

MANDATORY REFERRAL-REPORT NO. 15-52
Proposed Sale or Transfer of Seven City-Owned Properties in Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer seven City-owned properties out of the City's inventory for rehabilitation by a non-profit organization or reoccupation by a buyer.

PARCEL ID	ADDRESS	ZONING ⁽¹⁾	LOT SIZE (AC.)	CURRENT LAND USE	ADOPTED LAND USE	DISTRICT or AREA PLAN
115-028-25	2839 Mayfair Ave	R-5	0.137	Residential (house)	Single Family - 5 DUA	<i>Central District Plan</i> (adopted 1993)
105-031-03	2524 McLean Rd	R-3	0.800	Residential (house)	Single Family - 4 DUA	<i>Newell Area Plan</i> (adopted 2002)
063-064-53	325 S. Cloudman St	R-5	0.186	Residential (house)	Single Family – 5 DUA	<i>Thomasboro/Hoskins</i> (adopted 2002)
077-048-02	2316 Carmine St	R-22MF	0.171	Residential (house)	Office / Business Park	<i>Statesville Ave. Corridor Plan</i> (adopted 2001)
115-017-01	2643 Mayfair Ave	R-5	0.452	Vacant	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)
067-041-38	2619 Columbus Cir	R-5	0.208	Vacant	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)
071-121-21	801 Ambassador St	R-5	0.400	Vacant	Single Family – 5 DUA	<i>Central District Plan</i> (adopted 1993)

These properties were acquired by the City as the result of foreclosure of loans generated by N&BS or in rem liens and neighborhood revitalization projects.

(1) Per Charlotte Zoning Ordinance

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 any of the organizations are not interested in these properties, they would be marketed and offered for sale to the public.

PROJECT JUSTIFICATION:

These properties were acquired as the result of foreclosures or past projects and are 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 reoccupancy by the organizations' qualified clients. Those properties which are not transferred to non-profits are offered for sale to the public, subject to the upset bid process.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The transfer of these parcels supports City Council's recommendation to develop affordable housing.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for the sites is detailed in the table above. All the sites, except one, have an adopted land use of single family, and consistent with the intended uses. The one parcel at 2316 Carmine Street while having an adopted land use for Office / Business Park is currently a house located in a residential area. The adopted land use for Office / Business Park is a long term policy, and would only be considered if all the parcels in the neighborhood are assembled for one unified development. The continued use of this property as residential is consistent with the adopted 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 vicinities of these properties.

ESTIMATED PROJECT COMPLETION DATE:

Interest in the properties 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 November 4, 2015, meeting and offered no comments.

