

**Initiated by:** Chuck Bliss, Charlotte Water

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

**Planning staff resources:** Jonathan Wells (C-M Planning); Kathi Ingrish (Town of Matthews Planning)

**MANDATORY REFERRAL-REPORT NO. 17-10**  
**Proposed Sale of City-Owned Property on Kale Wood Drive in Town of Matthews**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Charlotte Water Department proposes to sell or dispose of a 1.25-acre parcel located at 1076 Kale Wood Drive in the Town of Matthews (parcel 193-338-09). This is a former private wastewater treatment facility that was purchased and subsequently decommissioned. The property (zoned R-12 Residential by the Town of Matthews) borders a single family residential development and Northeast Parkway which is a perimeter road to the businesses fronting on Independence Boulevard.

**PROJECT JUSTIFICATION:**

This parcel previously served as a private wastewater treatment plant site that was acquired through a private water system purchase. Charlotte Water staff have determined that there is not a need to retain the property to support their operation. 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 subdivision within which this property is located was platted and built in the late 1970's and no Town records exist on whether there are any restrictions on future re-use of this parcel. A check with Charlotte Mecklenburg Planning's subdivision records revealed that the only restrictions placed upon this parcel at the time involved front yard setbacks and the establishment of sewer easements associated with the property's previous use as a treatment facility.

The current R-12 zoning would allow for the development of a single family detached dwelling, although the parcel appears to be large enough that it could be subdivided into two or three lots that meet R-12 dimensional requirements. Uses such as a neighborhood park or swimming pool would also be allowed, as would a small residential care operation (assisted living, group home, etc.) although most institutional uses allowed in R-12 will require a higher class road frontage.

Adjoining parcel 19352109 was donated to the residential HOA through a rezoning action for the nearby Sycamore Commons shopping center. Additionally, the adjacent property running along Northeast Parkway was also donated to the Town of Matthews as part of the Sycamore Commons rezoning to serve as a buffer between the commercial development and residential community.

Finally, the SWIM buffers that currently run across the site may have an impact on what can be built on it.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Matthews Land Use Plan* calls for protecting established residential neighborhoods. However, there is no specific policy statement or future land use recommendation for this particular location.

**PROJECT IMPACT:**

No impacts are anticipated associated with this proposed transaction.

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

There are no known relationships between this proposed transaction and other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Charlotte Water will complete demolition of any remaining improvements on the site, then the property 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 no comments were offered.

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 Neighborhood & Business Services, County Public Health, Charlotte Mecklenburg Police, Charlotte Mecklenburg Housing Partnership.

**MATTHEWS PLANNING STAFF REVIEW:**

Town of Matthews Planning staff has reviewed the proposed land transaction and below are the key findings:

**Conclusions:**

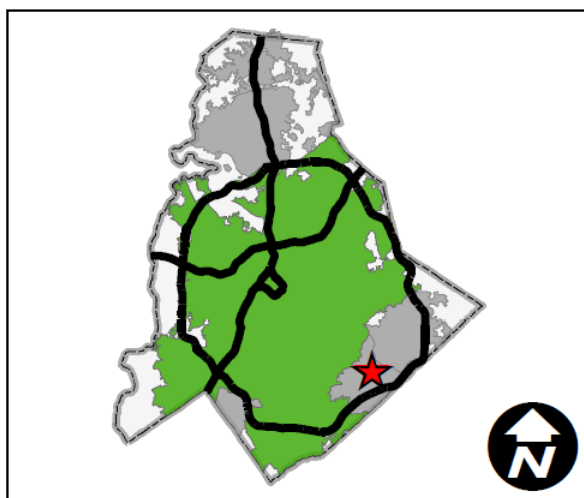
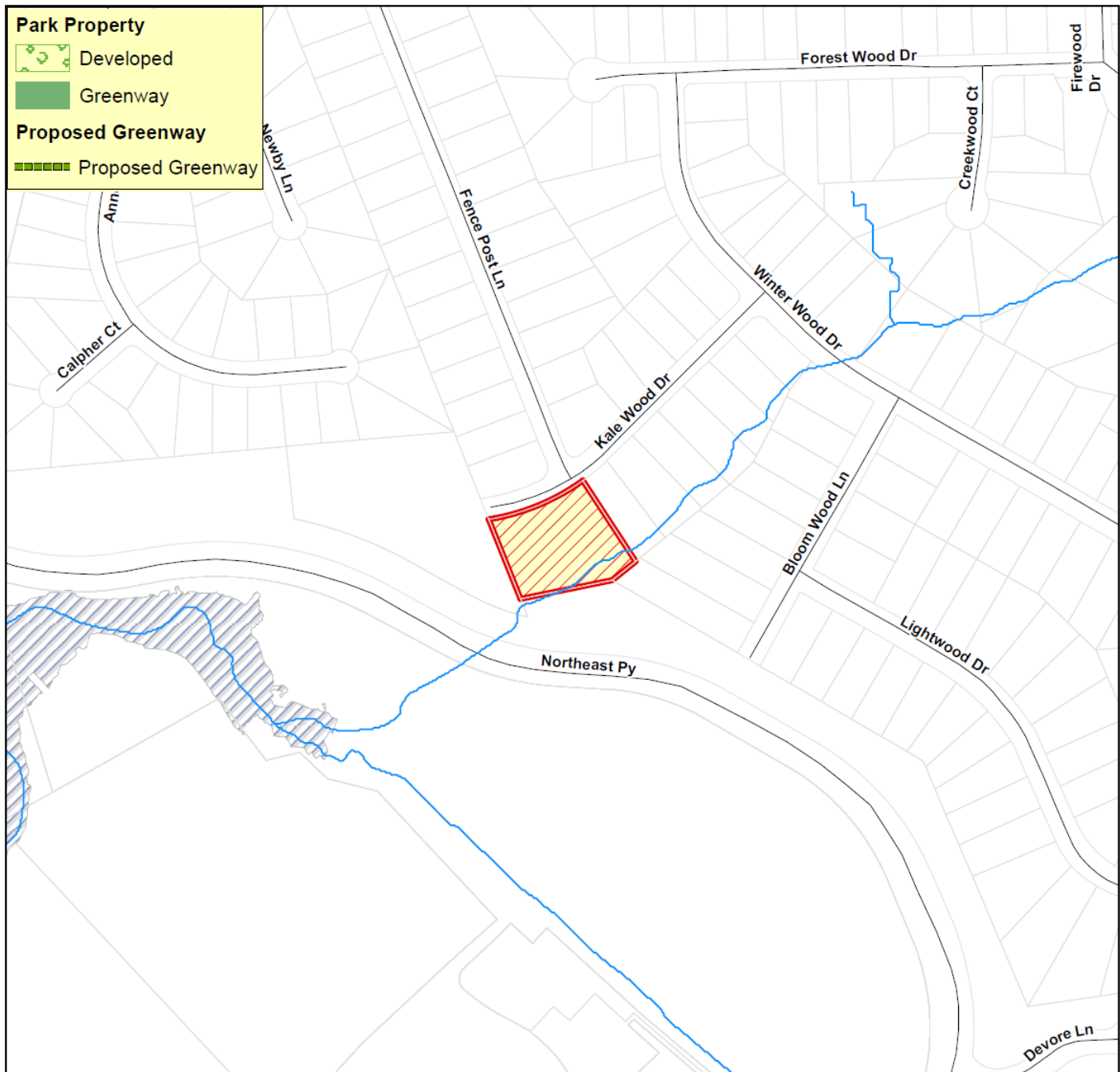
- The platted subdivision of which this property is a part does not offer any restrictions as to the future use of the property.
- Several nearby parcels were donated either to the Town or to the HOA as part of a commercial rezoning, to serve as buffers.
- This is a lovely setting for a potential residential lot, with plenty of large trees in front and back yards, located at the end of a dead end street.
- The City of Charlotte Housing & Neighborhood Services Department has determined it is not suitable for affordable housing.

**Adopted Goals and Policies:**

- The *Matthews Land Use Plan* calls for protecting established residential neighborhoods, although the Plan does not contain any specific language about land use for this parcel.
- The current zoning and lot would allow for development of a single family detached dwelling, but it could be subdivided to accommodate two or three lots that would still meet the current R-12 dimensional requirements.
- Neighborhood parks or swimming pools would also be allowed under the zoning
- Limited institutional uses (small residential care facility, assisted living facility, group home, etc.) would also be allowed, although a higher class road frontage would be required.

**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 17-10

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

- Mandatory Referral
- City Property
- FEMA 100 Year Floodplain