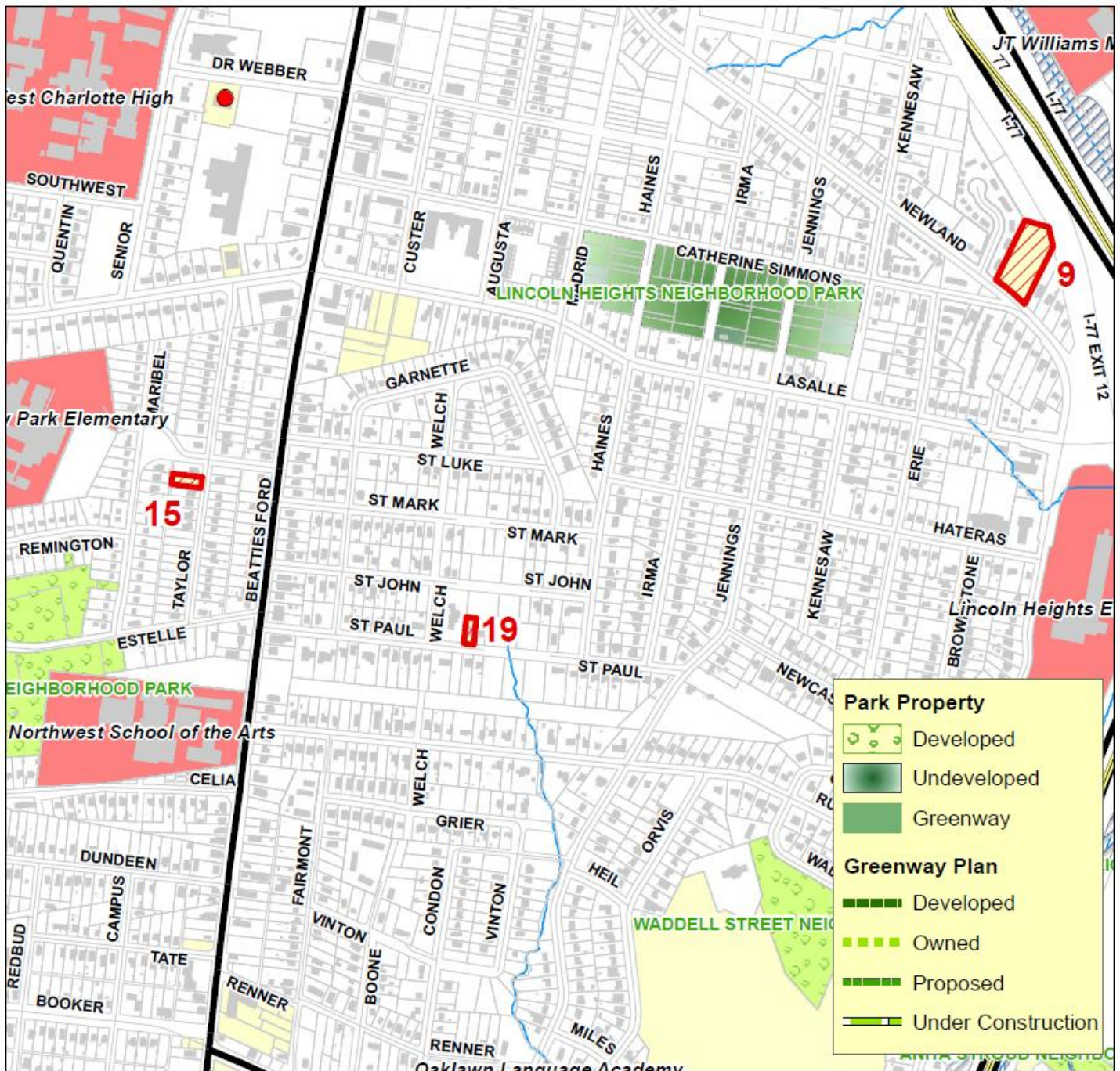
Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



