

MANDATORY REFERRAL-REPORT NO. 14-47
Proposed Transfer of Six City-Owned Properties to Not-for-Profit Agencies

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to sell or transfer six City-owned properties out of the City's inventory for reoccupation or rehabilitation or for construction of affordable housing by non-profit organizations. These properties were acquired by the City as the result of foreclosures of loans generated by N&BS or through in rem liens and neighborhood revitalization projects.

N&BS works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) to partner to making more affordable housing available in neighborhoods throughout the City. N&BS will release a list of properties approved for transfer to these organizations in order to determine whether they can be rehabilitated or built on for affordable housing opportunities. If none of the organizations are interested in these properties, they would be marketed and offered for sale to the public.

	Address	Parcel ID	Acreage	Zoning ⁽²⁾	Existing Land Use
1	2235 West Blvd	145-183-02	.3	B-1	Vacant
2	1201 Parkwood Ave ⁽¹⁾	083-091-09	.324	B-1	Vacant
3	2021 St. John St	075-057-13	.1	R-5	Single Family Detached
4	3308 Amay James	145-171-05	.168	R-5	Vacant
5	801 Ambassador	071-121-21	.4	R-5	Vacant
6	1723 Taylor Ave	069-092-88	.167	R-5	Vacant

⁽¹⁾ Subject of two previous Mandatory Referrals (MR02-40 and MR03-10)

⁽²⁾ According to the Charlotte Zoning Ordinance

PROJECT JUSTIFICATION:

These properties were acquired as the result of foreclosures or past projects and are not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. N&BS works with non-profit and neighborhood organizations in order to transfer properties for rehabilitation and re-occupancy by the organizations' qualified clients.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels supports City Council's recommendation to develop affordable housing. The proposed transfer of these parcels supports the recommendation to develop affordable housing as outlined in the *FY2010-2015 Consolidated Action Plan* (approved by City Council on April 28, 2014).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The applicable Area Plans, (and adoption dates) the land uses prescribed by those plans, and the land use consistency of the proposed use with the plans are detailed in the table below.

	Address	Adopted Future Land Use	Plan	Consistency
1	2235 West Blvd	Retail	<i>Central District Plan (1993)</i>	No
2	1201 Parkwood Ave	Multi-Family / Office / Retail	<i>Belmont Area Revitalization Plan (2003)</i>	With Condition
3	2021 St. John St	Single Family <=4DUA	<i>Central District Plan (1993)</i>	Yes
4	3308 Amay James	Single Family <=5DUA	<i>Central District Plan (1993)</i>	Yes
5	801 Ambassador	Single Family <=5DUA	<i>Central District Plan (1993)</i>	Yes
6	1723 Taylor Ave	Single Family <=4DUA	<i>Central District Plan (1993)</i>	Yes

PROJECT IMPACT:

The project provides support for home ownership opportunities and neighborhood revitalization.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the properties for use by non-profit organizations and the availability of funds for these organizations to undertake rehabilitation or rebuilding will dictate the completion of the transfers.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 5, 2014, meeting and provided no comments.

