

Initiated by: Chuck Bliss, Charlotte Water
Submitted by: Amanda Byrum, Engineering & Property Management
Planning staff resource: Amanda Vari

MANDATORY REFERRAL-REPORT NO. 17-09
Proposed Sale of Five City-Owned Properties in the City of Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Charlotte Water Department proposes to sell or dispose of five City-owned parcels, all within the City of Charlotte. See below:

PARCEL ID	ADDRESS	ZONING	SITE IMPROVEMENTS (inactive)	LOT SIZE (AC.)
111-308-30	7806 Bondhaven Drive	R-MH	Pond, storage building	2.51
111-361-99, 111-021-17	McCarron Way	R-3	Access drive, wastewater treatment facility	2.399
105-271-75, 105-271-74	Starwood Avenue	R-3	Access drive, wastewater treatment facility	.60

PROJECT JUSTIFICATION:

These parcels were former wastewater treatment plant sites acquired through a private water system purchase. Charlotte Water staff have determined that there is not a need to retain these parcels. 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.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The following table indicates adopted land use policy for each site:

PARCEL ID	ADDRESS	ADOPTED PLAN	ADOPTED FUTURE LAND USE
111-308-30	7806 Bondhaven Drive	East District Plan (1990)	Single Family up to 6 DUA
111-361-99, 111-021-17	McCarron Way	Rocky River Road Area Plan (2006)	Greenway and Single Family up to 4 DUA
105-271-75, 105-271-74	Starwood Avenue	Rocky River Road Area Plan (2006)	Single Family up to 4 DUA

PROJECT IMPACT:

No impacts are anticipated associated with the proposed transactions.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other projects.

ESTIMATED PROJECT COMPLETION DATE:

Charlotte Water will complete demolition of the improvements on these sites. Contiguous parcels will be marketed and sold together. The properties will be advertised for sale or 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 Charlotte Stormwater has determined that the Bondhaven Drive pond is not necessary for stormwater management purposes.

The following agencies were represented at the March 1, 2017 JUTF 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.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposal to sell these sites and below are the key findings:

Conclusions:

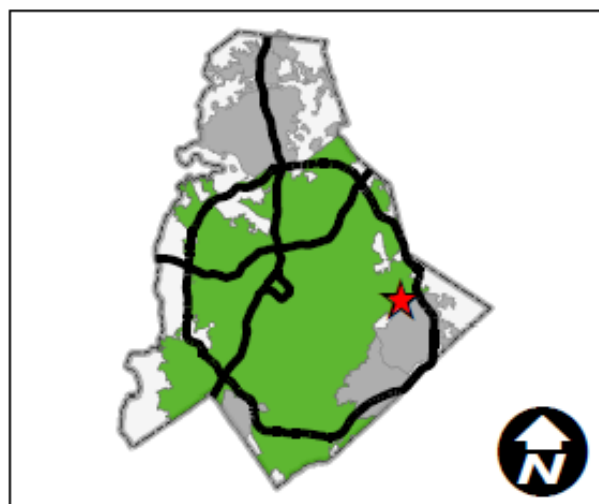
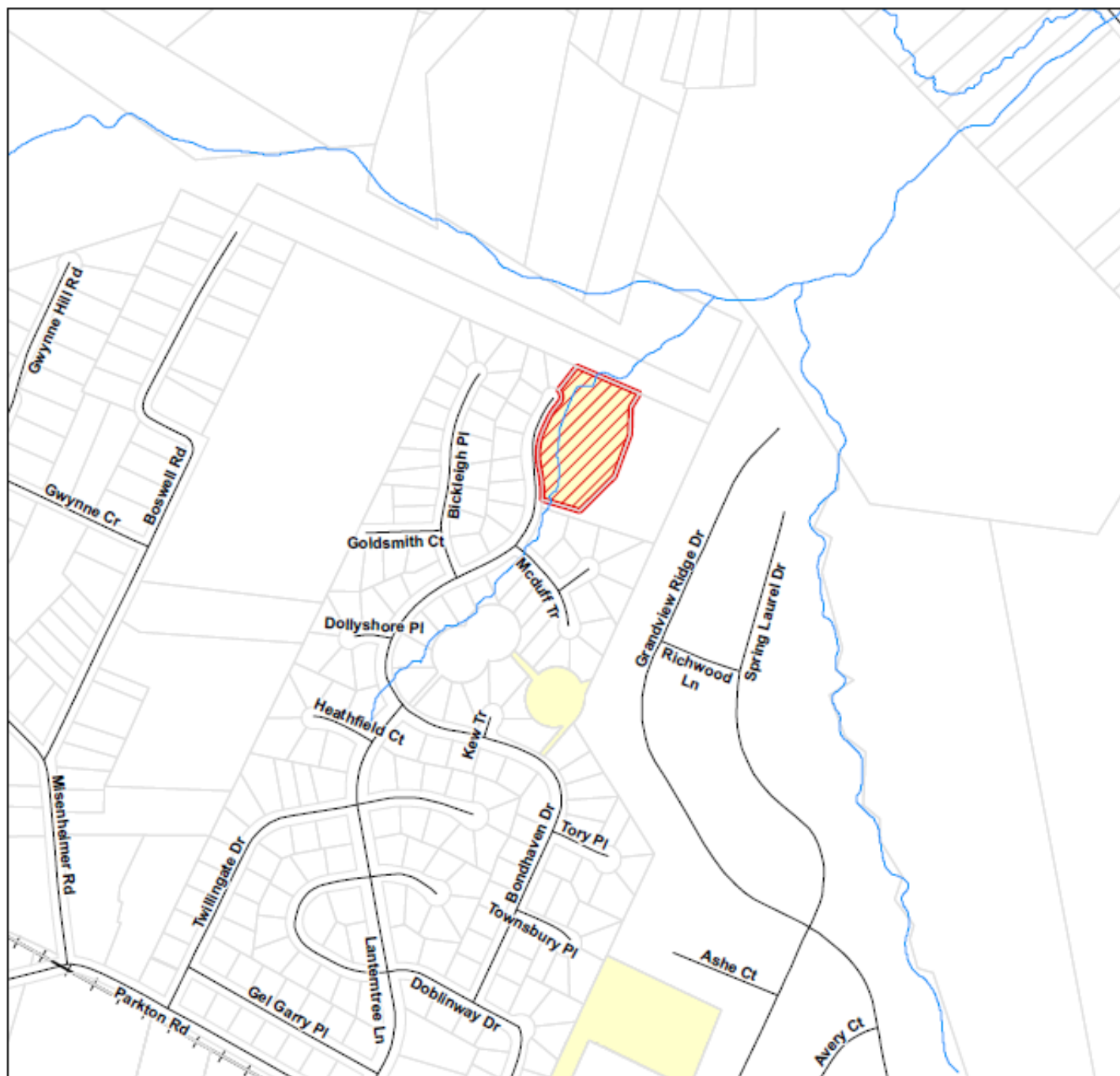
- Much of PID's 111-308-30 (Bondhaven) and 105-271-75 (Starwood) contain water quality buffers and may be challenging to redevelop.
- The parcels along Starwood Avenue will be marketed and sold together because PID 105-271-74 does not currently have frontage along a public right of way.
- The parcels along McCarron Way will be marketed and sold together because PID 111-021-17 does not currently have frontage along a public right of way.
- Mecklenburg County Park & Recreation has reviewed these properties and has no need for them.
- Charlotte Housing & Neighborhood Services has reviewed these parcels for potential affordable housing sites and determined they were not suitable due to poor topography and/or low accessibility as well as existing incompatible site improvements.

Adopted Goals and Policies:

- The East District Plan recommends single family uses up to 6 units per acre for the site on Bondhaven Drive.
- The Rocky River Road Area Plan recommends single family uses up to 4 units per acre for the site on Starwood Avenue and a partial area of the McCarron Way site. The remainder of the McCarron Way site is recommended for greenway uses in the Rocky River Road Area Plan.
- The Reedy Creek Greenway is an adopted greenway corridor on the Mecklenburg County Greenway Master Plan (2008).

CMPC PLANNING COMMITTEE REVIEW:



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



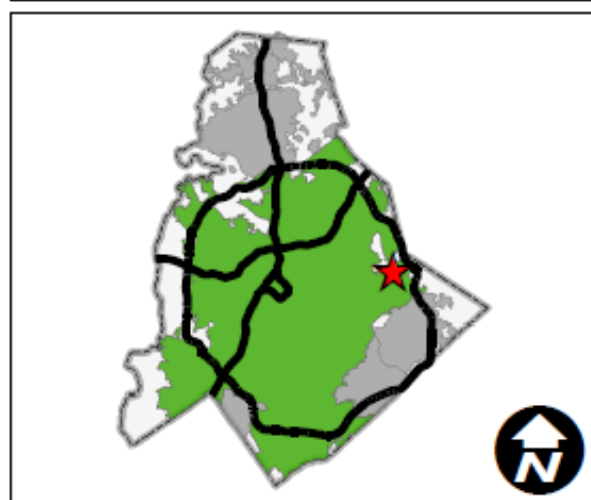
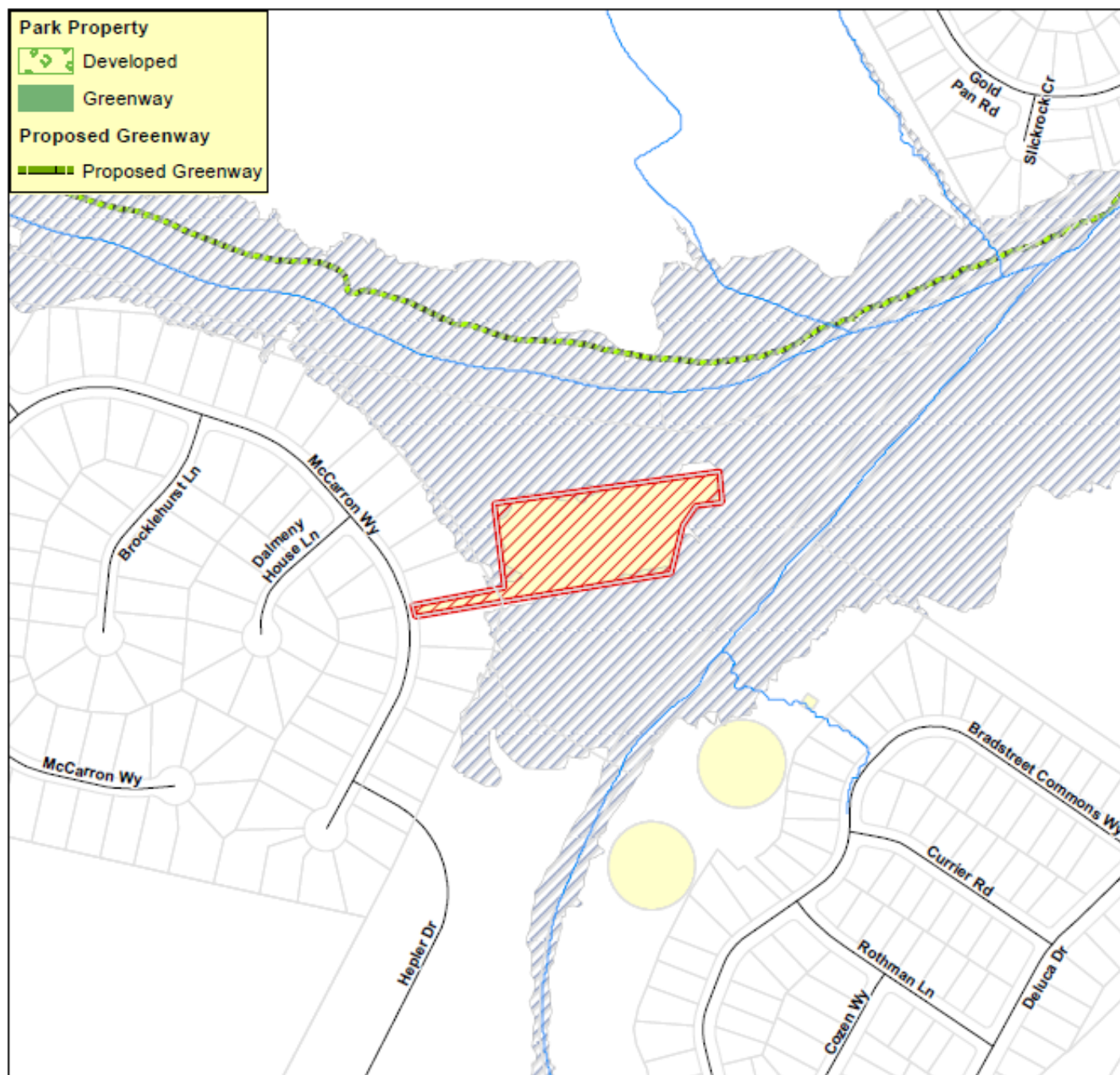
Mandatory Referral 17-09A