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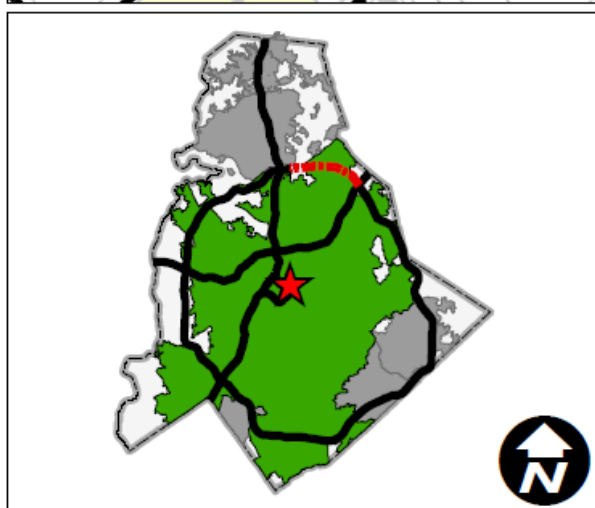
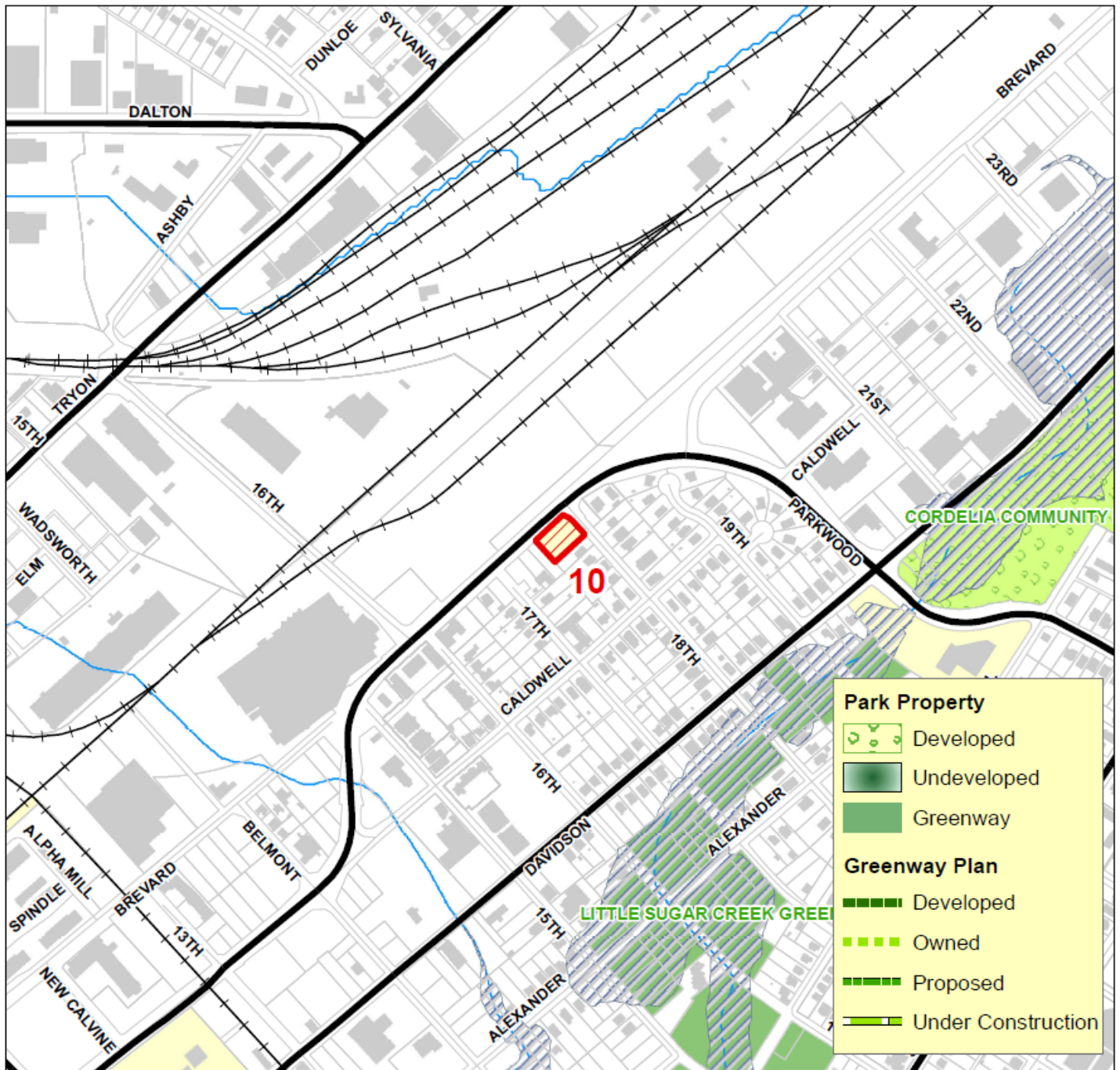
## Mandatory Referral 12-12 (9, 15, & 19)

Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain







## Mandatory Referral 12-12 (10)

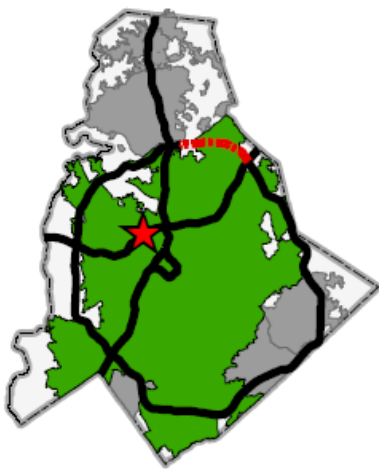
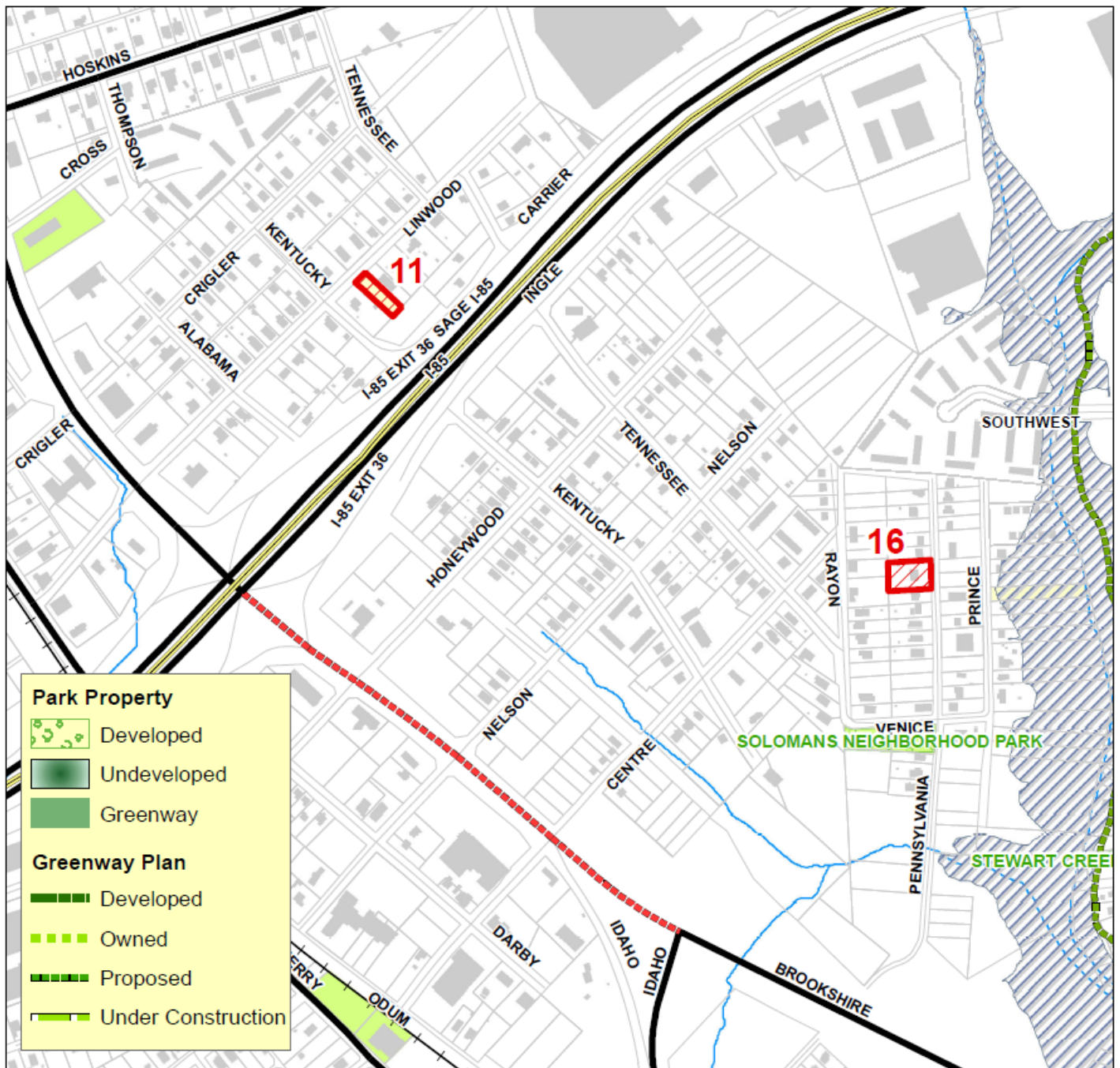
Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department