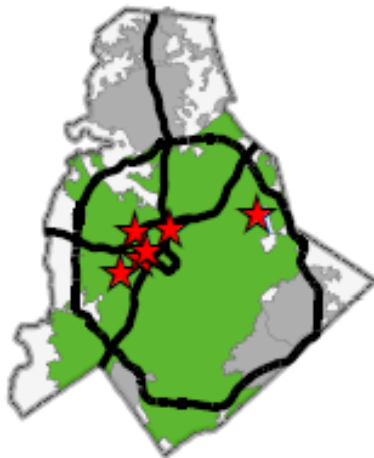
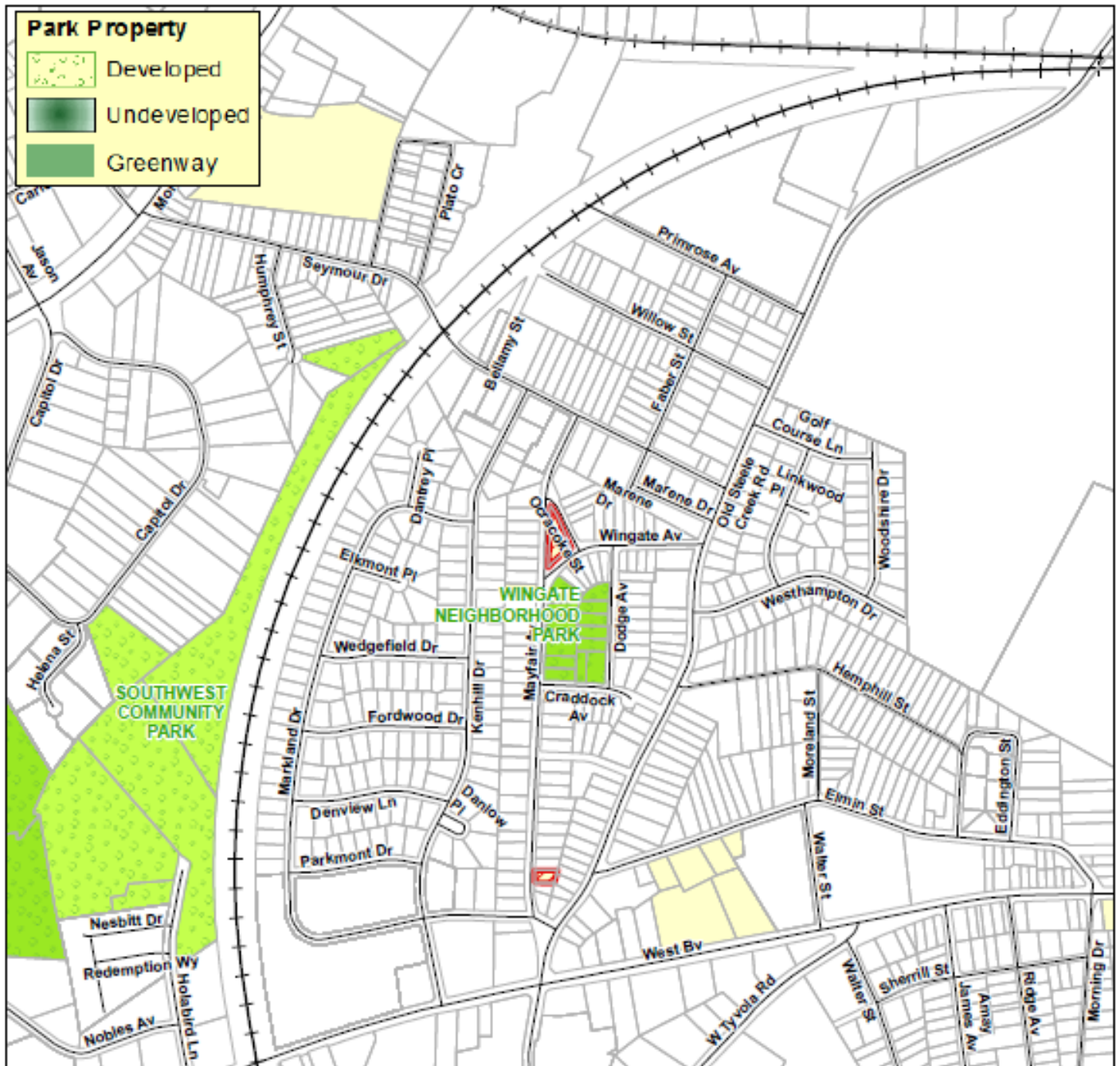
PLANNING STAFF RECOMMENDATION:

Planning Department staff recommends approval of the proposed land transfers.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