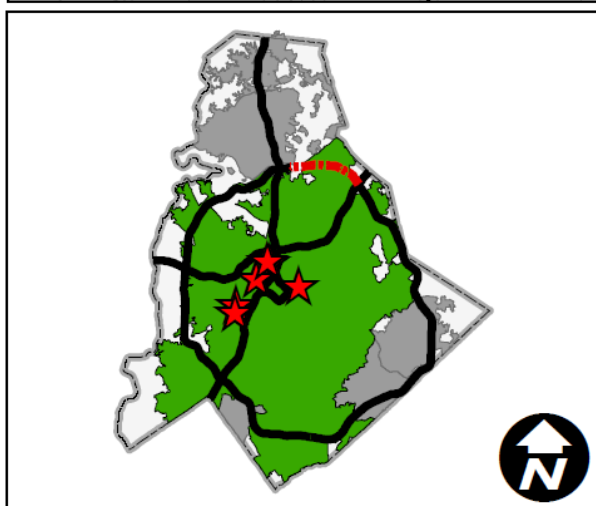
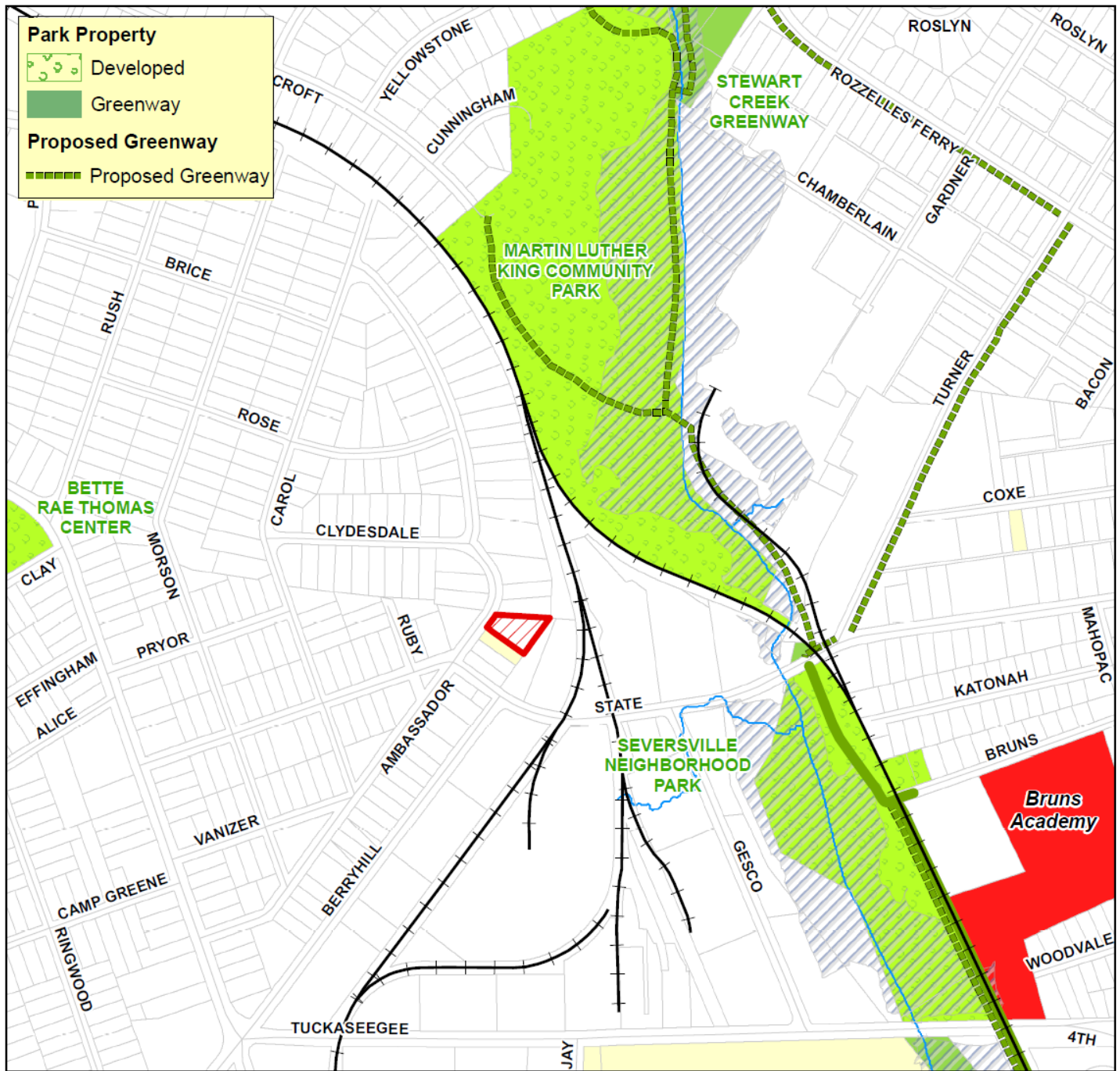
PLANNING STAFF RECOMMENDATION:

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

- Parcel #1 has a non-residential adopted future land use that is not consistent with the proposed residential use. More specific information would be needed regarding the potential future development for this site, ~~before a recommendation can be made, as multi-family residential might be applicable as a future use.~~ Therefore, the recommendation is ~~to defer action pending receipt of additional information on the precise nature of the recommended future land use.~~ to approve the proposed transaction on condition that Planning staff work with Real Estate staff in evaluating the merits of development proposals submitted for this parcel.
- Parcel #2 has a Mixed-Use adopted land use as per the *Belmont Area Revitalization Plan*, which recommends the development of a neighborhood-scale mixed-use node (which could include a residential component as part of a mixture of uses). Staff recommends ~~approval of the proposed transaction on condition that Planning staff work with Real Estate staff in evaluating the merits of development proposals submitted for this parcel—~~that residential development on this parcel be part of a larger mixed-use development that would be consistent with the adopted mixed-use land use for this site.
- Parcels #3 through #6 all have an adopted future land use of Single Family so are recommended for disposition for the proposed use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 18, 2014 meeting the Planning Committee concurred with the staff recommendations ~~(as amended as indicated by the above in red)~~ by a 5-0 vote.



