

MANDATORY REFERRAL REPORT NO. 16-11

Proposed Conveyance of Four Parcels of Surplus Charlotte Mecklenburg Schools Land in the City of Charlotte

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to convey four parcels of surplus vacant property located at various locations identified on the table below, all within the City of Charlotte. The properties were declared as surplus by the Charlotte-Mecklenburg Board of Education on October 13, 2015 and were shared with the Joint Use Task Force at their October 2015 meeting and sent to members of the Task Force via electronic mail.

	<u>Property</u>	<u>Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Zoning</u>	<u>Area Plan</u>
1	Land adjacent to Barringer Academy	1546 Walton Rd., Charlotte, NC	portion of 145-103-23	3.8	R22MF multi-family	<i>Central District Plan</i> (adopted 1993)
2	Land adjacent to Croft ES	4911 Hucks Rd. Charlotte	portion of 027-153-18	8.4	R-3 residential	<i>Prosperity Hucks Plan</i> (adopted 2015)
3	Land adjacent to Mallard Creek ES	9801 Mallard Creek Rd., Charlotte	portion of 027-264-31	14	R-3 residential	<i>Northeast District Plan</i> (adopted 1996)
4	Land near Phillip O. Berry Academy of Technology	Alleghany St., Charlotte	067-113-42	2.7	Institutional	<i>Central District Plan</i> (adopted 1993)

City staff has expressed specific interest in acquisition of Parcels 1, 3 and 4 for the purpose of preservation of the tree canopy, and Mecklenburg County Park & Recreation has expressed interest in Parcel 2 in order to add it to adjoining Hucks Road Park.

PROJECT JUSTIFICATION:

CMS has determined that there isn't a current or anticipated school district need for these properties. Any proceeds from the sale of surplus real property will be used in accordance with NC General Statute 115C-518.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for future public school purposes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Below is a list of the adopted land use recommendation for the subject properties:

1. Single Family up to 4 dwellings/acre (DUA_, and Park/Open Space
2. Institutional
3. Institutional
4. Institutional

The proposed uses for tree save preservation and a park are consistent and/or compatible with the adopted future land uses for the sites.

PROJECT IMPACT:

Sale of these properties will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining them as tree canopy resources.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by these sales.

ESTIMATED PROJECT COMPLETION DATE:

This is unknown at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their March 2, 2016 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfers for the stated land uses.

CMPC PLANNING COMMITTEE RECOMMENDATION:

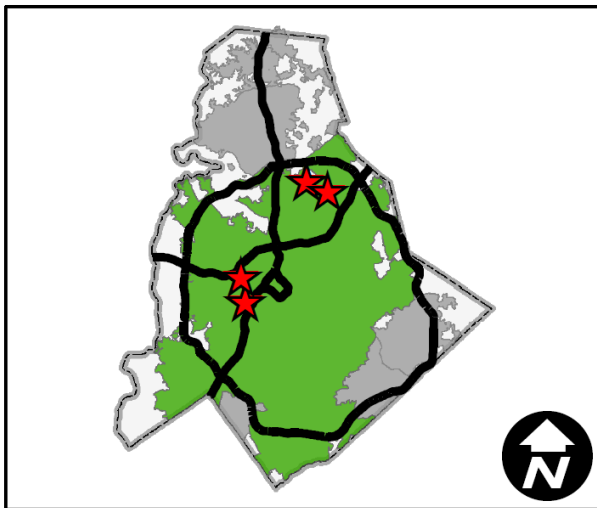
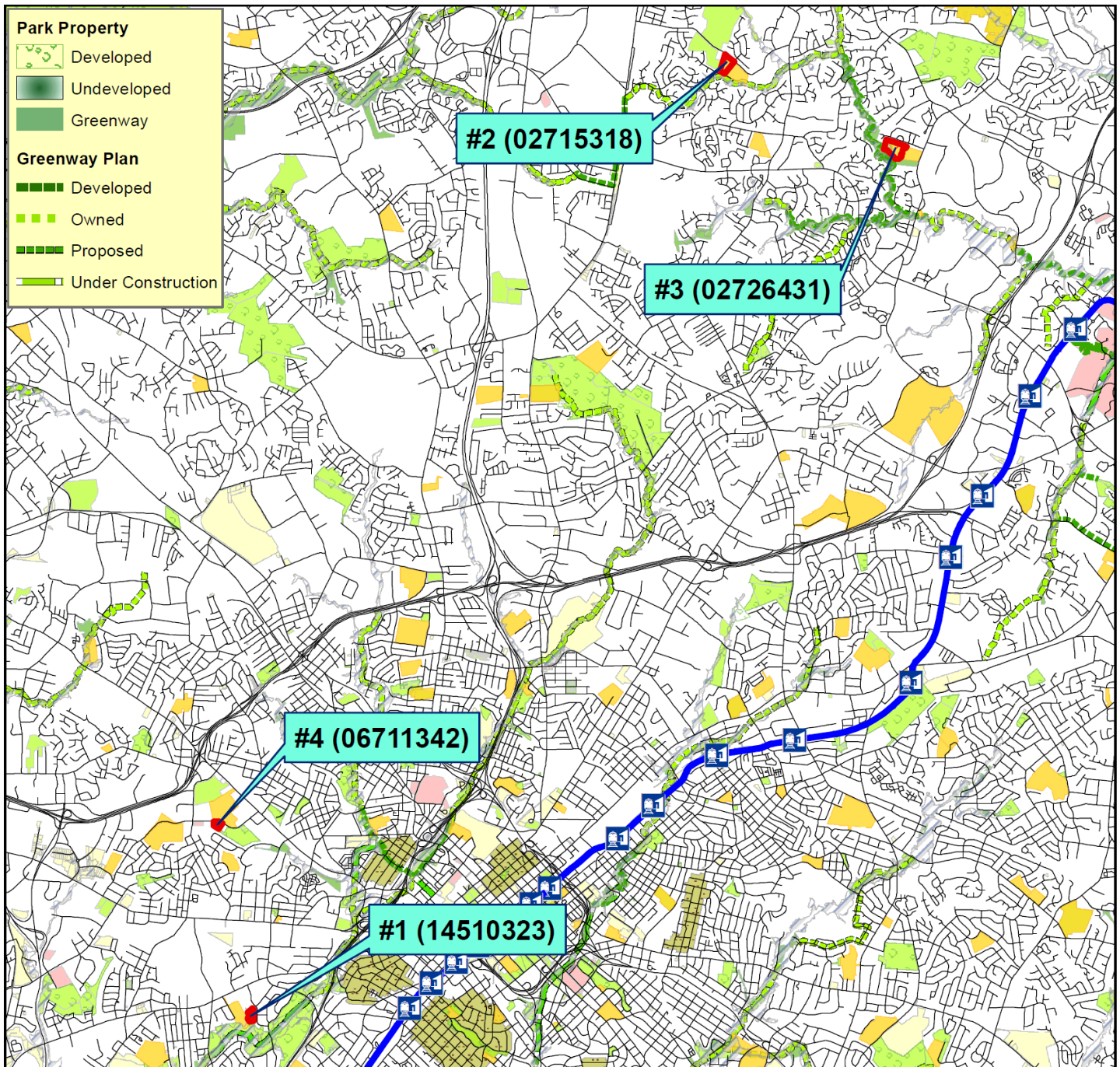
At their March 15, 2016 meeting the Planning Committee recommended approval of these transfers by a 7-0 vote.

Barringer Academy (Site 1)



027-264-31
14 ac. (pot. surplus)

