

Initiated by: Tim O'Brien, Engineering & Property Management
Submitted by: Tim O'Brien, Engineering & Property Management
Planning staff resource: Julia Zweifel

MANDATORY REFERRAL-REPORT NO. 17-13
Proposed Sale of City-owned Property on Little Rock Road

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte purchased the lot that included a house in 2002 as part of the Freedom Drive Road Widening project, (tax parcel identification number 059-212-21). The house was removed and now the City is preparing to sell the R-3 (single family residential) zoned land consisting of .768 acres. The property is located on the east side of Little Rock Road, between Glenmoor Drive and Flintrock Road in the City of Charlotte.

PROJECT JUSTIFICATION:

The City-owned parcel is surplus to the City's operational needs and as such is prepared to be made available for marketing to the public.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sales 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:

Adopted future land use is Single Family <= 4 DUA as per both the *Westside Strategic Plan* (2000) and the *Northwest District Plan* (1990).

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:

The sale or disposition is anticipated to occur later this calendar year (2017).

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 3, 2017 meeting and the following comments were made: A question was asked as to this site's suitability for affordable housing and Housing & Neighborhood Services staff agreed to conduct a review.

Agencies represented at the May 3, 2017 Joint Use Task Force meeting: Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, Charlotte-Mecklenburg Planning, Charlotte DOT, Charlotte-Mecklenburg Schools, Charlotte Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, Engineering/City Forestry, Housing & Neighborhood Services, Charlotte-Mecklenburg Police, Charlotte Area Transit System, Envision Charlotte.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed site and below are the key findings:

Conclusions:

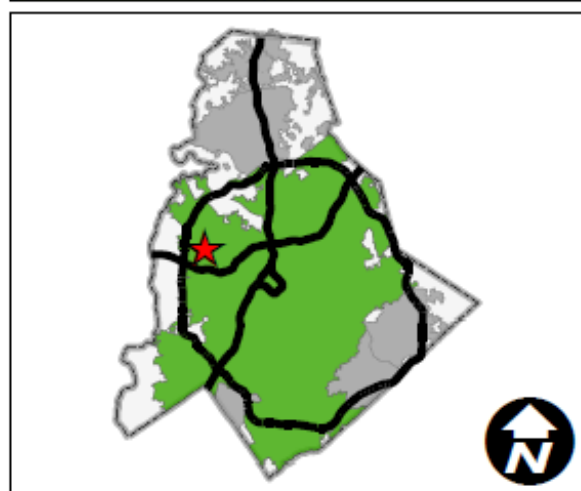
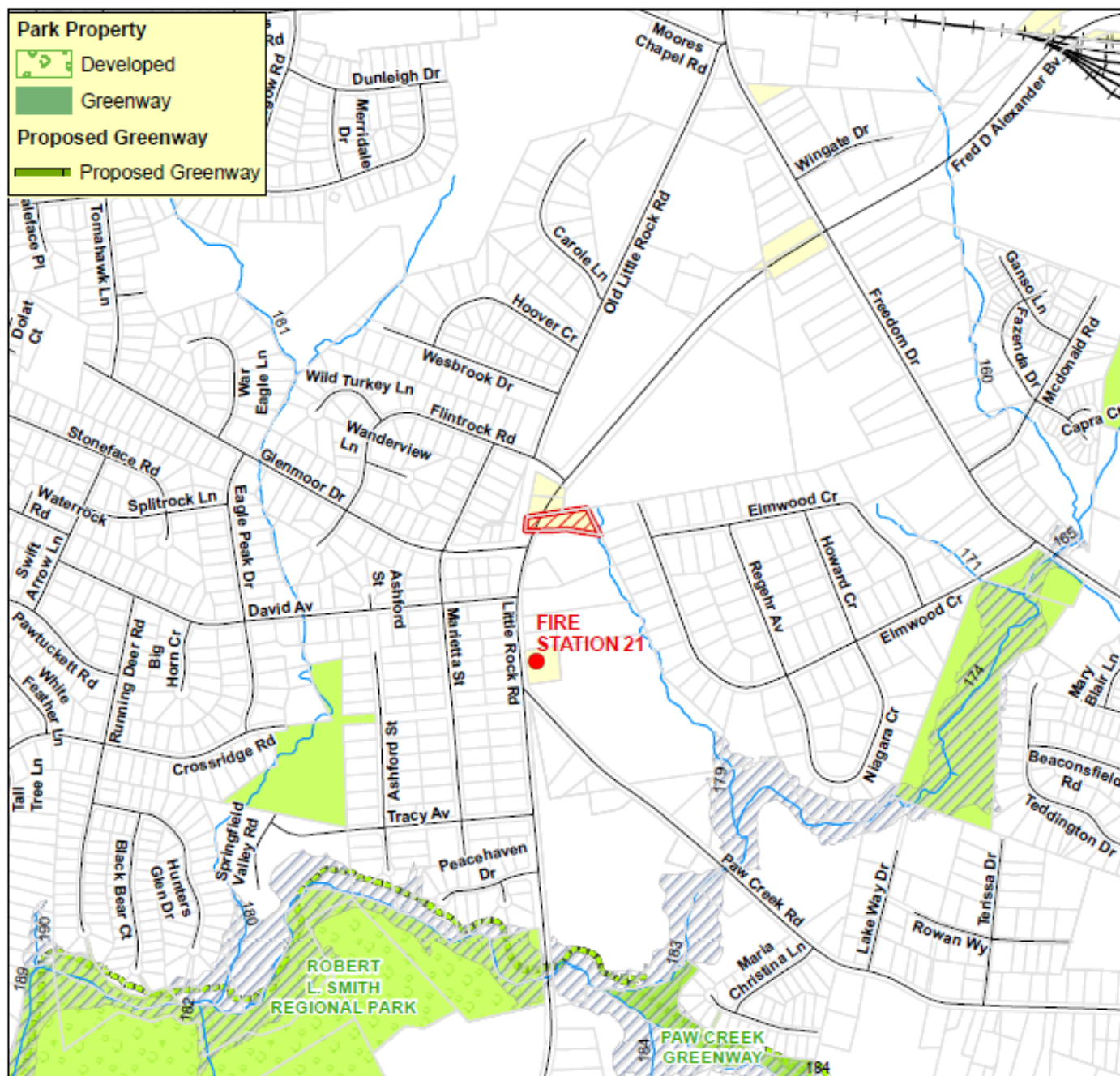
- There is opportunity for Charlotte Housing & Neighborhood Services Department and Engineering & Property Management to assess this site for potential affordable housing suitability.
- There is also an opportunity as the adjacent landowner to the south has expressed interest in purchasing the site for expanded yard area.