## Mandatory Referral 12-12 (11 & 16)

Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

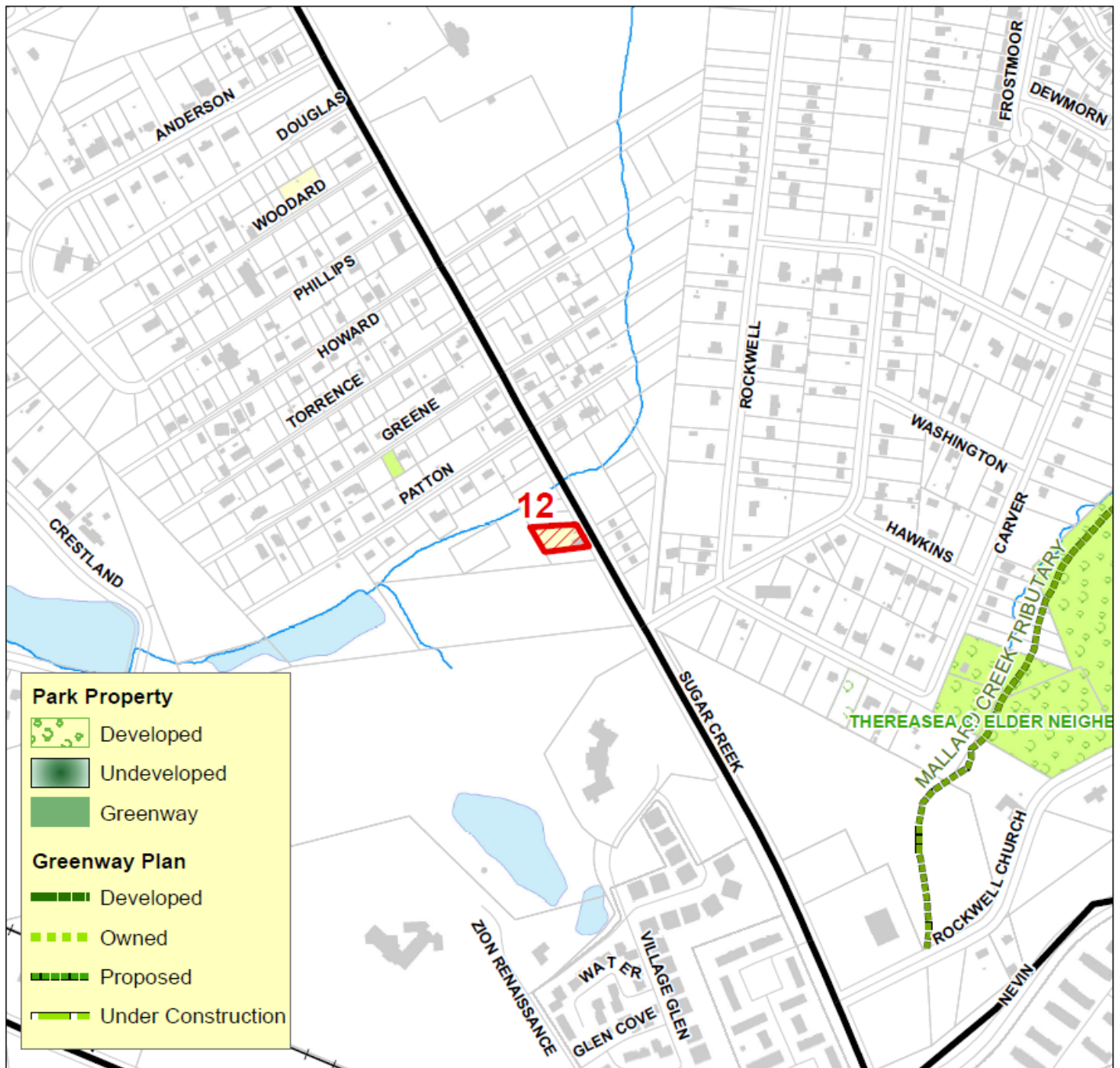
County Property

City Property

FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



## Mandatory Referral 12-12 (12)

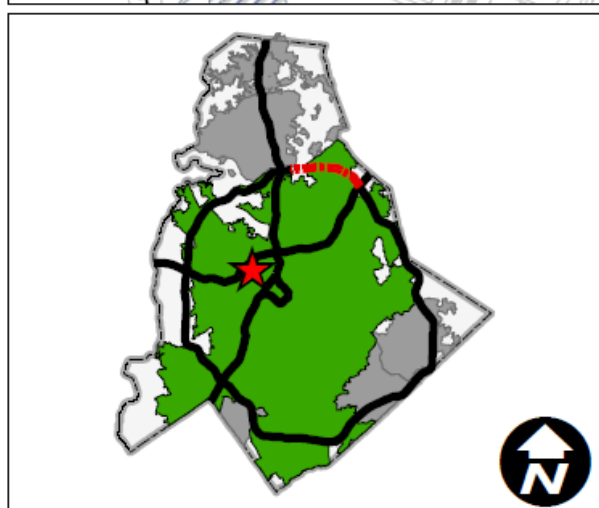
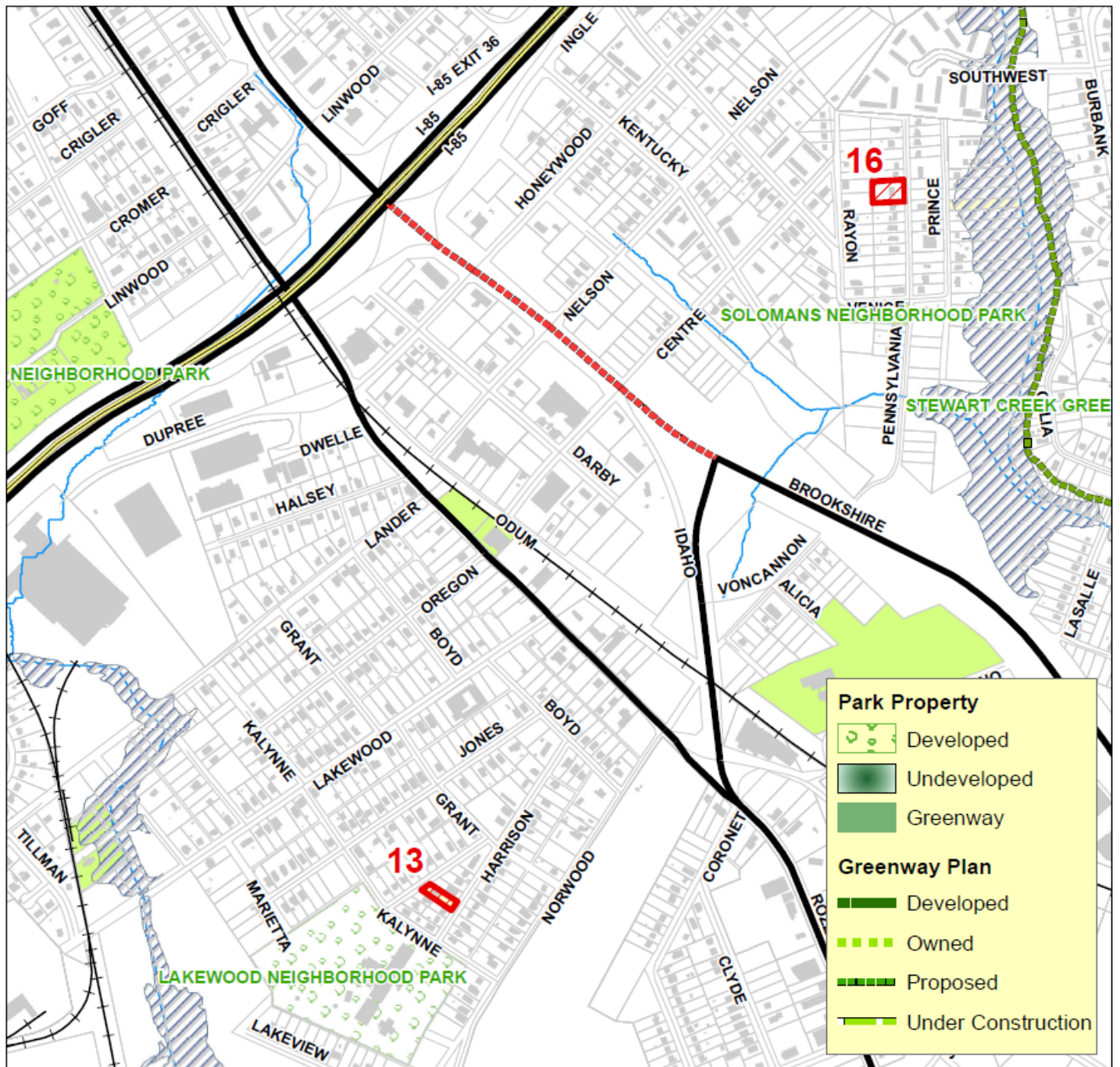
Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain







