

MANDATORY REFERRAL-REPORT NO. 12-13
Proposal to Sell or Deed Away Various Remnant City-Owned Parcels

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer six City-owned properties out of the City's inventory that are considered "remnant parcels", having little to no economic value and not large enough by themselves, to be buildable lots. All of the remnants are vacant.

In some cases, the assemblage of a City-owned parcel with the adjacent property owner's land could create more value to the entire assembled property. In these cases, an effort will be made to receive economic consideration (ie. payment) for the release of the City-owned parcels. In other cases, where the remnant has no value, the proposal is to deed the remnant parcels to the adjacent property owners.

The list of remnant parcels is as follows:

PARCEL SUMMARY						
	PARCEL #	PROPERTY ADDRESS	ZONING *	CURRENT LAND USE	LOT SIZE (AC.)	AREA PLAN
1	06903534	227 Mill Rd at Solomon St.	R-22MF	Vacant remnant	.07	<i>Central Dist. Plan (1993)</i>
2	06903599	Mill Rd at Solomon Street	R-22MF	Vacant remnant	.01	<i>Central Dist. Plan (1993)</i>
3	09109104	Spencer St	R-5	Vacant, not buildable (nearly landlocked)	1.36	<i>Central Dist. Plan (1993)</i>
4	11502712	2713 Craddock Ave	R-5	Vacant remnant	.01	<i>Central Dist. Plan (1993)</i>
5	15901213	2901 Dunn Ave	B-2	Utility and RR ROW (max. 40' wide)	1.00	<i>Central Dist. Plan (1993)</i>
6	11501701	2643 Mayfair Ave	R-5	Vacant triangular parcel between 3 roads	.35	<i>Central Dist. Plan (1993)</i>

* per. Charlotte Zoning Ordinance

Parcels #1 and #2 appear to have been created in 1980 as the result of the realignment of Solomon Street and are not buildable. Parcel #3 is a landlocked parcel surrounded by single family homes to the north and east, and a church, child care center, and multi-family residential parcel to the south. Parcel #4 appears to be a remnant resulting from the construction of the Craddock Avenue cul-de-sac bulb in 1998. Parcel #5 is a 1-acre sliver of land sandwiched between Dunn Avenue and the Seaboard Coast Line Railroad tracks. It appears to be entirely within the presumptive railroad right-of-way. Due to its shape and proximity to the railroad tracks, it is not a buildable lot. Parcel #6 is a one-third acre triangle of land bounded by streets on all sides. It serves as neighborhood open space.

PROJECT JUSTIFICATION:

The properties at issue are not needed, and do not create value, for any City or County projects. Because they are properties that are not needed for governmental use, they incur year-round maintenance and liability expenses as well as additional clean-up costs due to occasional dumping on the properties.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The guidelines for Asset Management, July 25, 1994 call for the sale or release of any City-owned parcels not needed for the City's core businesses. Additionally, departmental polling conducted among City and County agencies resulted in no identification of public need.

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, along with the consistency of the proposed uses with those plans are detailed in the table below.

PARCEL #	PROPERTY ADDRESS	PRESCRIBED LAND USE	DISPOSITION USE CONSISTENT?
1	227 Mill Rd at Solomon St.	Single/Multi-Family Residential	Yes
2	Mill Rd at Solomon St (lot)	Single/Multi-Family Residential	Yes
3	Spencer St (lot)	Institutional	Yes
4	2713 Craddock Ave	Single Family Residential	Yes
5	2901 Dunn Ave	Multi-Family Residential	No
6	2643 Mayfair Ave	Single Family Residential	Yes

PROJECT IMPACT:

The disposal of the surplus properties will further reduce the liability and maintenance from the City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There is no known relationships to either public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

It is anticipated that title will be transferred to these parcels by the end of 2012.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 27, 2012 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

