

**MANDATORY REFERRAL-REPORT NO. 15-04**  
**Proposed Sale or Transfer of City-Owned Property on Mayfair Avenue**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to sell or transfer a City-owned property out of the City's inventory for reoccupation by a low income family. This property was acquired by the City as the result of foreclosures of a loan generated by N&BS. The property is located at 2839 Mayfair Avenue (115-028-25) and consists of approximately .137 acres. The property includes a vacant single family residence and is zoned R-5 (single family residential) according to the Charlotte Zoning Ordinance.

N&BS works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) to partner in making more affordable housing available in neighborhoods throughout the City. N&BS uses surplus properties received through foreclosure in strategic ways to meet community housing needs.

**PROJECT JUSTIFICATION:**

This property was acquired as the result of foreclosure and is 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 this parcel supports City Council's recommendation to develop affordable housing.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The *Central District Plan* (1993) identifies low-density residential uses as appropriate land uses for the area in question.

**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 other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Interest in the property 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.

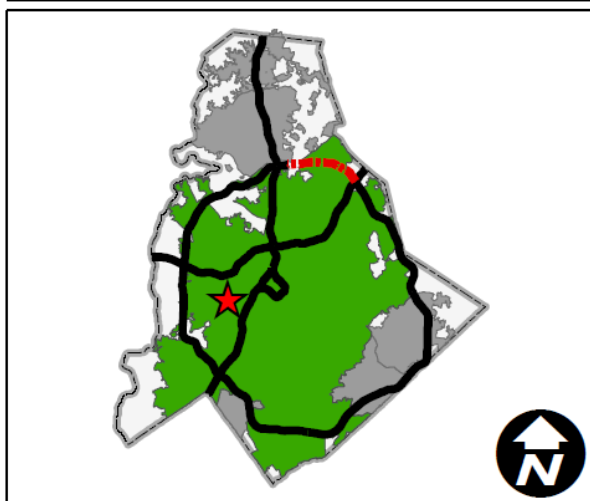
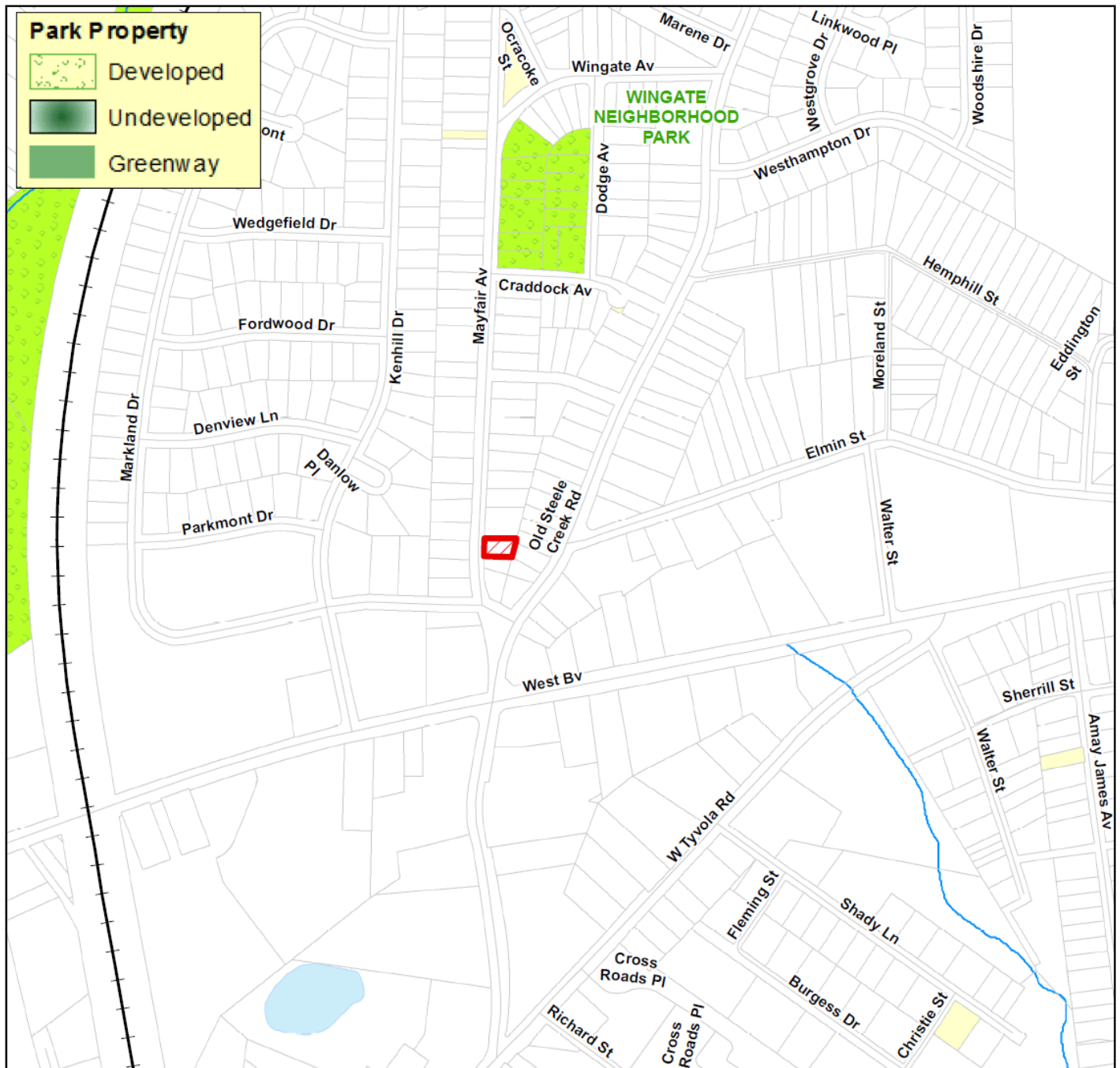
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their February 4, 2015, meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:** Planning staff recommends approval of the proposed transaction. The proposed land use is consistent with the *Central District Plan* (1993).

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their March 17, 2015 meeting, the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 15-04

Initiated by: Neighborhood & Business

Submitted by: E&PM, Real Estate

- Mandatory Referral
- County Property
- City Property
- Ponds

Produced by the Charlotte-Mecklenburg Planning Department