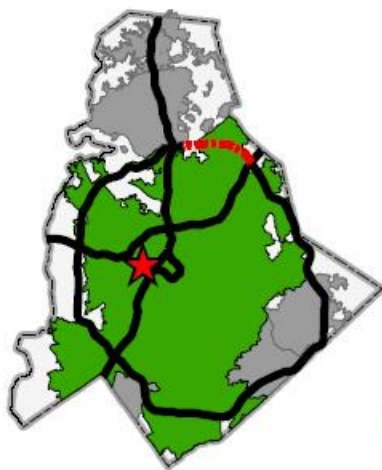
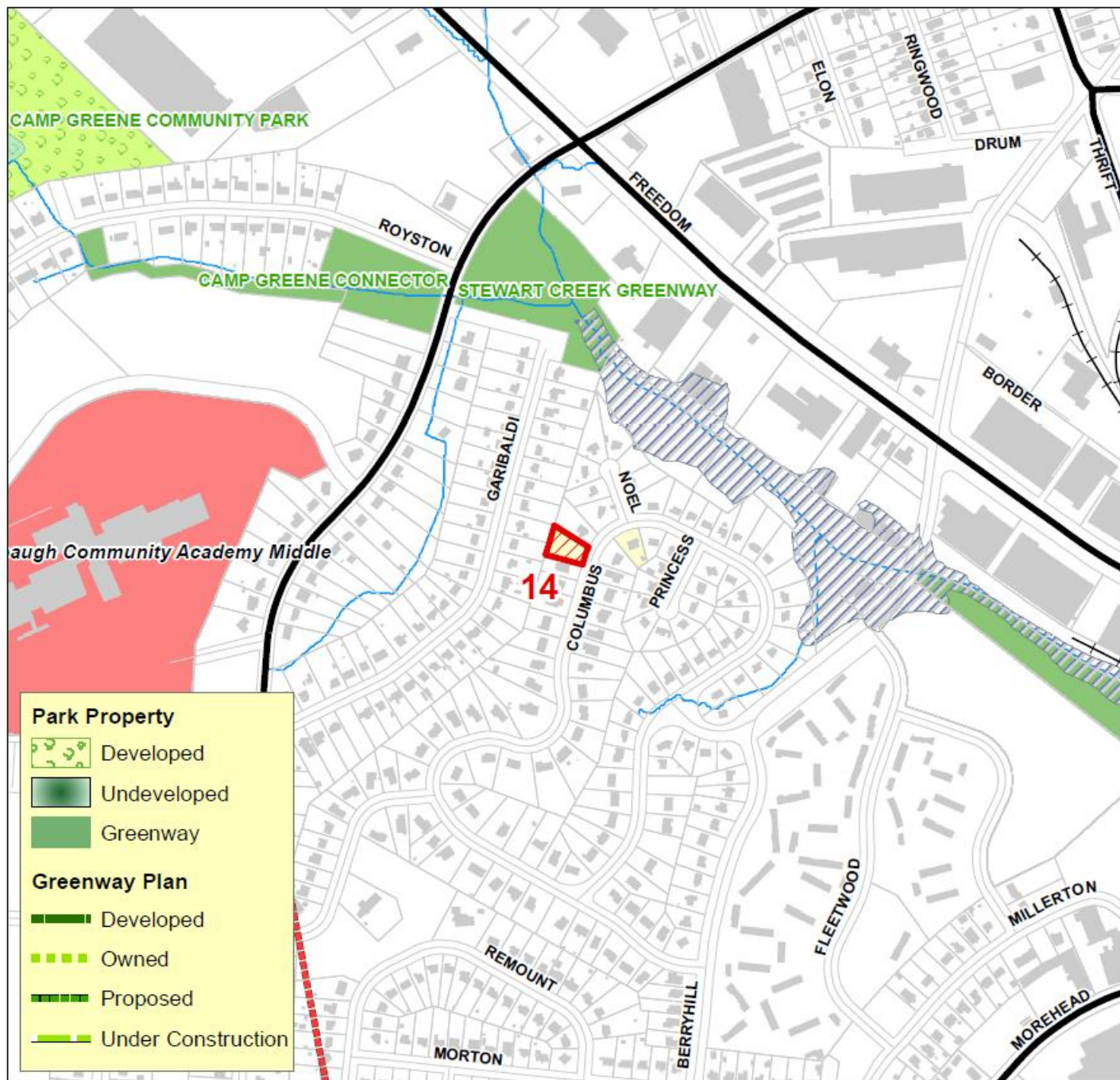
# Mandatory Referral 12-12 (13 & 16)