An aerial map of a school campus, likely in the Chicago area, showing various buildings, parking lots, and sports fields. A green boundary outlines a large portion of the campus. A red-shaded area in the bottom left corner is labeled "2.26 acres". The map includes a search bar at the top left with the text "analysis Search Help" and a navigation menu at the top right with options "Streets", "Aerials", "Hybrid", and "Topo". The map is overlaid with a grid of parcel numbers, including 06714204, 06714203, 06714202, 06714201, 06713104, 06713103, 06713102, 06713101, 06713100, 06713099, 06713098, 06713097, 06713096, 06713095, 06713094, 06713093, 06713092, 06713091, 06713090, 06713089, 06713088, 06713087, 06713086, 06713085, 06713084, 06713083, 06713082, 06713081, 06713080, 06713079, 06713078, 06713077, 06713076, 06713075, 06713074, 06713073, 06713072, 06713071, 06713070, 06713069, 06713068, 06713067, 06713066, 06713065, 06713064, 06713063, 06713062, 06713061, 06713060, 06713059, 06713058, 06713057, 06713056, 06713055, 06713054, 06713053, 06713052, 06713051, 06713050, 06713049, 06713048, 06713047, 06713046, 06713045, 06713044, 06713043, 06713042, 06713041, 06713040, 06713039, 06713038, 06713037, 06713036, 06713035, 06713034, 06713033, 06713032, 06713031, 06713030, 06713029, 06713028, 06713027, 06713026, 06713025, 06713024, 06713023, 06713022, 06713021, 06713020, 06713019, 06713018, 06713017, 06713016, 06713015, 06713014, 06713013, 06713012, 06713011, 06713010, 06713009, 06713008, 06713007, 06713006, 06713005, 06713004, 06713003, 06713002, 06713001, 06712999, 06712998, 06712997, 06712996, 06712995, 06712994, 06712993, 06712992, 06712991, 06712990, 06712989, 06712988, 06712987, 06712986, 06712985, 06712984, 06712983, 06712982, 06712981, 06712980, 06712979, 06712978, 06712977, 06712976, 06712975, 06712974, 06712973, 06712972, 06712971, 06712970, 06712969, 06712968, 06712967, 06712966, 06712965, 06712964, 06712963, 06712962, 06712961, 06712960, 06712959, 06712958, 06712957, 06712956, 06712955, 06712954, 06712953, 06712952, 06712951, 06712950, 06712949, 06712948, 06712947, 06712946, 06712945, 06712944, 06712943, 06712942, 06712941, 06712940, 06712939, 06712938, 06712937, 06712936, 06712935, 06712934, 06712933, 06712932, 06712931, 06712930, 06712929, 06712928, 06712927, 06712926, 06712925, 06712924, 06712923, 06712922, 06712921, 06712920, 06712919, 06712918, 06712917, 06712916, 06712915, 06712914, 06712913, 06712912, 06712911, 06712910, 06712909, 06712908, 06712907, 06712906, 06712905, 06712904, 06712903, 06712902, 06712901, 06712899, 06712898, 06712897, 06712896, 06712895, 06712894, 06712893, 06712892, 06712891, 06712890, 06712889, 06712888, 06712887, 06712886, 06712885, 06712884, 06712883, 06712882, 06712881, 06712880, 06712879, 06712878, 06712877, 06712876, 06712875, 06712874, 06712873, 06712872, 06712871, 06712870, 06712869, 06712868, 06712867, 06712866, 06712865, 06712864, 06712863, 06712862, 06712861, 06712860, 06712859, 06712858, 06712857, 06712856, 06712855, 06712854, 06712853, 06712852, 06712851, 06712850, 06712849, 06712848, 06712847, 06712846, 06712845, 06712844, 06712843, 06712842, 06712841, 06712840, 06712839, 06712838, 06712837, 06712836, 06712835, 06712834, 06712833, 06712832, 06712831, 06712830, 06712829, 06712828, 06712827, 06712826, 06712825, 06712824, 06712823, 06712822, 06712821, 06712820, 06712819, 06712818, 06712817, 06712816, 06712815, 06712814, 06712813, 06712812, 06712811, 06712810, 06712809, 06712808, 06712807, 06712806, 06712805, 06712804, 06712803, 06712802, 06712801, 06712799, 06712798, 06712797, 06712796, 06712795, 06712794, 06712793, 06712792, 06712791, 06712790, 06712789, 06712788, 06712787, 06712786, 06712785, 06712784, 06712783, 06712782, 06712781, 06712780, 06712779, 06712778, 06712777, 06712776, 06712775, 06712774, 06712773, 06712772, 06712771, 06712770, 06712769, 06712768, 06712767, 06712766, 06712765, 06712764, 06712763, 06712762, 06712761, 06712760, 06712759, 06712758, 06712757, 06712756, 06712755, 06712754, 06712753, 06712752, 06712751, 06712750, 06712749, 06712748, 06712747, 06712746, 06712745, 06712744, 06712743, 06712742, 06712741, 06712740, 06712739, 06712738, 06712737, 06712736, 06712735, 06712734, 06712733, 06712732, 06712731, 06712730, 06712729, 06712728, 06712727, 06712726, 06712725, 06712724, 06712723, 06712722, 06712721, 06712720, 06712719, 06712718, 06712717, 06712716, 06712715, 06712714, 06712713, 06712712, 06712711, 06712



Mandatory Referral 16-11

Initiated & Submitted by: CMS

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

