

MANDATORY REFERRAL-REPORT NO. 15-01
Proposed Sale or Transfer of 13 City-Owned Property on Freedom Drive in Charlotte

PROJECT PROPOSAL AND LOCATION:

The thirteen surplus vacant parcels listed below are located along Freedom Drive, near the intersections with Edgewood Road and Bradford Drive. They were purchased for the road widening project that was completed several years ago. The City of Charlotte is proposing to market the parcels for sale or, where the parcels' size or shape is not conducive to sale, transfer to the adjoining owners.

#	Parcel ID	Property Address	Zoning ⁽¹⁾	Site Size	Current Use	Area Plan and Land Use Recommendation
1	059-041-05	4209 Freedom Dr	R-4	3.718 acres	Vacant	<i>Northwest District Plan, Single Family up to 6 DUA</i>
2	063-052-04	3932 Freedom Dr	R-22MF	.7 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
3	063-052-05	3924 Freedom Dr	R-22MF	.5 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
4	059-011-05	3921 Freedom Dr	R-4	.2 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
5	059-011-01	3901 Freedom Dr	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
6	059-012-18	3821 Freedom Dr	R-4	.782 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
7	059-012-17	3807 Freedom Dr	R-4	1.93 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
8	059-012-16	3801 Freedom Dr	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
9	063-041-01	3740 Freedom Dr	R-22MF	.166 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
10	063-041-15	815 Bradford Dr	R-22MF	.218 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
11	059-013-20	3745 Freedom Dr	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
12	059-013-01	1223 Edgewood Rd	R-4	.1 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
13	059-013-02	1227 Edgewood Rd	R-4	.2 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>

⁽¹⁾ According to Charlotte Zoning ordinance

In terms of future land use that would result from the proposed sales, the parcels would be marketed as presently zoned. Buyers would be determined through an upset bid process where sales would be to the highest bidder; conditions of future land use would then be determined by zoning (which can be changed by City Council at the buyer's request). The City doesn't generally place deed restrictions or other conditions dictating future use on property sales that aren't for a specific use/program, such as for affordable housing through a non-profit organization.

Therefore, specific land uses can't be ascertained at this time as prospective buyers haven't been identified. Development in accordance with existing zoning would be preferred.

PROJECT JUSTIFICATION:

The parcels were acquired for the Freedom Drive road widening project and are no longer needed for City use. The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market for sale or transfer to adjoining owners these parcels. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Charlotte City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The northernmost property is within the *Northwest District Plan* (1990) and is recommended for Single Family Residential land uses with a density of up to six dwelling units per acre. The remaining twelve properties are within the *Thomasboro/Hoskins Small Area Plan* (2002) and are recommended for Single Family Residential land uses with a density of up to five dwelling units per acre. It has been noted that the properties will be sold as currently zoned with no specific intended use at this time.

PROJECT IMPACT:

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax rolls.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 7, 2015, meeting and there were no joint use comments.

PLANNING STAFF RECOMMENDATION:

At this time, staff recommends deferral on the decision regarding the four parcels zoned R-22MF (parcels 2, 3, 9 and 10 on the table above) and whether they should be sold as currently zoned for the use prescribed by current zoning (PIDs 063-052-04, 063-052-05, 063-041-01, and 063-041-15). The current zoning of R-22MF (Multi-family residential up to 22 dwelling units per acre) is inconsistent with the adopted land use plan recommendation of single family up to 5 dwelling units per acre in the *Thomasboro/Hoskins Small Area Plan* (2002) and staff is requesting additional time to review the case.