Submitted by: City Real Estate  
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain







## Mandatory Referral 12-12 (14)

Submitted by: City Real Estate

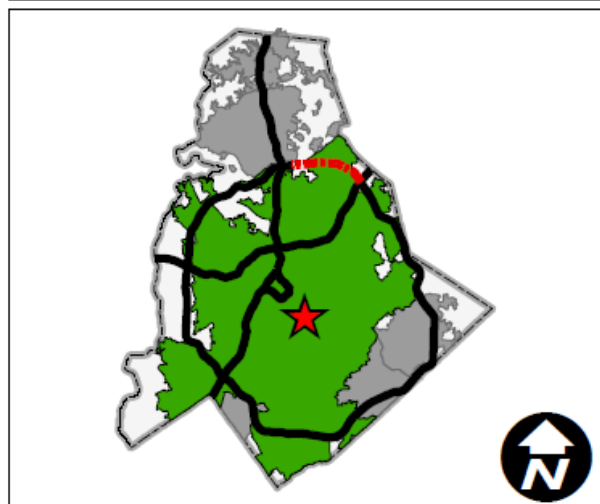
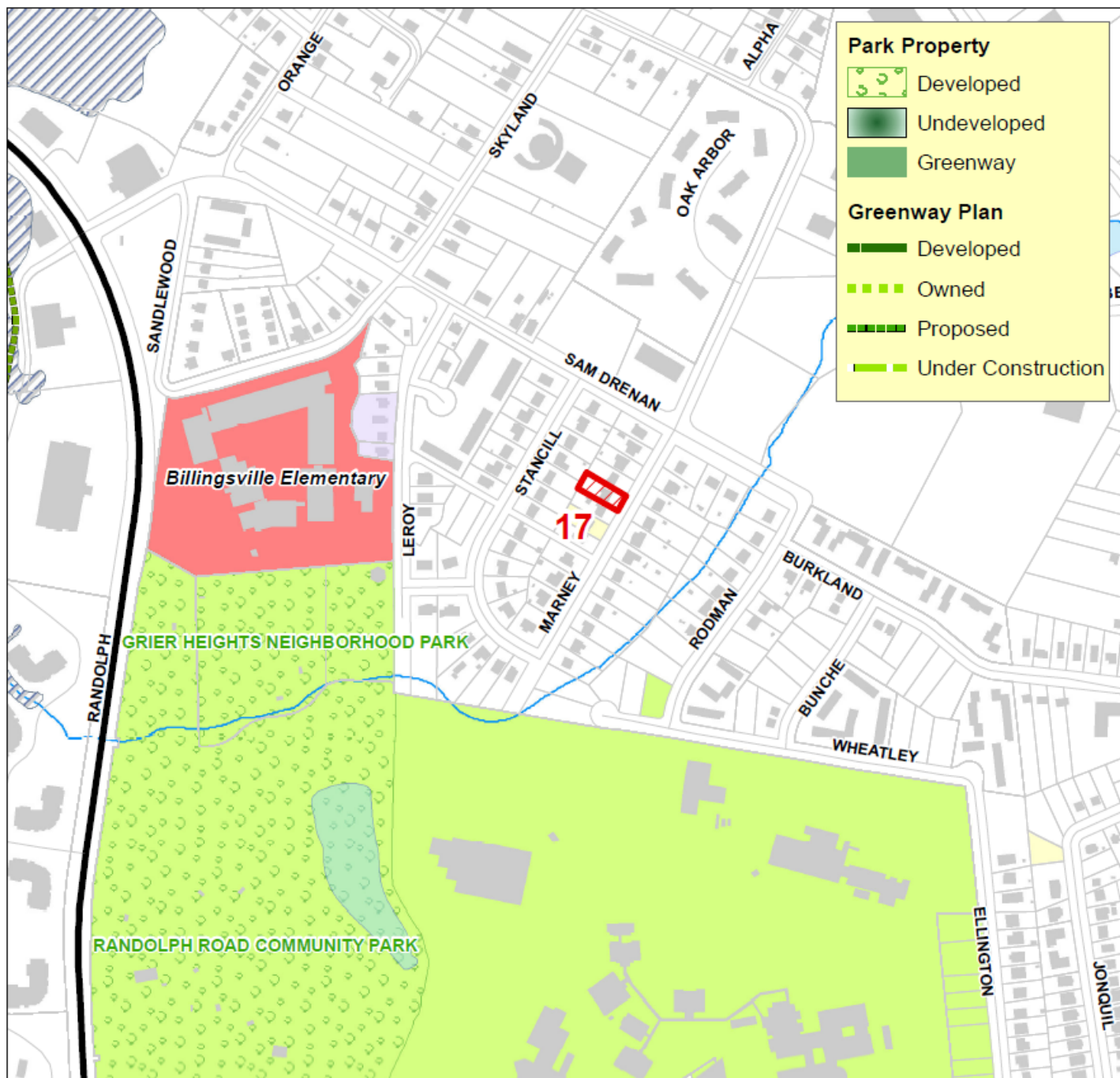
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department





