

MANDATORY REFERRAL-REPORT NO. 15-39
Proposed Transfer of City-Owned Property on Bells Knox Road

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer a City-owned property at 1337 Bells Knox Road out of the City's inventory for re-occupancy by a non-profit organization. This property was acquired by the City as the result of foreclosure of a loan generated by N&BS.

The property is improved with a single family home and is zoned R-4 (single family residential) according to the Charlotte Zoning ordinance. The property is located in an area of other single family homes.

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 releases 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 will be marketed and offered for sale to the public. In this case, an organization is interested in acquiring the property for affordable housing.

PROJECT JUSTIFICATION:

This property was acquired as the result of a 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 adopted land use for this parcel is single family up to 4 DUA, as per the *Mt. Holly Road Special Project Plan* (1994). The property is located with a single family neighborhood, and surrounded by residential development. Retention of this property's use as a single family dwelling would; therefore, be consistent with the *Mt. Holly Special Project Plan*.

PROJECT IMPACT:

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

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known other projects in the area.

ESTIMATED PROJECT COMPLETION DATE:

The transfer will be completed following Planning Committee recommendations and City Manager approval.

JOINT USE TASK FORCE REVIEW COMMENTS:

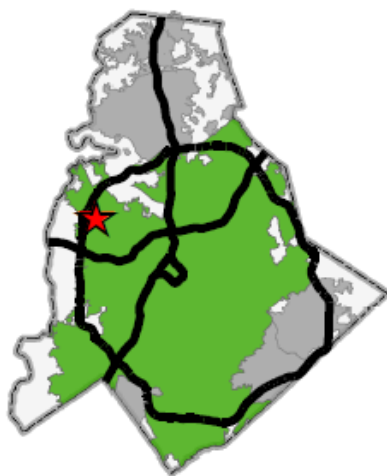
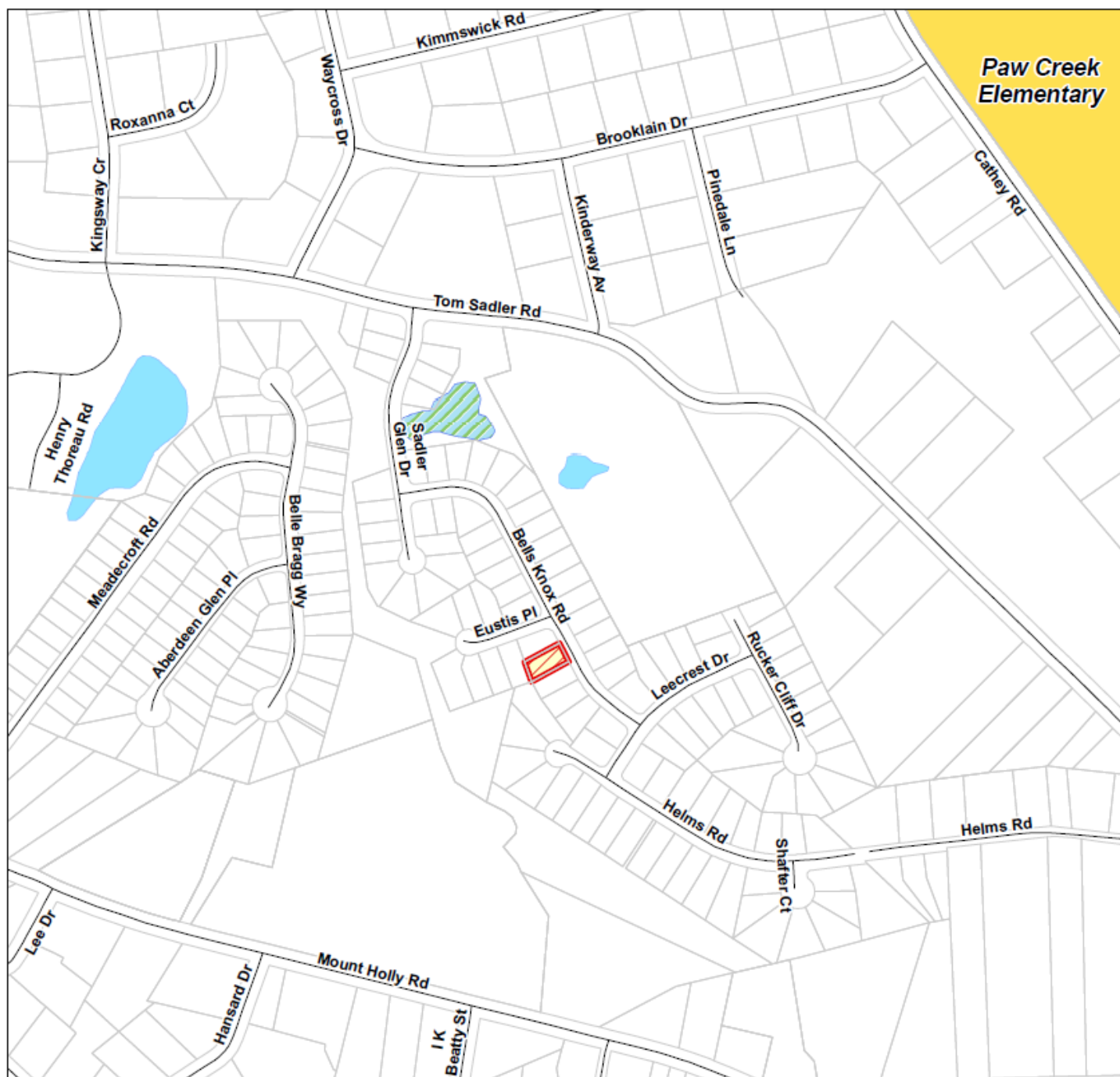
The Joint Use Task Force discussed this matter at their September 2, 2015, meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed property transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:






At their September 15, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-39

Initiated by: Neighborhood & Business Services

Submitted by: E&PM, Real Estate

-  Mandatory Referral
-  Schools
-  City Property
-  Ponds
-  Wetland



Produced by the Charlotte-Mecklenburg Planning Department