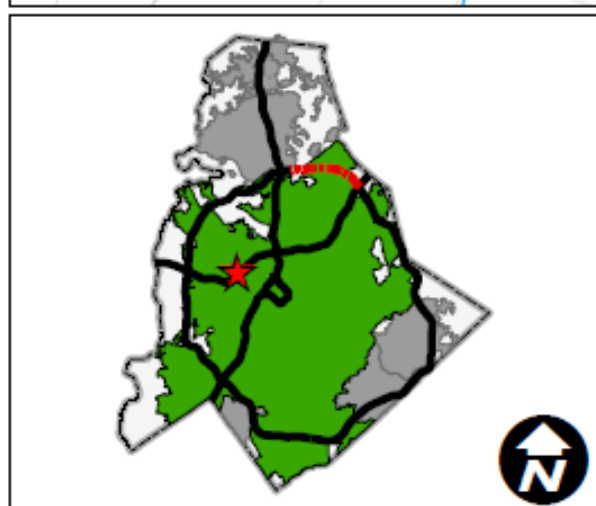
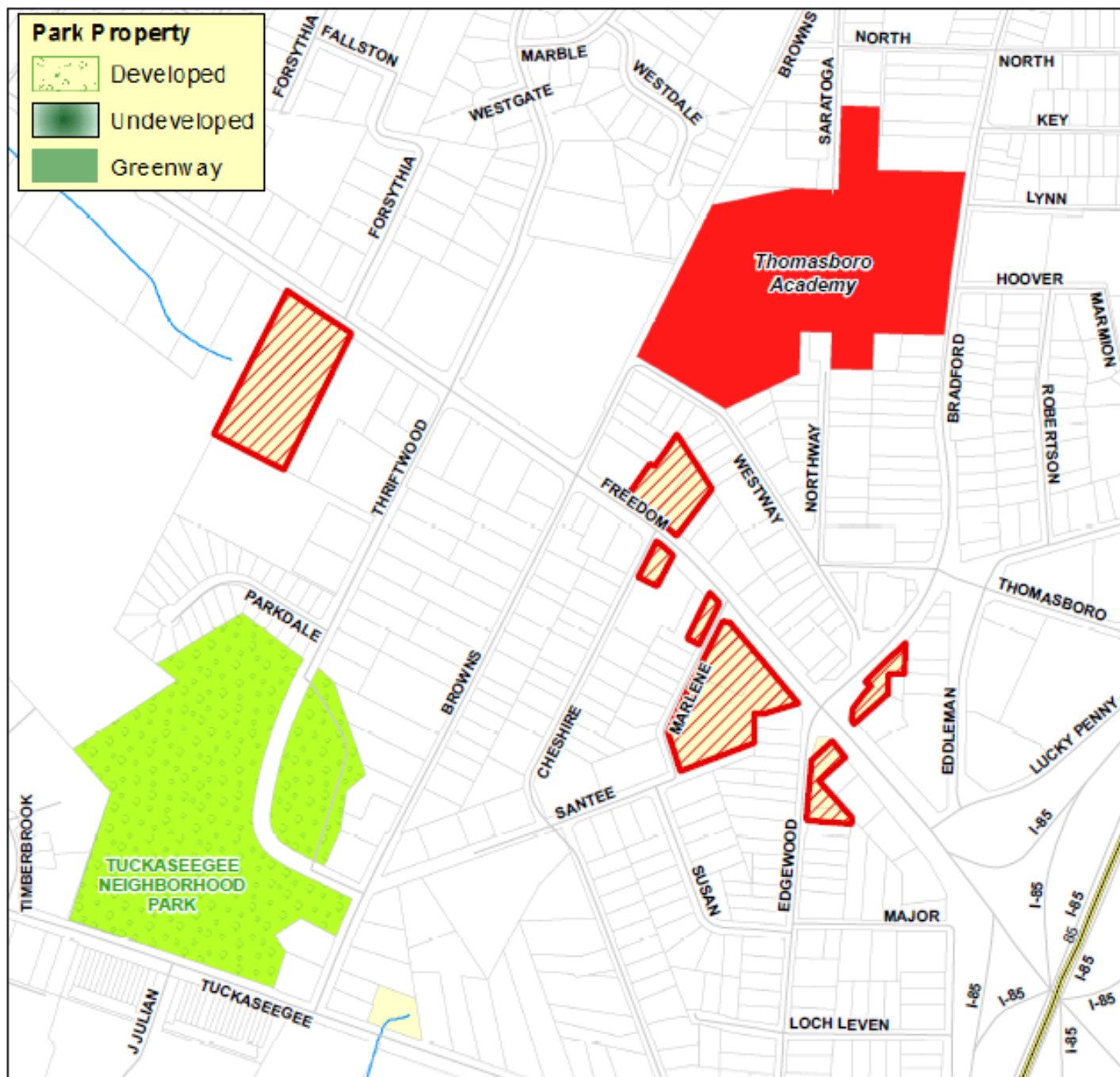
Staff recommends approval of the sale of the remaining nine parcels (parcels 1, 4 through 8, and 11 through 13 on the table above), since the current zoning (therefore the marketing plan and likely future land use) is consistent with the adopted land use plans.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their January 20, 2015 meeting the Planning Committee by a 5-0 vote:

- Recommended approval of sale of parcels 1, 4 through 8, and 11 through 13 from the table above, and
- Recommended deferral of action on parcels 2, 3, 9 and 10 to enable Planning to further assess the planned transaction relative to the land use recommendations in the *Thomasboro/Hoskins Small Area Plan*





These actions effectively endorsed the Planning staff recommendations.



Mandatory Referral 15-01

Initiated by: E & PM, City Real Estate

Submitted by: E & PM, City Real Estate

-  Mandatory Referral
-  City Property
-  County Property
-  Schools

Produced by the Charlotte-Mecklenburg Planning Department