## Mandatory Referral 12-12 (17)

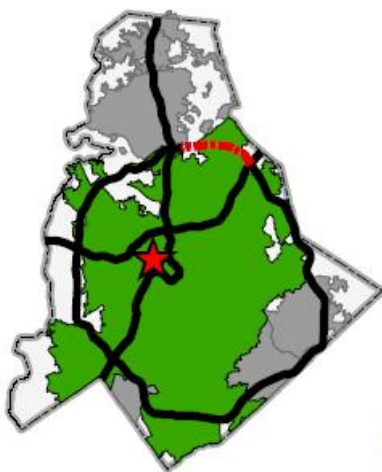
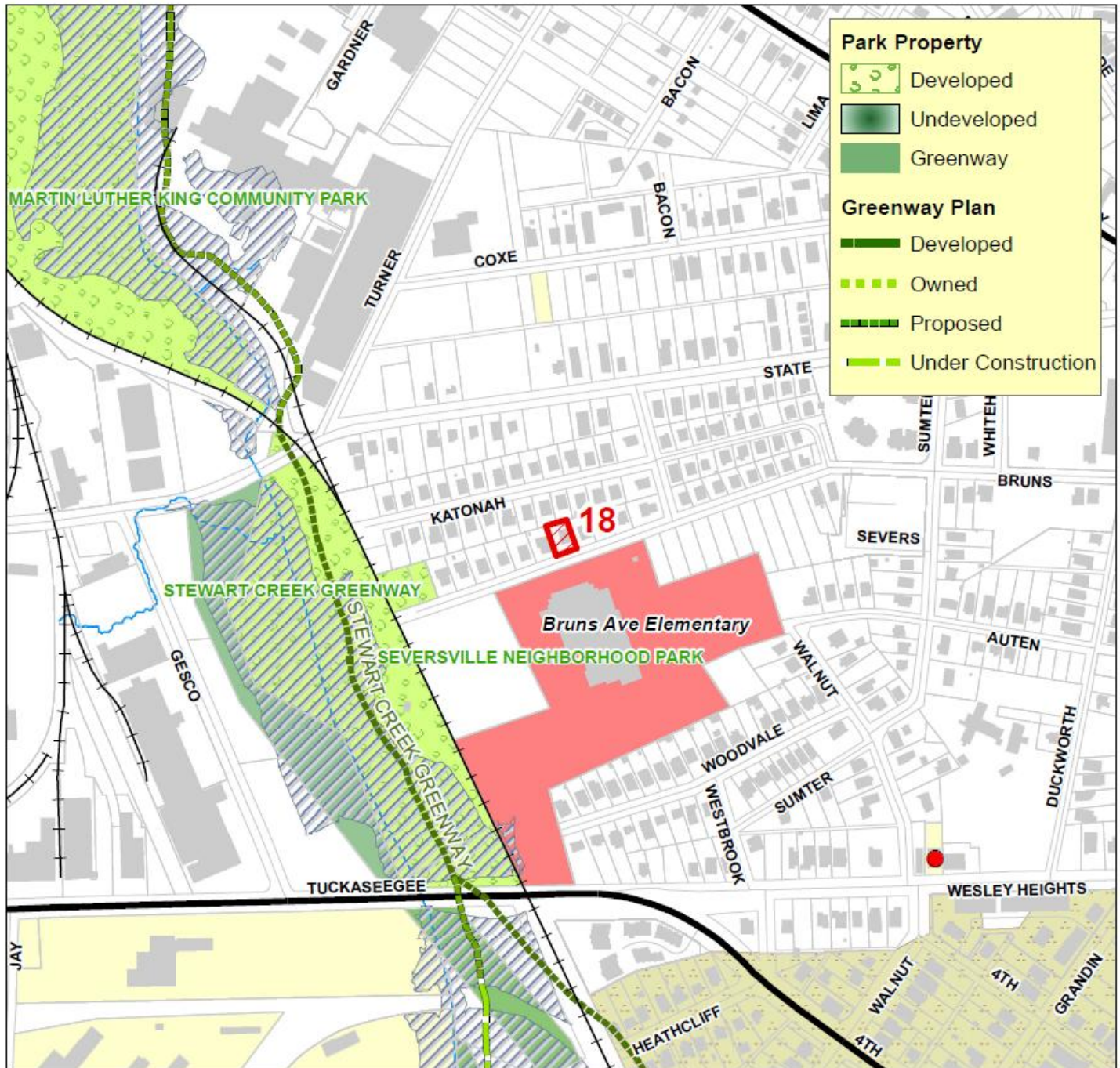
Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

