

MANDATORY REFERRAL REPORT NO. 14-48
Proposed Conveyance of a Portion of Wingate Neighborhood Park to the City of Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to convey the 0.28-acre Tax Parcel 115-015-11 located at 2701 Mayfair Avenue to the City of Charlotte. Between 1996 and 2001, the City's Neighborhood Development Department acquired 17 parcels in the Wingate neighborhood of west Charlotte as part of a neighborhood revitalization program. Thirteen of those parcels were donated to the County in 2001 and became Wingate Neighborhood Park. The remaining four parcels were developed with single-family homes under the US Housing and Urban Development HOME housing affordability program. Subsequent to the transfer of the 13 parcels to Mecklenburg County, the City constructed a neighborhood community center on parcel 115-015-11 (a parcel that was one of the 13 parcels incorporated into the park property) to serve the residents of the community. The City is no longer operating community centers and, as a result, is no longer providing services from this location. The former community center building is constructed in the style of a single family home and has been well maintained. Transfer of the parcel to the City will allow the City to offer the building for purchase as a single family home.

The parcel is zoned R-5 (single family residential) under the City of Charlotte's Zoning Ordinance. The property is located within a single family residential area, with the Wingate Park located south and east of the property.

PROJECT JUSTIFICATION:

Since the City is no longer operating community centers and the former community center facility is built in the style of a home, the County has agreed to transfer the property back to the City which will offer the property for purchase and re-use as a single family home. Park and Recreation has determined that conveyance of the parcel to the City and placement back into the housing stock for the area will not negatively impact the park or park operations. The 0.28-acre parcel represents only a small segment of the 2.74-acre neighborhood park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Conveyance of this property is consistent with the City's and the County's goals of increasing the supply of workforce housing within the City and stabilizing neighborhoods. While the conveyance of the parcel will result in a slight decrease in parkland, the County has determined that this small decrease will not result in a detrimental impact on Wingate Park or on the County's ability to fulfill its park and recreation mission. Additionally, the goal of providing housing in this manner is complementary to Park and Recreation's goal of shaping the surrounding community by providing amenities that contribute to the value of neighborhoods and the city as a whole.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends Single Family up to 5 DUA as the adopted land use for this parcel, and the surrounding area. The property is zoned R-5 (Single Family), however due to the building location on the parcel it won't meet the minimum rear yard required under the R-5 zoning district. The driveway and parking lot would also need to be removed, because it doesn't meet the development standards under the R-5 zoning district.

PROJECT IMPACT:

Conveyance of this parcel to the City will result in an increase in the supply of reasonably-priced homes for purchase in the Wingate neighborhood. Park and Recreation has determined that it will not negatively impact Wingate Park or operations at the park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by the conveyance of this parcel to the City as well as the ultimate goal of placing the improvements on the parcel into the housing stock in the neighborhood.

ESTIMATED PROJECT COMPLETION DATE:

The conveyance of this parcel to the City is expected to be completed by the end of December, 2015.

JOINT USE TASK FORCE REVIEW COMMENTS:

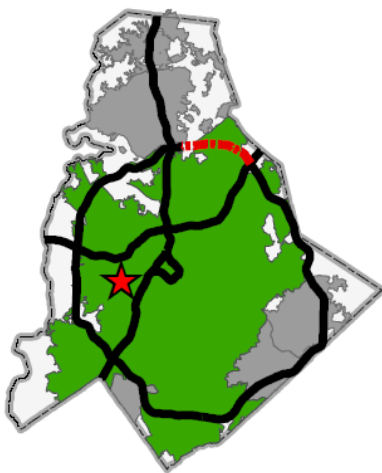
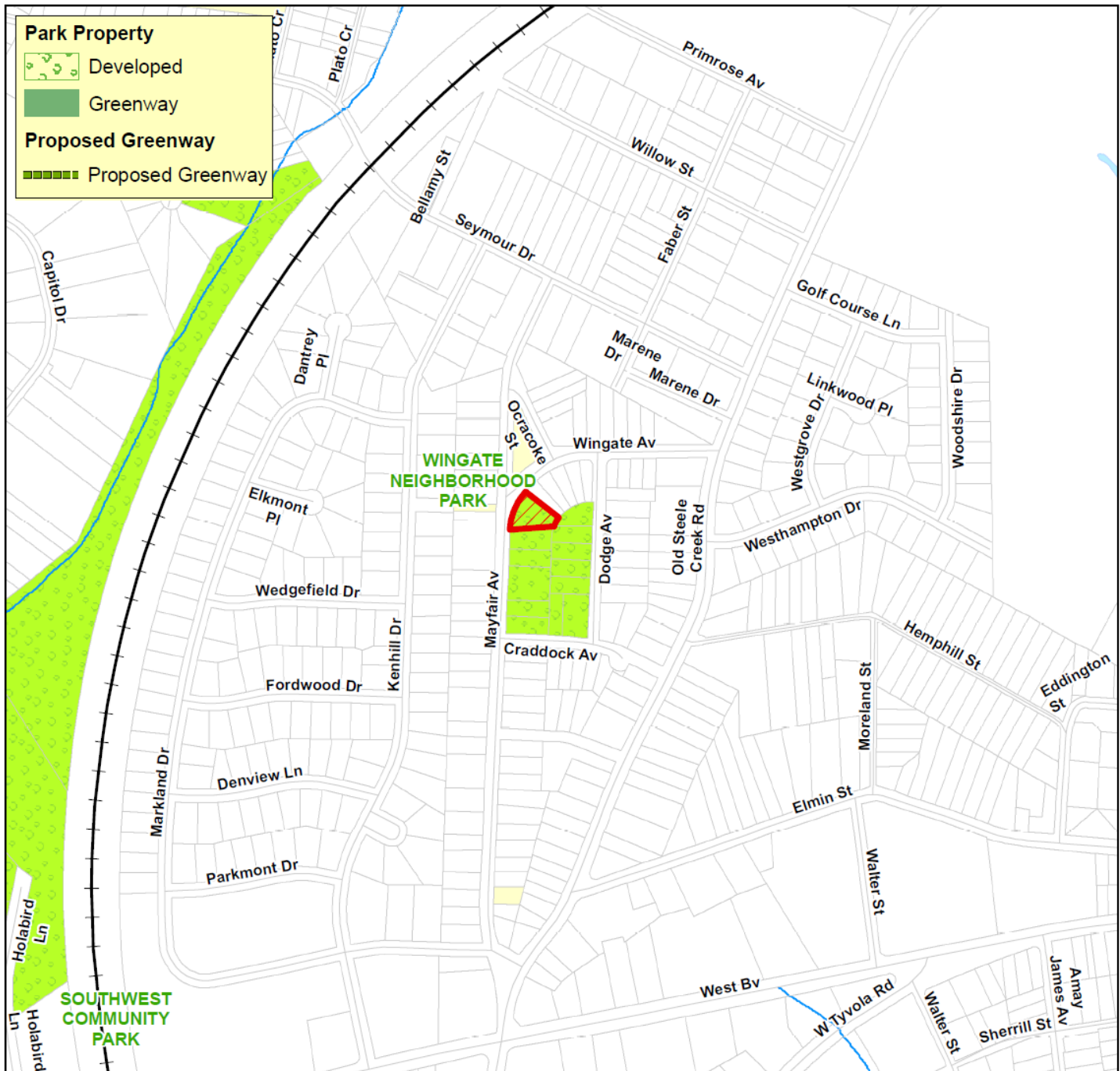
This matter was discussed at the May 6, 2015 Joint Use Task Force meeting and comments were made regarding the driveway and parking lot needing to be removed, and the need to conduct Departmental polling.

PLANNING STAFF RECOMMENDATION:

Planning Department Staff recommends approval of the conveyance of this property for future residential use, once outstanding issues (discussed above under *Consistency With Adopted Land Use Plans*) regarding the non-conforming structure are resolved.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 16, 2015 meeting the Planning Committee recommended approval – subject to the staff-stated condition – by a 5-0 vote.



Mandatory Referral 14-48

Initiated by: Park & Recreation

Submitted by: BSSA-Asset & Facility Management

- Mandatory Referral (Red hatched box)
- City Property (Yellow box)
- County Property (Green box)





Mecklenburg County, North Carolina Wingate Park

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