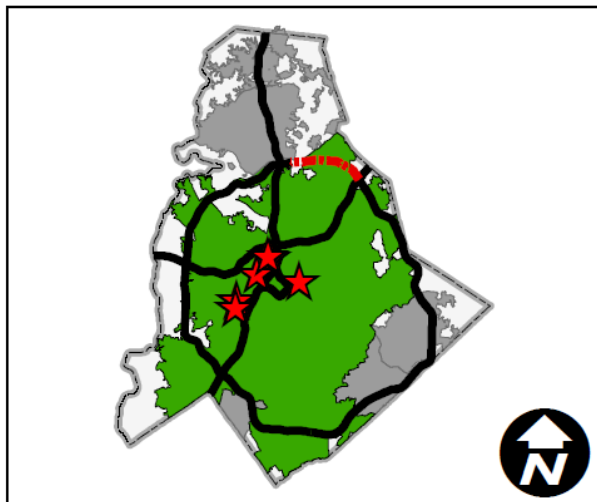
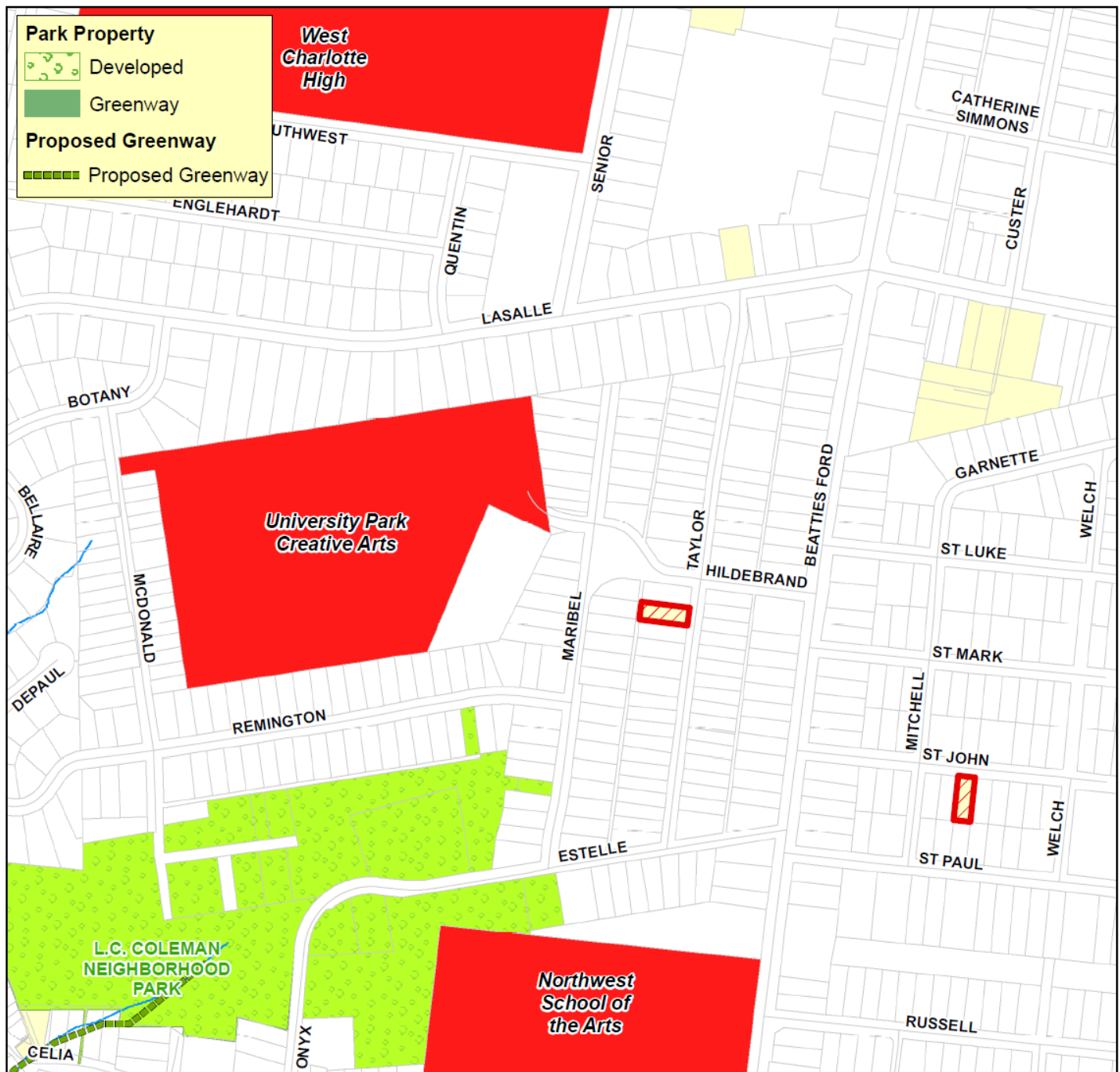
Mandatory Referral 14-47

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

- Mandatory Referral
- City Property
- County Property
- Schools
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department





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