

MANDATORY REFERRAL-REPORT NO. 15-11
Proposed Sale or Transfer of 4 City-Owned Property on Freedom Drive in Charlotte

PROJECT PROPOSAL AND LOCATION:

The four 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.

Planning staff and Planning Committee recommended that nine of a total of 13 parcels be for approval of sale at their meeting on January 20, 2015 (MR15-01). At the time it was also recommended that decisions be deferred on the other four parcels. The four that were deferred are listed below.

#	Parcel ID	Property Address	Zoning ⁽¹⁾	Site Size	Current Use	Area Plan and Land Use Recommendation
1	063-052-04	3932 Freedom Dr	R-22MF	.7 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
2	063-052-05	3924 Freedom Dr	R-22MF	.5 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
3	063-041-01	3740 Freedom Dr	R-22MF	.166 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>
4	063-041-15	815 Bradford Dr	R-22MF	.218 acres	Vacant	<i>Thomasboro/Hoskins Small Area Plan, Single Family up to 5 DUA</i>

⁽¹⁾ According to Charlotte Zoning ordinance

These four parcels will be marketed as R-5 (residential up to 5 dwelling units per acre) as that is the adopted land use of these parcels. However, the properties will not be rezoned prior to sale and could therefore be developed under their current zoning.

Inasmuch as prospective buyers have not been identified at this time, specific land uses can't be ascertained. Development in accordance with adopted land use 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 four properties (PIDs 063-052-04, 063-052-05, 063-041-01, and 063-041-15) 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. The current zoning is inconsistent with the adopted land use for Single Family Residential land uses with a density of up to five dwelling units per acre.

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.

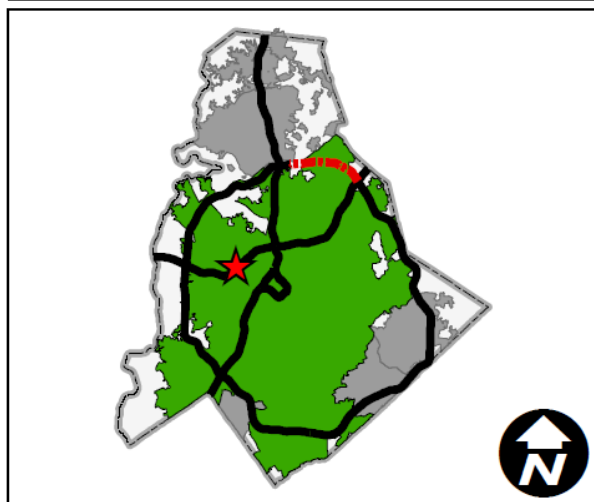
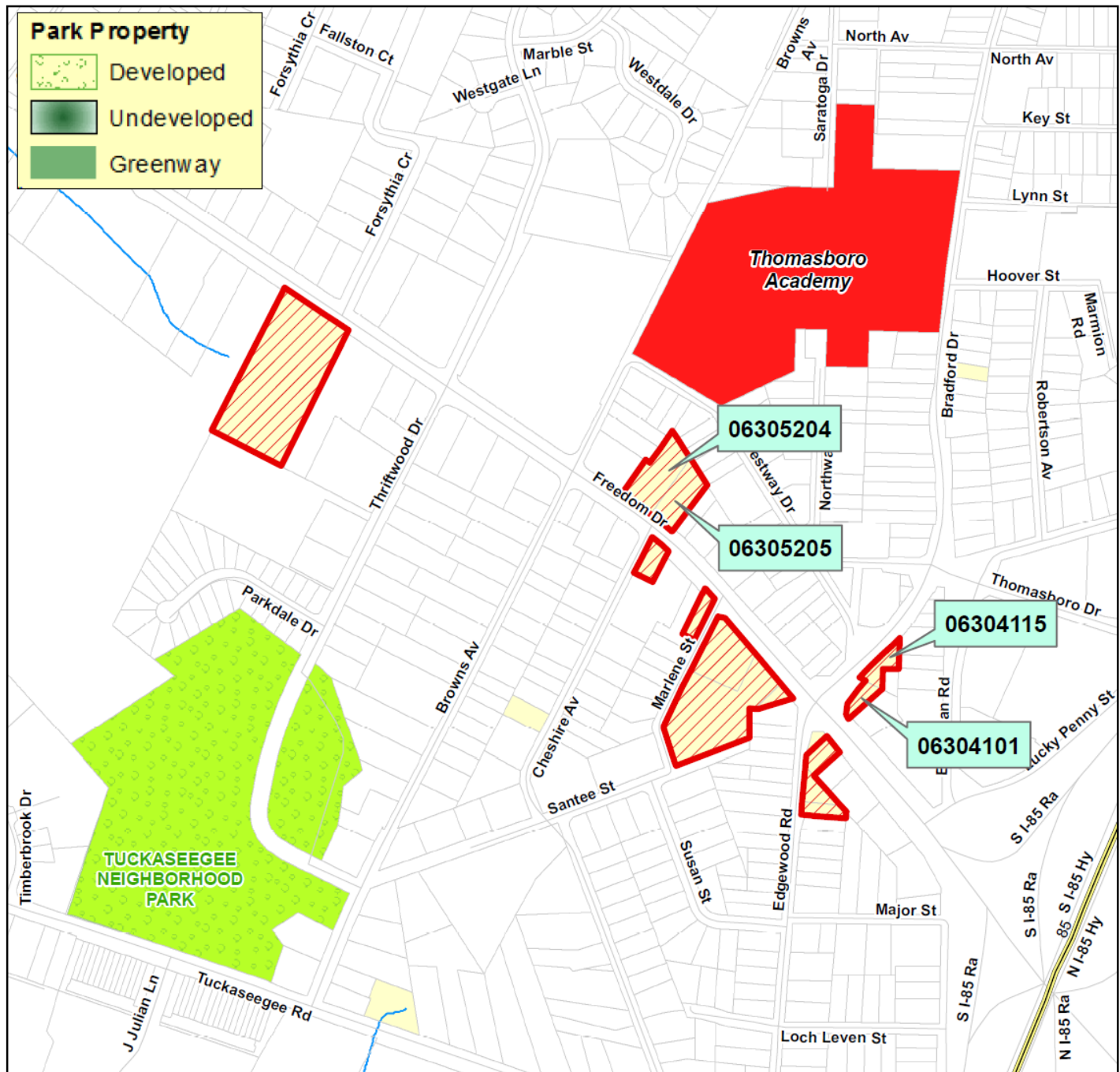
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the sale of the four parcels. They will likely be sold as currently zoned: R-22MF (Multi-family residential up to 22 dwelling units per acre) and could potentially be developed under current zoning.

It should be noted that since the current zoning 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), staff would likely not support a rezoning greater than R-5 (Residential up to 5 DUA) were the buyers to seek a higher density zoning.





CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 17, 2015 meeting, the Planning Committee recommended approval by a 4-1 vote.



Mandatory Referral 15-11

Initiated & Submitted by: E & PM, City Real Estate

-  Mandatory Referral
-  City Property
-  County Property
-  Schools



Produced by the Charlotte-Mecklenburg Planning Department