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

-  Mandatory Referral
-  City Property





Mandatory Referral 17-09B

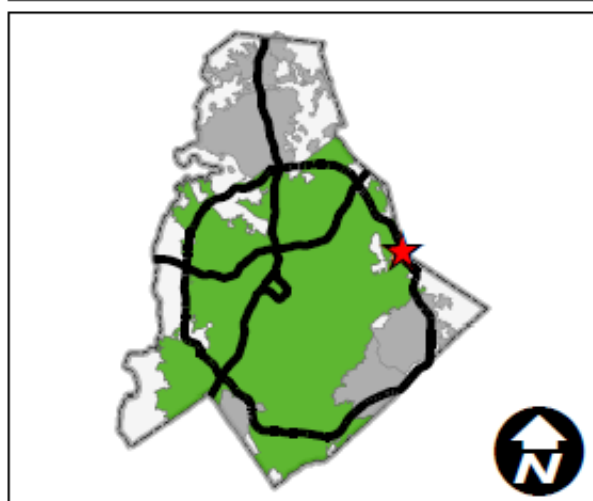
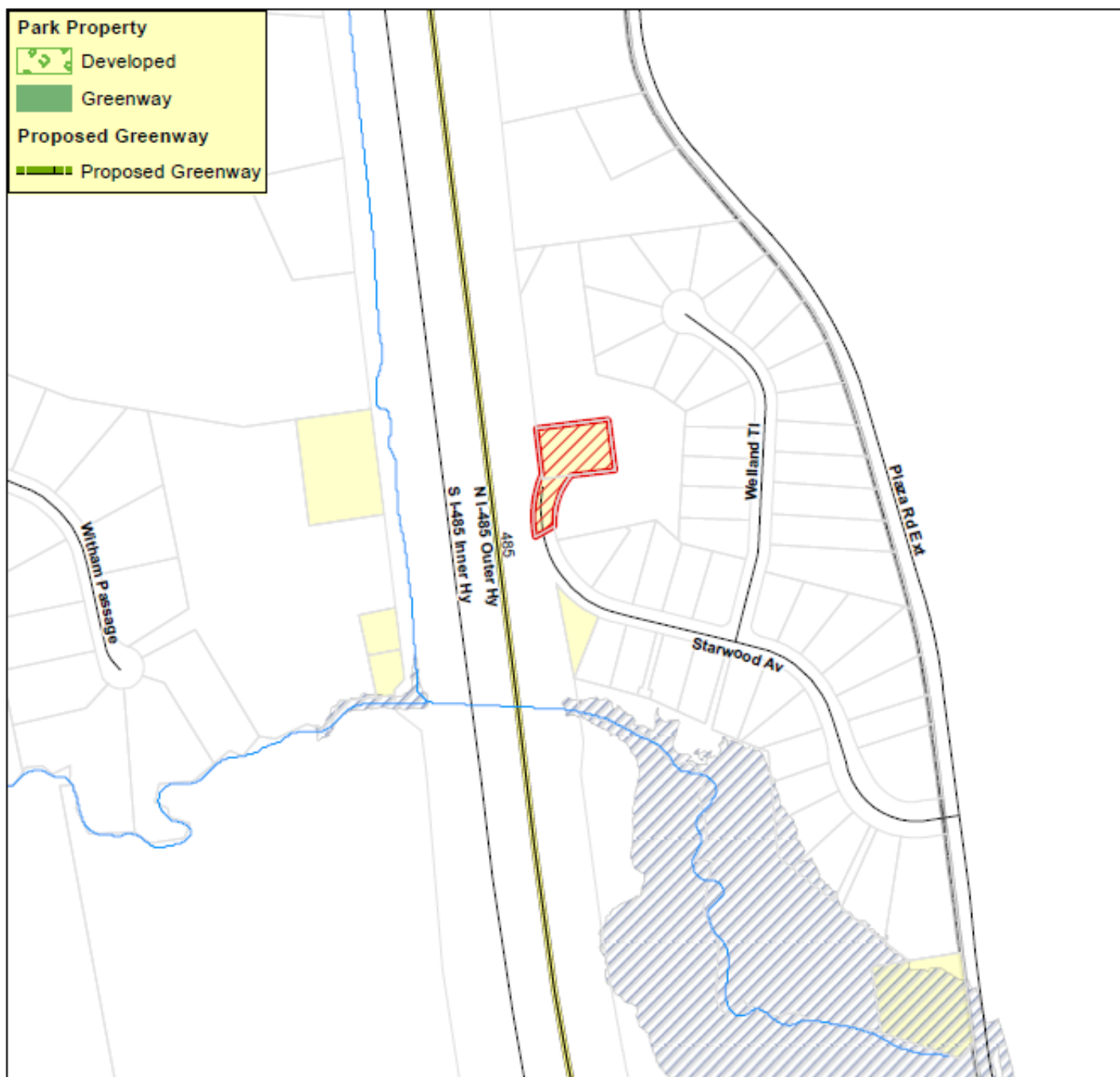
Initiated by: **Charlotte Water**

Submitted by: **Engineering & Property Management**

- Mandatory Referral
- City Property
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



Mandatory Referral 17-09C

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

- Mandatory Referral
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