Adopted Goals and Policies:

- Both the *Westside Strategic Plan* (2000) and the *Northwest District Plan* (1990) recommend a land use of single family with a density of four units per acre.
- The *Northwest District Plan* notes that medium density residential may be appropriate in some locations; however these locations are not specified.

CMPC PLANNING COMMITTEE REVIEW:

At their May 16, 2017 meeting the Planning Committee voted 7-0 that it had no additional comments.



Mandatory Referral 17-13

Initiated & Submitted by:
Engineering & Property Management

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

Produced by the Charlotte-Mecklenburg Planning Department



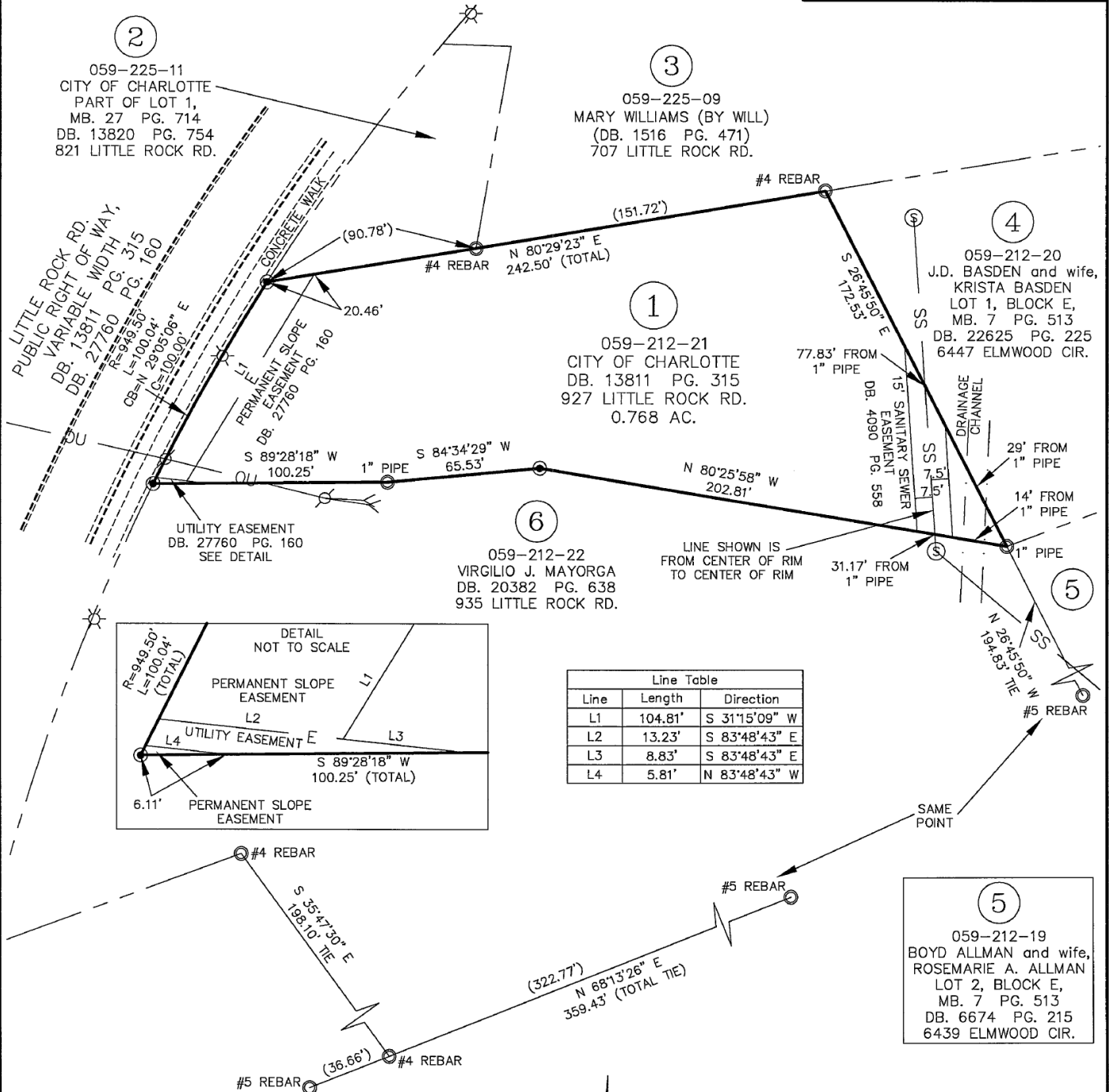
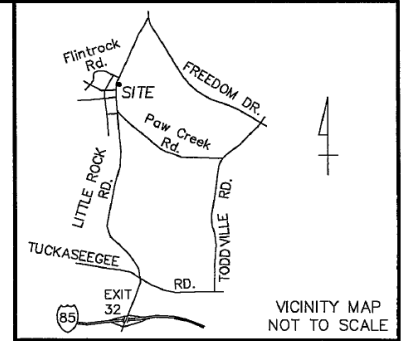
I, David L. Haywood, Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (Deed recorded in deed book 13811 page 315); that the boundaries not surveyed are clearly indicated as drawn from information found in deeds as shown; that the ratio of precision as calculated is 1:55,000; and that this map meets the requirements of the standards of practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my original signature and seal this the 15th day of February, 2017.

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES OR SALES

David L. Haywood, Jr., PLS

L-4822



NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY.
5. AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM F.I.R.M. MAP NUMBER 3710452500K; MAP REVISED SEPTEMBER 2, 2015.

LEGEND

- EXISTING IRON PIN (AS DESCRIBED)
- SET IRON PIN (#5 REBAR WITH CAP)
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- BOUNDARY AS SURVEYED
- TIE LINE
- BOUNDARY BY DEED OR MAP
- OVERHEAD UTILITY LINE