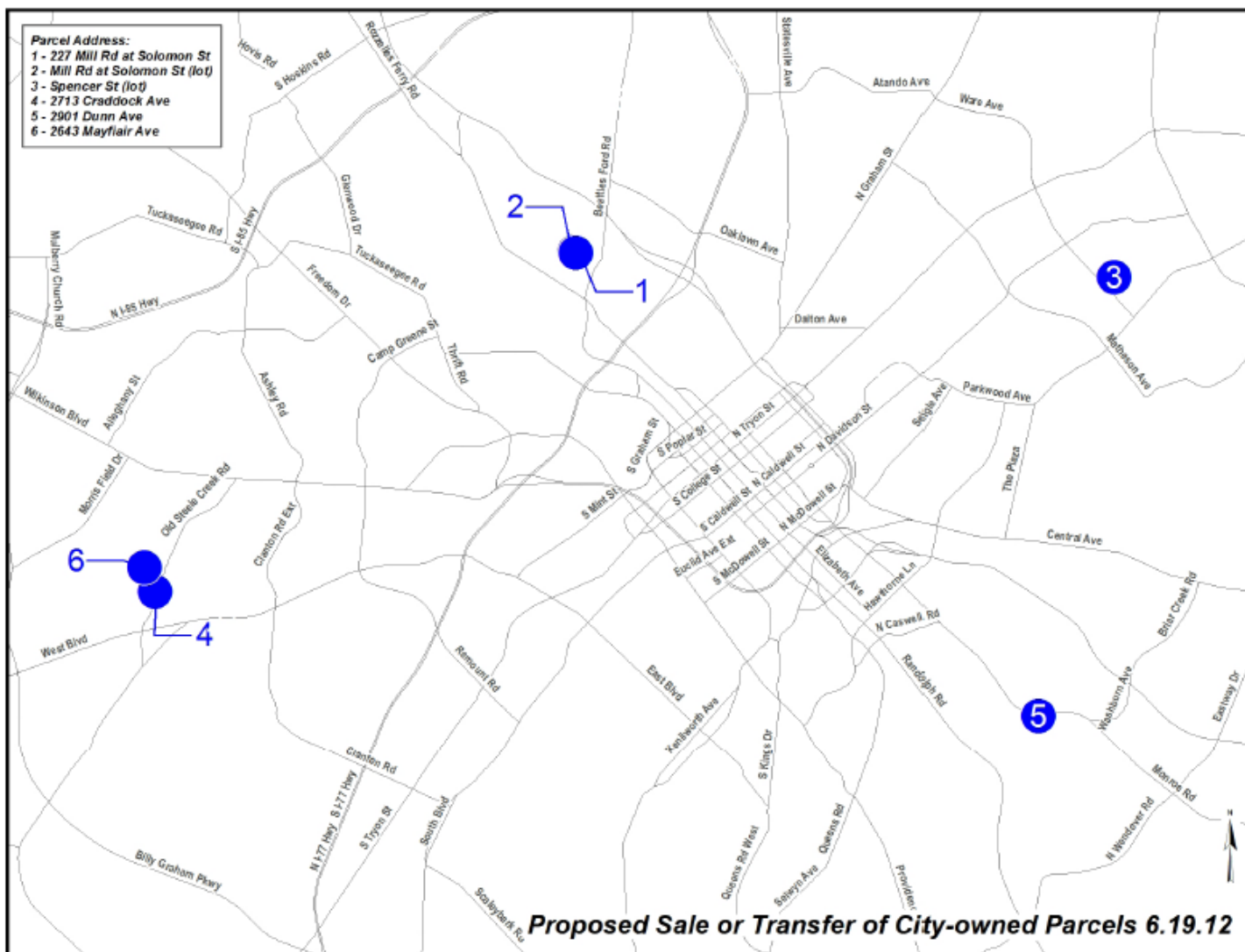
Staff recommends disposition of the subject parcels in the following fashion:

- Parcels #1 and #2 are not buildable and should therefore be deeded to the respective abutters.
- Subdividing the 1.36-acre Parcel #3 and deeding it equitably to each abutter would be difficult and would not add appreciable value to the adjacent parcels. Staff therefore recommends offering the parcel for sale in its entirety to one of the institutional abutters (the church or the child care facility) which would be consistent with the land use recommendation in the *Central District Plan*.
- Parcel #4 should be deeded to the adjacent Parcel #11502716 (2716 Old Steele Creek Road), since it appears to have been taken from this parcel when the right-of-way for the cul-de-sac was created.
- Parcel #5 is not buildable due to its shape and proximity to the railroad tracks. The parcel's eastern boundary is the center line of the tracks, and most of the parcel is composed of railroad tracks, ballast, and embankment. The adjacent green space along Dunn Avenue that includes a welcome sign to the Grier Heights neighborhood is primarily outside of the subject parcel within the street right-of-way, and it should not be affected by the disposition of this parcel. If the City conveys this parcel, it should be offered to the railroad.
- Parcel #6 should be preserved as neighborhood open space by offering it to an entity (e.g. neighborhood association or garden club) willing and able to maintain it.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 17, 2012 meeting the Planning Committee recommended approval of staff disposition recommendations by a 7-0 vote.

1 - 227 Mill Rd at Solomon St
2 - Mill Rd at Solomon St (lot)
3 - Spencer St (lot)
4 - 2713 Craddock Ave
5 - 2901 Dunn Ave
6 - 2643 Mayfair Ave



Proposed Sale or Transfer of City-owned Parcels 6.19.12