2839 and 2643 Mayfair Avenue



Mandatory Referral 15-52

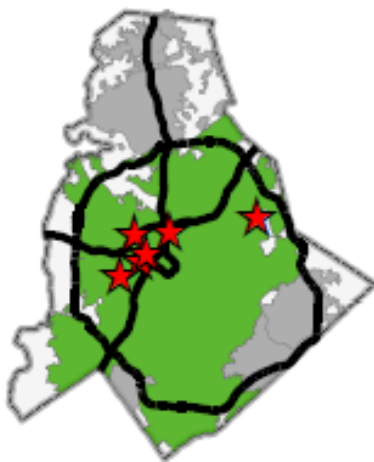
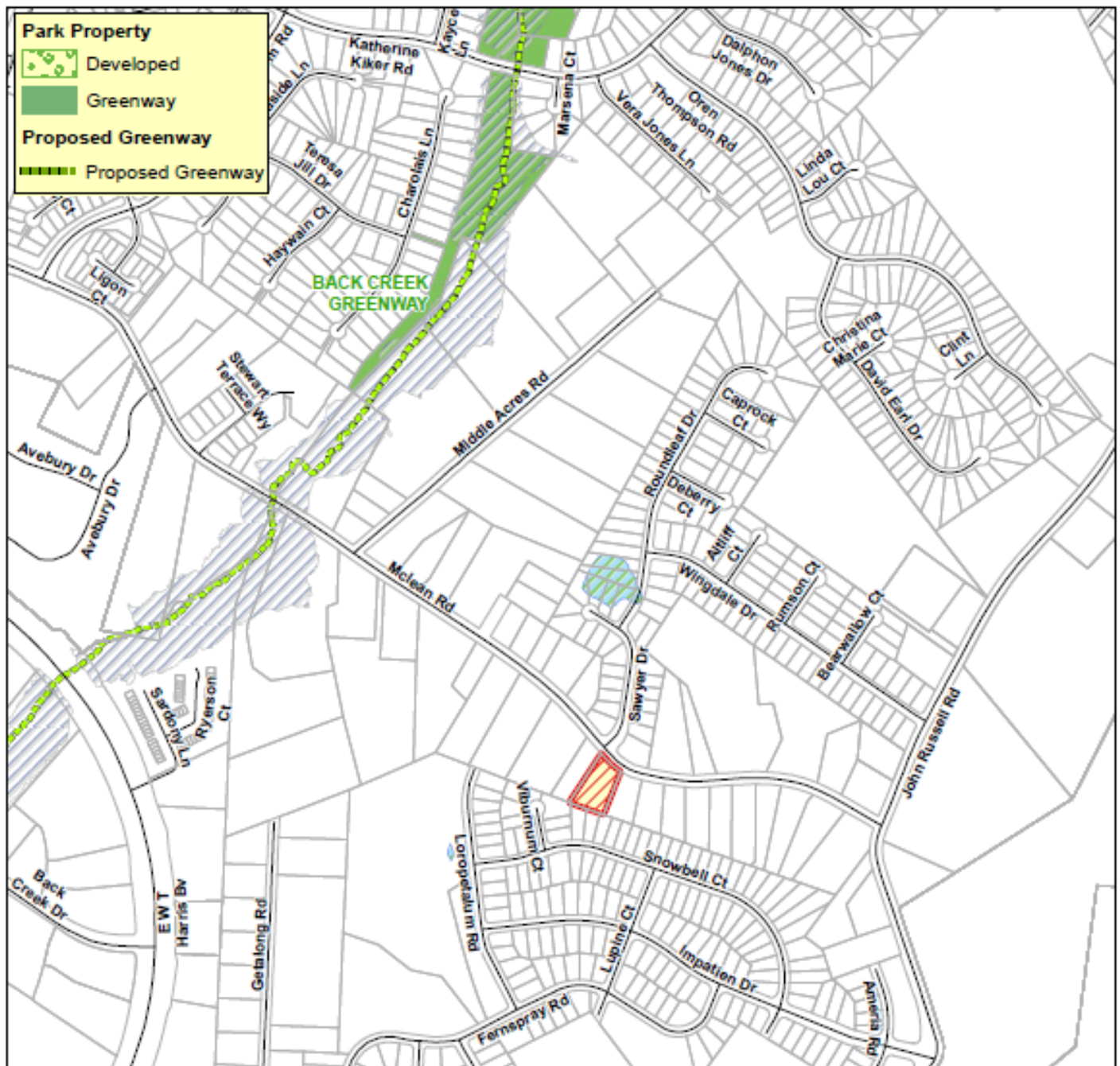
Initiated by: N&BS

Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property



2524 McLean Road



Mandatory Referral 15-52

Initiated by: N&BS

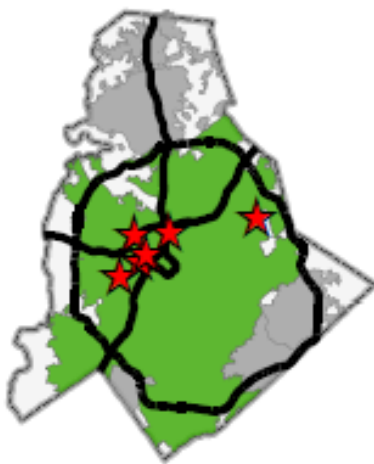
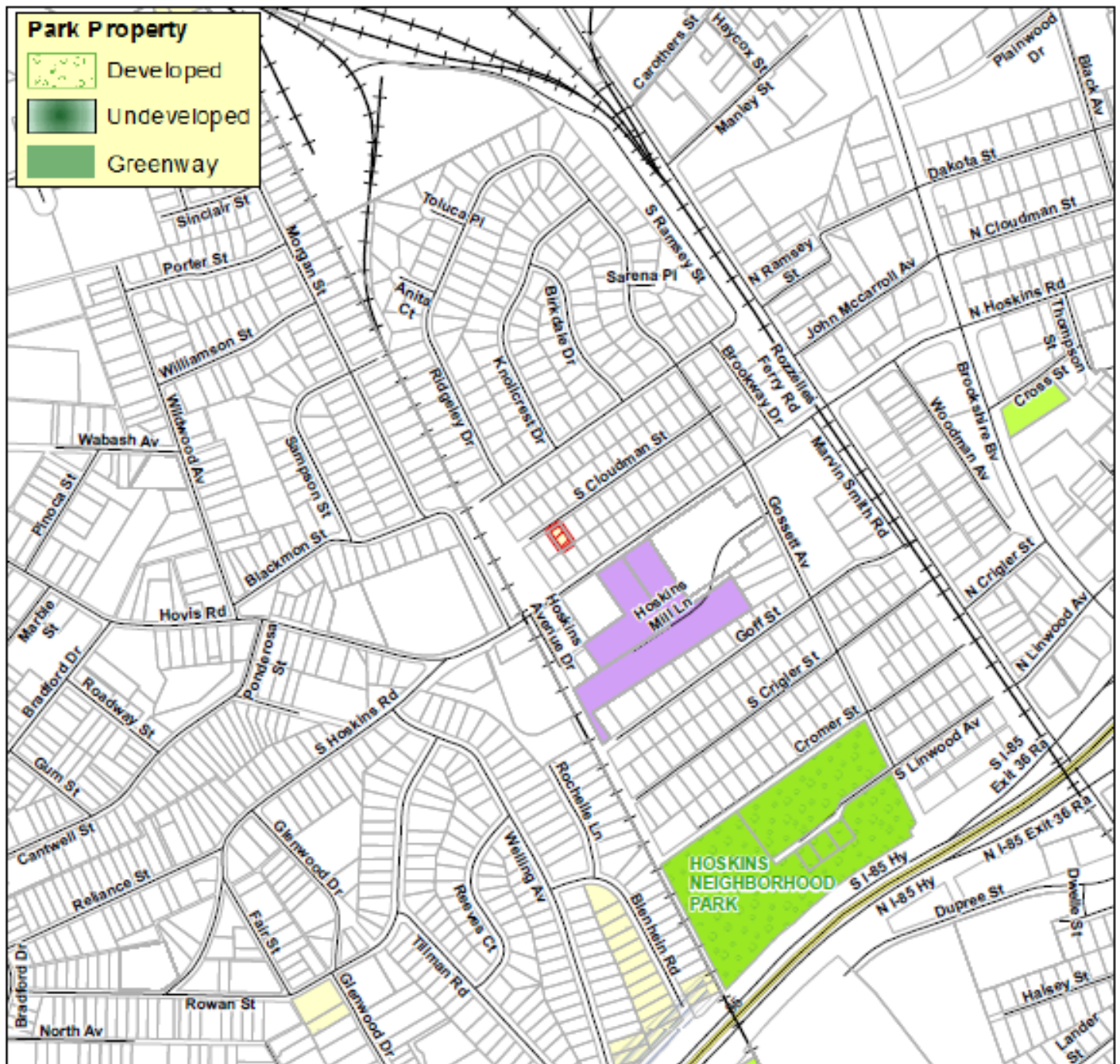
Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property
- Wetland
- FEMA 100 Year Floodplain



