

Initiated by: Chuck Bliss, Charlotte Water
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MANDATORY REFERRAL-REPORT NO. 17-22
Proposed Sale of Two City-Owned Properties in the Town of Matthews

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Water Department proposes to sell or dispose of two parcels, both within the Town of Matthews. See below:

	PARCEL ID	ADDRESS	ZONING	CURRENT USE	LOT SIZE (AC.)
1	193-461-22	3025 Windsor Chase Drive	R-9	Well lot, not in use	.555
2	193-461-99	2823 Windsor Chase Drive	R-9	Well lot, not in use	1.677

These two properties – which are contiguous - are located at the end of a cul-de-sac within an established single family residential development located off Williams Road in Matthews. Parcel #1 has street frontage while Parcel #2 is land-locked.

PROJECT JUSTIFICATION:

Both of these parcels were former 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 use. 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 *Matthews Land Use Plan* (2012) 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 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 capping and abandonment of the wells and removal of any improvements on these sites prior to disposition. These two, 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 (and ultimately their future use).

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 7, 2017 meeting and no comments were offered.

Agencies represented at the June 7, 2017 meeting: Charlotte Housing & Neighborhood Services, Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, City Engineering & Property Management, County Manager's office, Town of Matthews, Central Piedmont Community College, County Asset Management, County Finance, City Forester, County Public Health, Charlotte-Mecklenburg Police, and Mecklenburg ABC Board.

MATTHEWS PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed sale and has determined the following:

Conclusions:

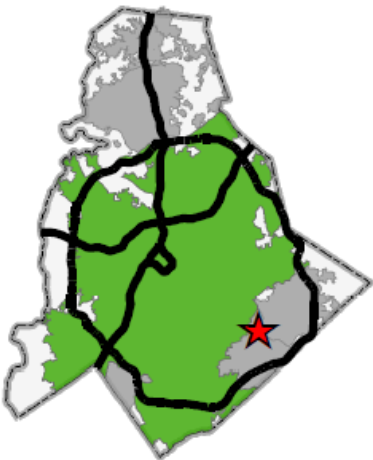
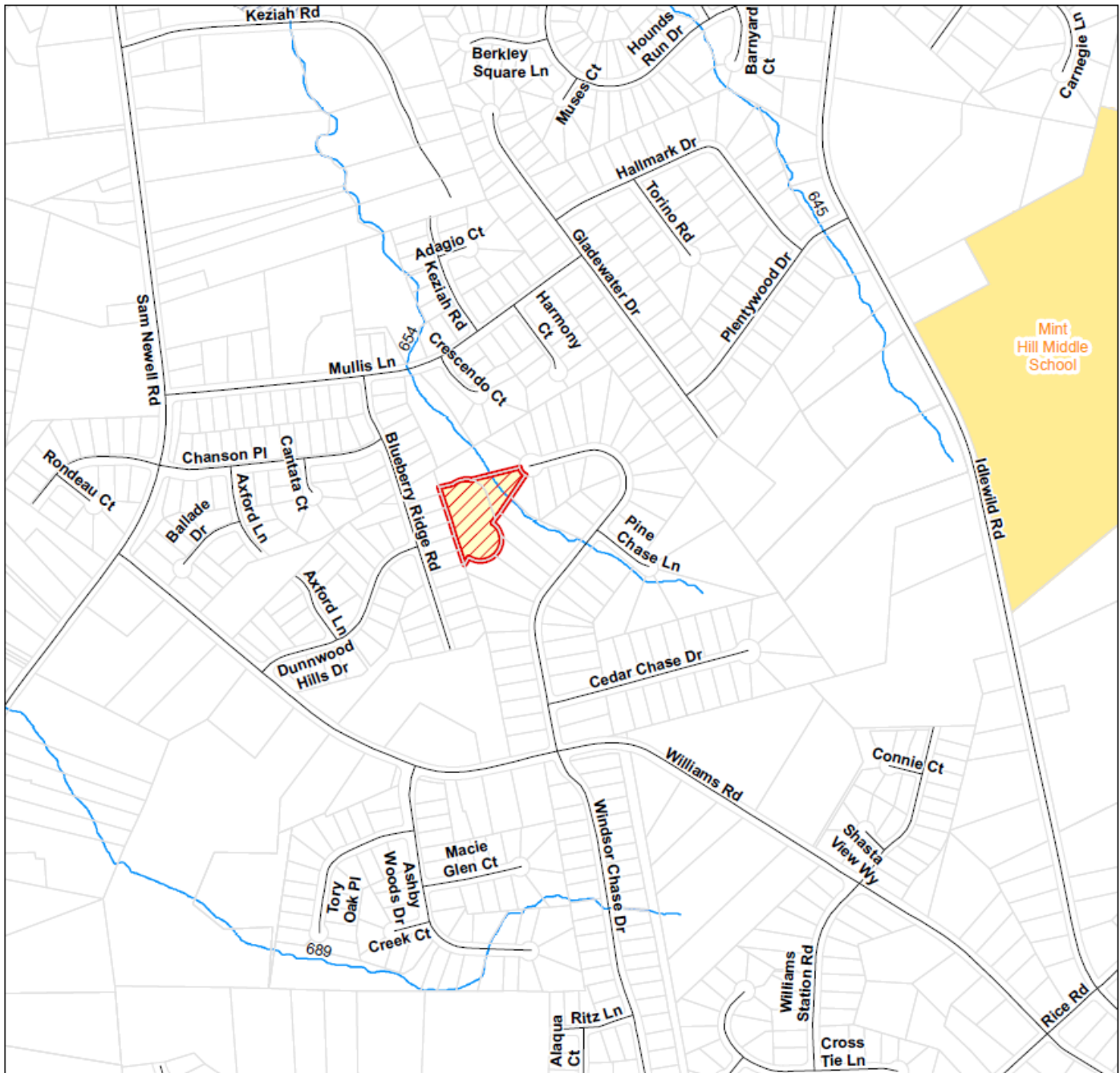
- Since one of subject parcels lack road frontage and is not a minimum of 2 acres, it is recommended that they be combined before being sold.
- The parcels would be appropriate for single family residential development provided they are able to meet the minimum development ordinance requirements.

Adopted Goals and Policies:

- The *Matthews Land Use Plan* (2012) identifies this location as appropriate for single family residential.
- The subject parcels are part of an approved development plan and originally intended to be used for private utilities and to generally remain as vacant, natural areas.
- One of the parcels does not currently meet minimum ordinance requirements for development unless combined with an abutting parcel.
- The parcels proposed for disposition are located outside Charlotte city limits, and therefore outside the City's Housing and Neighborhood Services scope of work for affordable housing assistance.

CMPC PLANNING COMMITTEE REVIEW:

At their June 20, 2017 meeting the Planning Committee voted 6-0 that they had no additional comments.



Mandatory Referral 17-22

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management



Mandatory Referral



City Property



Schools



Produced by the Charlotte-Mecklenburg Planning Department