- County Property (Green square)
- City Property (Yellow square)
- FEMA 100 Year Floodplain (Blue hatched square)



Produced by the Charlotte-Mecklenburg Planning Department



## Mandatory Referral 12-12 (18)

Submitted by: City Real Estate

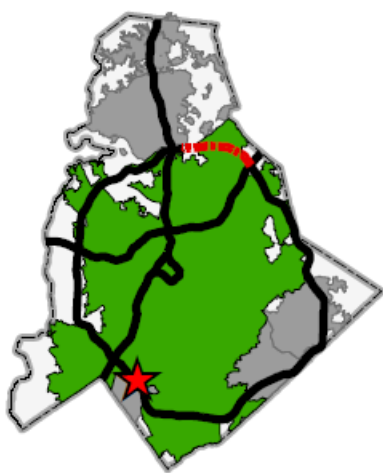
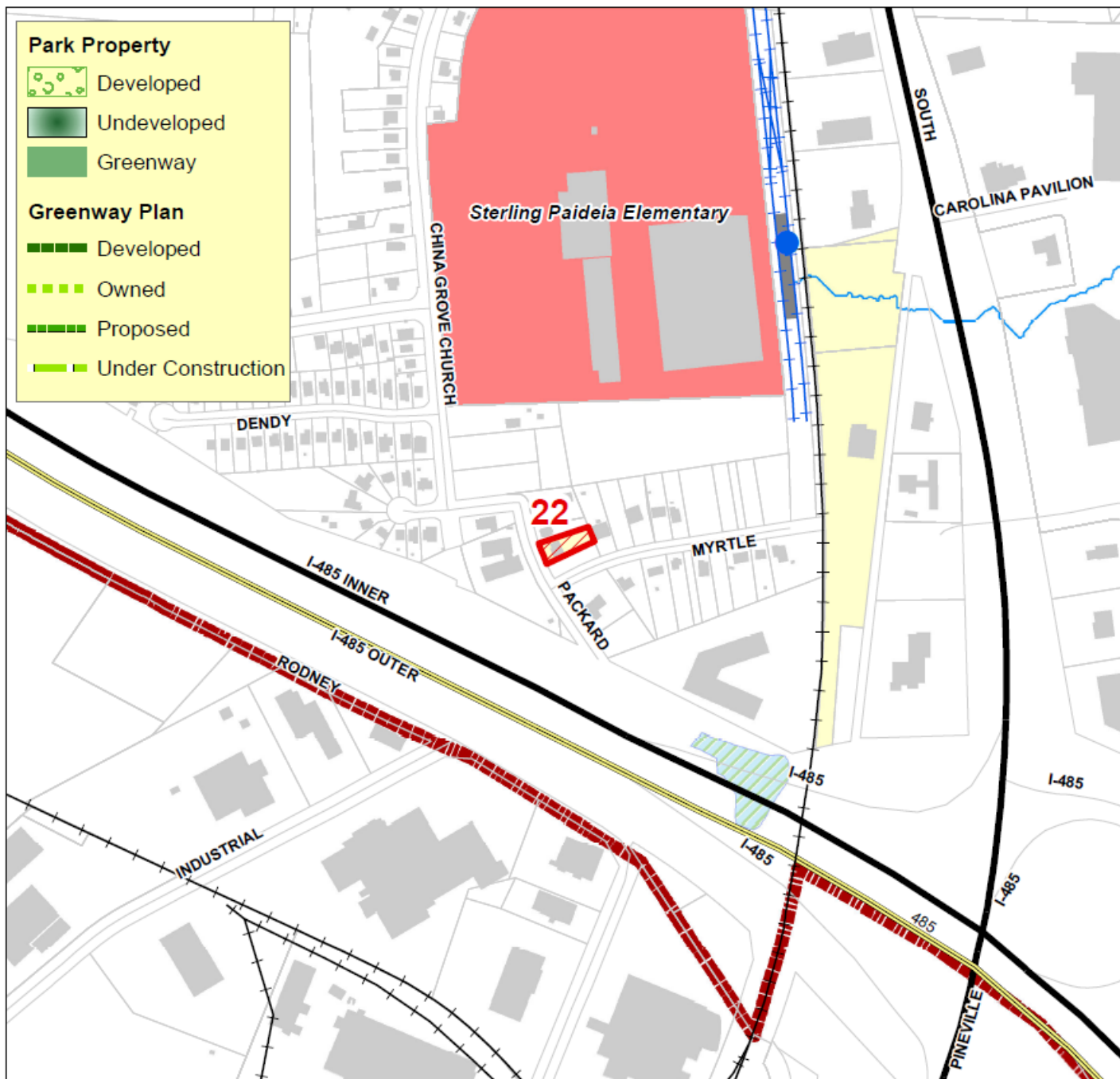
Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



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## Mandatory Referral 12-12 (22)

Submitted by: City Real Estate

Initiated by: Neighborhood & Business Services

- County Property
- City Property
- FEMA 100 Year Floodplain



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