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


325 S. Cloudman Street



Mandatory Referral 15-52

Initiated by: N&BS

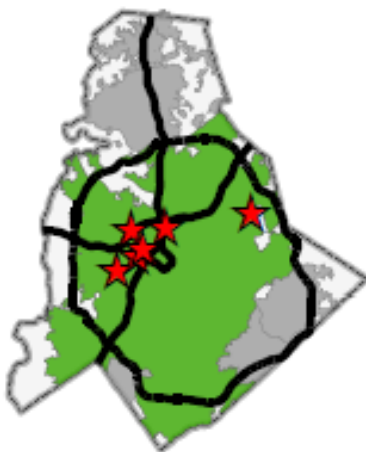
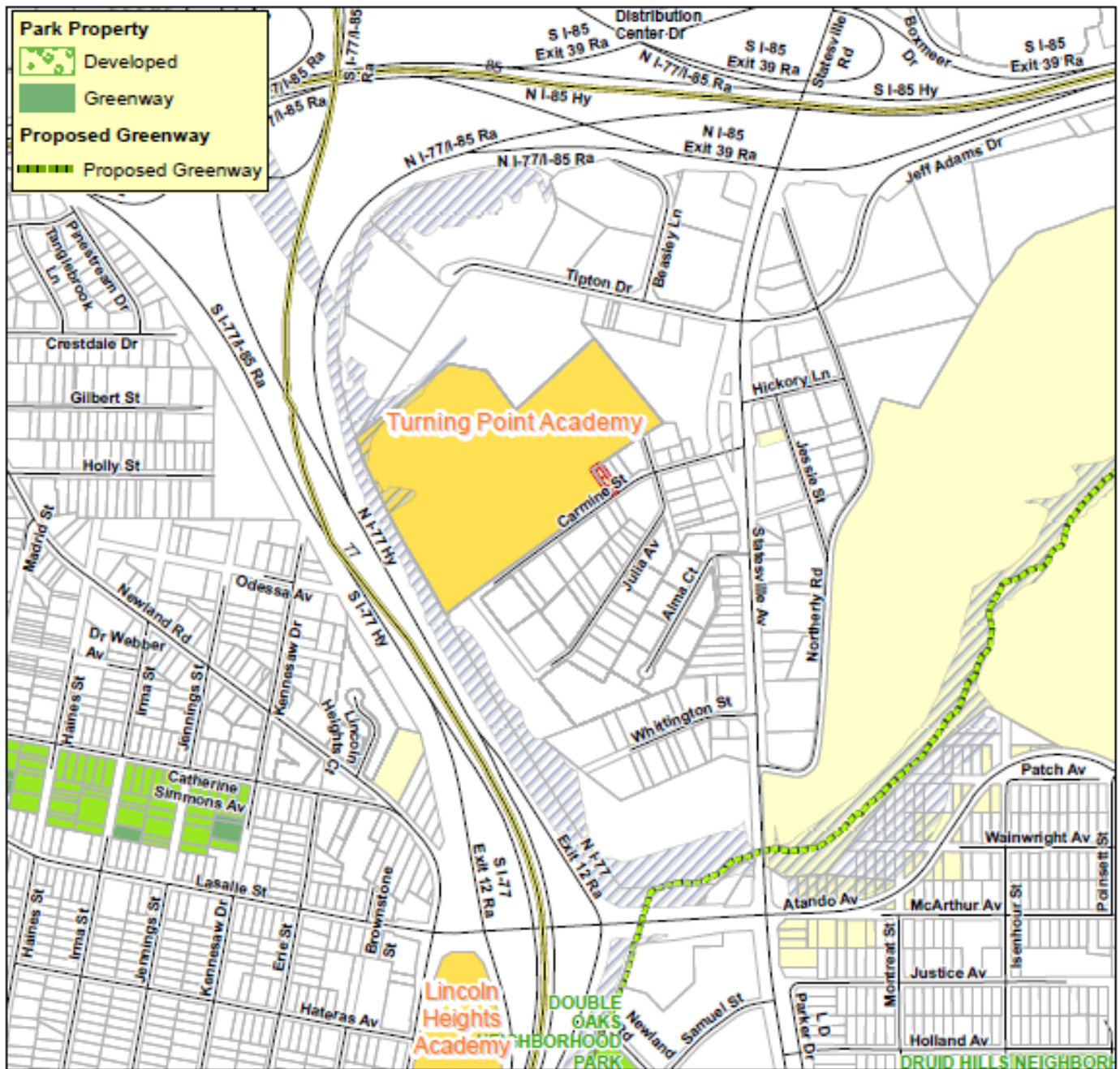
Submitted by: E&PM, Real Estate

-  Mandatory Referral
-  City Property
-  County Property
-  Local Historic Landmark



