

**Initiated by:** Carl Wilson, Charlotte Water

**Submitted by:** Amanda Byrum, Engineering & Property Management

**Planning staff resource:** Bryman Suttle, Planning Department; John Hoard, Town of Mint Hill

**MANDATORY REFERRAL-REPORT NO. 17-08**  
**Proposed Sale of City-Owned Property on Piaffe Avenue in Mint Hill**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Charlotte Water Department proposes to sell or dispose of two City-owned parcels of approximately 3.3 combined acres (tax parcel identification numbers 195-056-48 and 195-181-99), zoned R, under the Town of Mint Hill Zoning Ordinance. The properties are located at 4125 Piaffe Avenue and 11915 Shady Oak Court in the Cheval subdivision off Lawyers Road in Mint Hill.

These properties are located in the middle of the Cheval single family subdivision and have minor improvements associated with their former use as part of a private water system.

It is proposed that these two parcels be marketed and sold jointly.

**PROJECT JUSTIFICATION:**

The parcels were well sites acquired through a private water system purchase. Charlotte Water staff have determined that there is not a need to retain these parcels for their operations. The City's Real Estate Division is tasked with selling or otherwise disposing of any surplus property not needed for current or future programmed use.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale or disposition of parcels not needed for operations of the City's core services is consistent with the City Council adopted Asset Management Guidelines.

The smaller 1.04 acre parcel to the west (PID# 195-056-48) does not currently meet minimum ordinance requirements for developments unless combined with an abutting parcel having the minimum required road frontage. Currently, there are 2 vacant adjoining lots fronting Piaffe Avenue. There is, however, an opportunity for the larger 2.26 acre parcel to the east (PID# 195-181-99) to be developed because by ordinance, a parcel without road frontage can be developed provided it is a minimum of 2 acres and has a permanent easement allowing access to a public street.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Mint Hill Generalized Land Use Plan* (2000) identifies this location as appropriate for single family residential, although the approved development plan identifies the intended use of these parcels for private utilities.

**PROJECT IMPACT:**

No impacts are anticipated.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There is no known relationship to other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Charlotte Water will complete demolition of improvements remaining on site and cap and grout the wells prior to sale. The properties will be advertised for upset bid and market interest will dictate the completion of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their March 1, 2017, meeting and no comments were offered, other than that the property is deemed unsuitable for affordable housing by City Housing & Neighborhood Services due to the fact that it has very limited access and that it is located outside of the City.

Agencies represented at the March 1, 2017 Joint Use Task Force meeting: Charlotte-Mecklenburg Planning, City Budget, County Park & Recreation, City Real Estate, Charlotte Water, Charlotte DOT, Centralina COG, Charlotte-Mecklenburg Schools, City Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, City Forester, City Housing & Neighborhood Services, County Public Health, Charlotte Mecklenburg Police, Charlotte Mecklenburg Housing Partnership.

**MINT HILL PLANNING STAFF REVIEW:**

Mint Hill planning staff has reviewed the proposed disposition and below are the key findings:

**Conclusions:**

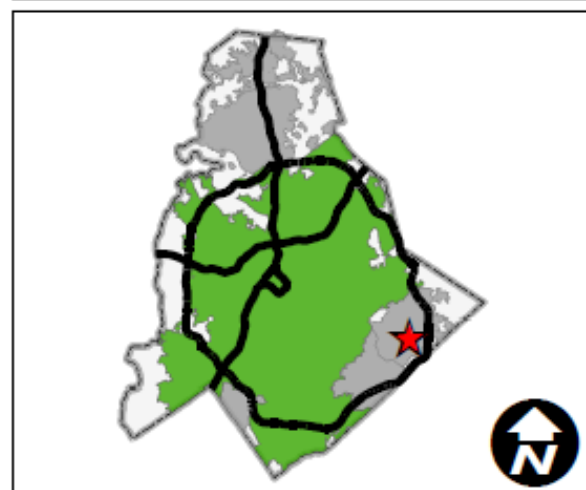
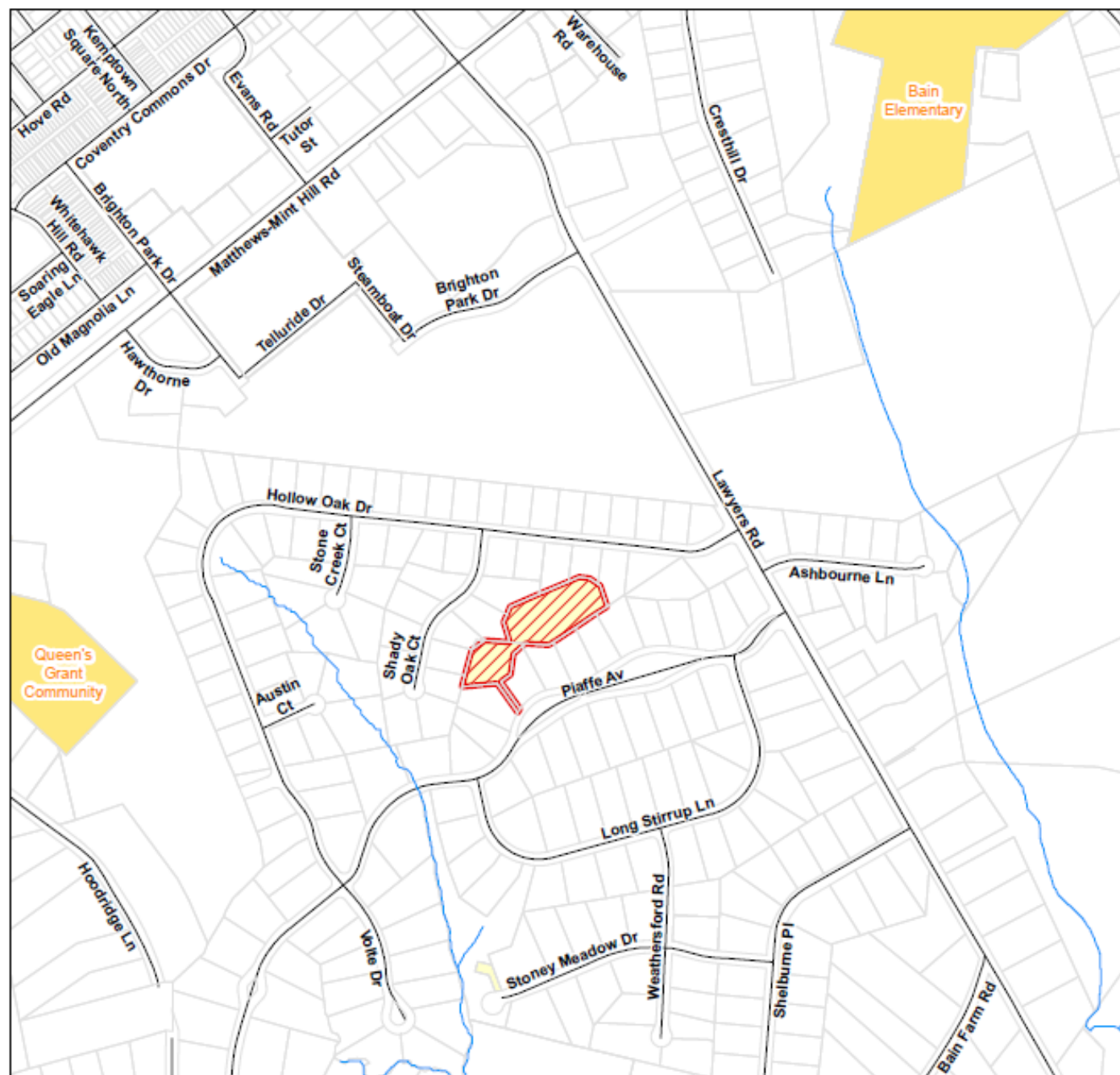
- The subject parcels are appropriate for single family residential development provided they meet the minimum development ordinance requirements.
- The City of Charlotte Housing & Neighborhood Services Department has determined it is not suitable for affordable housing.

**Adopted Goals and Policies:**

- The *Mint Hill Generalized Land Use Plan* (2000) identifies this location as appropriate for single family residential.
- The parcels are zoned R residential according to the Mint Hill zoning ordinance.
- The subject parcels are part of the Chaval neighborhood and were originally intended to be used for private utilities and to generally remain as vacant, natural areas.

**CMPC PLANNING COMMITTEE REVIEW:**

At their March 21, 2017 meeting the Planning Committee voted to offer no additional comments by a 6-0 vote.



## Mandatory Referral 17-08

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-  Mandatory Referral
-  City Property
-  Schools

Produced by the Charlotte-Mecklenburg Planning Department