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2316 Carmine Street



Mandatory Referral 15-52

Initiated by: N&BS

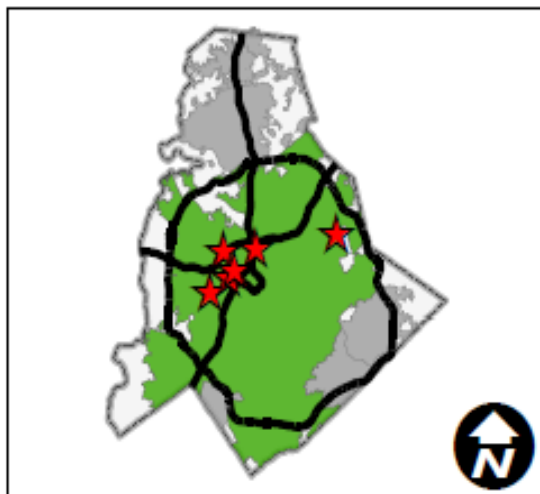
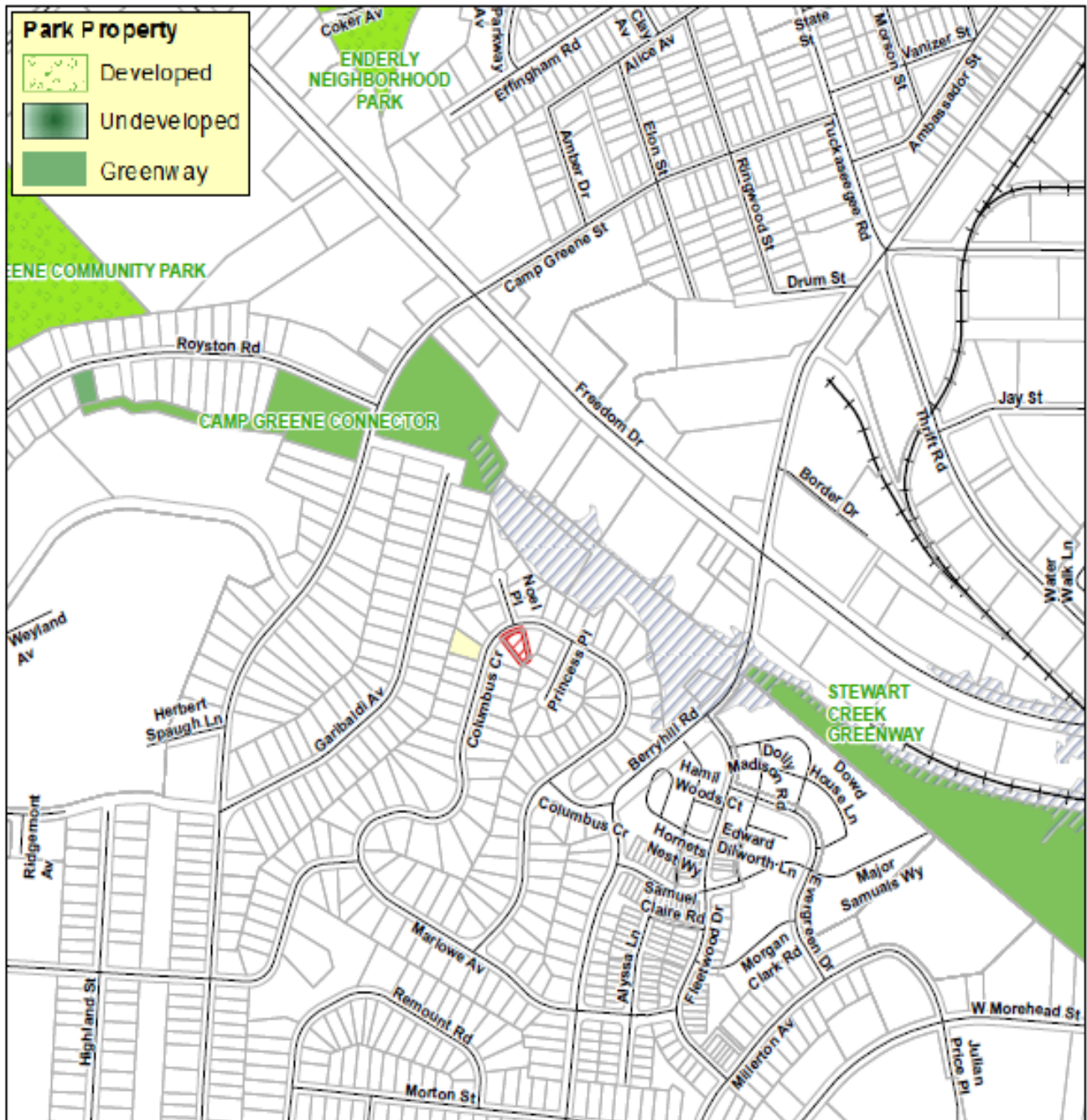
Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property
- Schools
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department

2619 Columbus Circle



Mandatory Referral 15-52

Initiated by: N&BS

Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property
- FEMA 100 Year Floodplain



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801 Ambassador Street

