

Initiated by: Chuck Bliss, Charlotte Water

Submitted by: Amanda Byrum, Engineering & Property Management

Planning staff resource: Mandy Rosen

MANDATORY REFERRAL-REPORT NO. 17-36
Proposed Disposition of Ten City-Owned Surplus Properties

PROJECT PROPOSAL AND LOCATION:

Charlotte Water Department proposes to sell or dispose of ten surplus parcels listed below:

| | PARCEL ID | ADDRESS | ZONING ⁽¹⁾ | CURRENT USE | LOT SIZE (AC.) | ADOPTED FUTURE LAND USE | ADOPTED LAND USE PLAN |
|------|---------------------------|-------------------------------|-----------------------|--------------------------|----------------|--|--|
| 1 | 111-308-62 | 7420 Bondhaven Drive | R-MH | Capped well & well house | .975 | Single Family up to 6 DUA | East District Plan (1990) |
| 2 | 105-271-01 | Plaza Road Extension | R-3 | Capped well & well house | 1.08 | Greenway & Single Family up to 4 DUA | Rocky River Road Area Plan (2006) |
| 3, 4 | 111-521-38, 111-521-37 | 5426, 5430 Starflower Drive | R-3 | Well house | .493, .416 | Residential up to 4 DUA | Albemarle/I-485 Interchange Study (2003) |
| 5 | 111-532-97 | 11551 Stewarts Crossing Drive | R-4(CD) | Storage building | .721 | Residential up to 4 DUA and Greenway | Albemarle/I-485 Interchange Study (2003) |
| 6 | 111-094-99 | 9912 Aventure Lane | R-4 | Well house | .721 | Residential up to 4 DUA | Albemarle/I-485 Interchange Study (2003) |
| 7 | 111-392-30 | Kishorn Court | R-12PUD | Well | .732 | Residential up to 4 DUA | Rocky River Road Area Plan (2006) |
| 8 | 111-343-48 | 8897 Brookstead Drive | R-3 | Well | 1.0 | Residential up to 4 DUA | Rocky River Road Area Plan (2006) |
| 9 | 111-342-98 | 11600 Bowsby Court | R-3 | Well | .784 | Greenway and Single Family up to 4 DUA | Rocky River Road Area Plan (2006) |
| 10 | 223-481-02 | 6860 Barrette Place | R-3 | Lift station | .946 | Greenway & Multi-Family up to 8 DUA | South District Plan (1993) |

(1) Per. City of Charlotte Zoning Ordinance

PROJECT JUSTIFICATION:

These parcels were former well, storage, and lift station sites acquired through a series of private water system purchases. 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. They will be sold individually rather than as a package.

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 adopted future land use and reference to the adopted plan are listed in the above table under Project Proposal and Location for each site.

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 demolition and removal of any improvements on these sites. The properties will be advertised for sale or upset bid, depending on the appraised value, 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 December 6, 2017 meeting and the following comment was offered:

- County Park & Recreation is interested in two of the properties for future greenway use.

Agencies Represented: City Housing & neighborhood Services, County Park & recreation, City Real Estate, Centralina COG, City Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, County Asset Management, Central Piedmont Community College, C-M Planning, County Public Health, C-M Police, Carolina Health Systems, CATS, City Attorney's office, Charlotte Fire.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed sale of multiple properties and below are the key findings:

Conclusions:

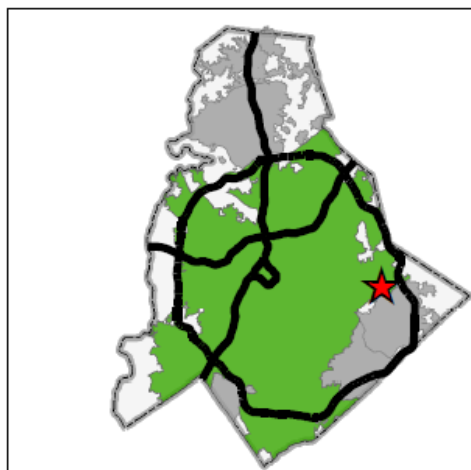
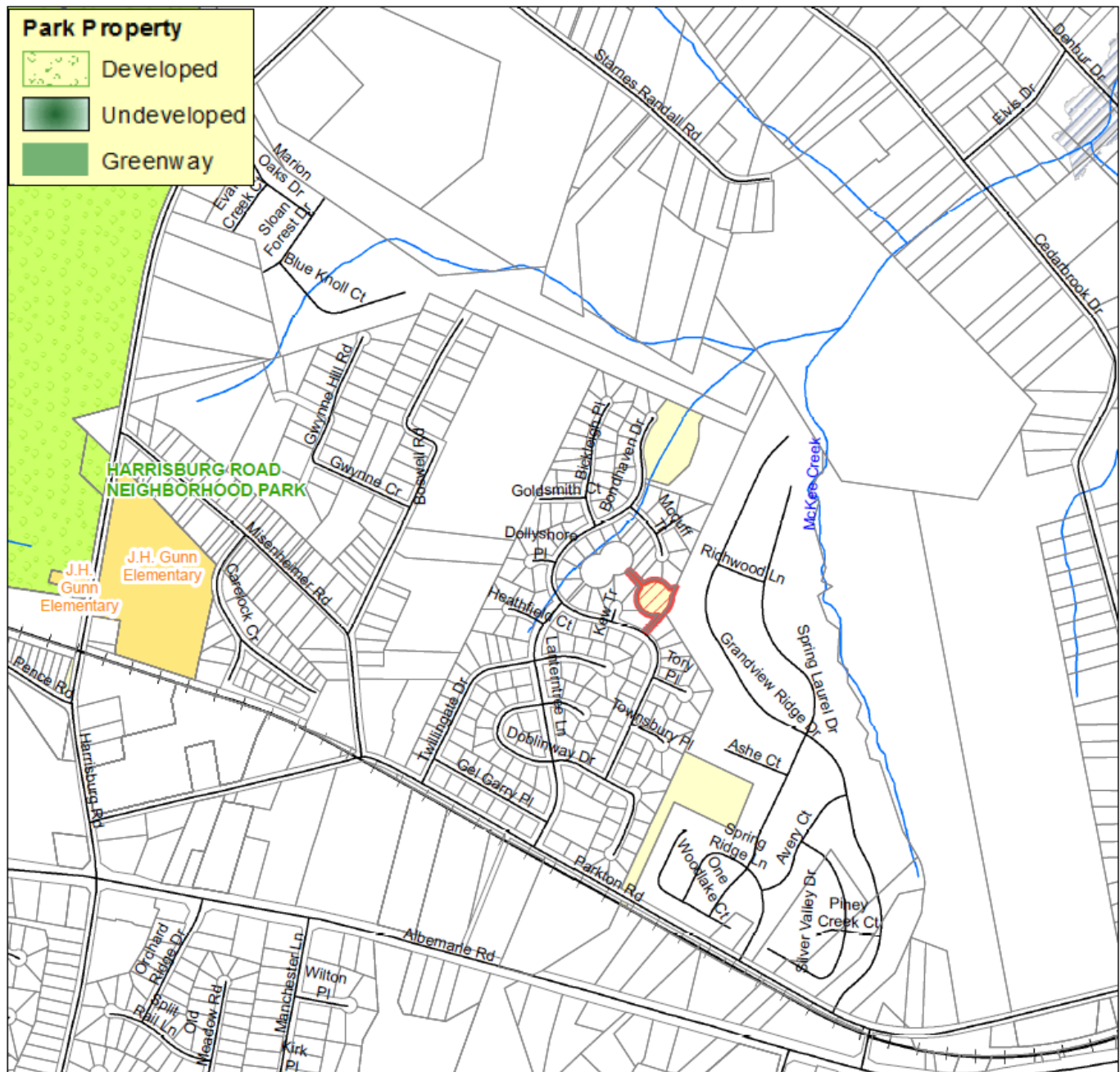
- The Plaza Road Extension, Bowsby Court and Barrette Place sites are encumbered by the FEMA floodplain.
- The Plaza Road Extension and Bowsby Court sites are identified in adopted plans for future greenway facilities and should be considered for such use by Mecklenburg County Park & Recreation.
- The Stewarts Crossing Drive, Kishorn Court, and Brookstead Drive sites do not have frontage along a public street and are landlocked.
- The Aventide Lane and Starflower Drive (2) parcels are being reviewed for consideration for affordable housing sites by Neighborhood and Housing Services and Real Estate.

Adopted Goals and Policies:

- The *Mecklenburg County Greenway Master Plan (2008-2018)* identifies the parcels located on Plaza Road Extension and Bowsby Court for future greenway locations.
- Charlotte City Council's Housing and Neighborhood Development Committee identifies "preserving and creating neighborhoods that offer affordable housing options" as one of its objectives in the FY2018 & FY2019 Strategic Focus Area Plan. A strategy mentioned is to expand the supply of newly constructed affordable and workforce housing geographically dispersed throughout the City.

CMPC PLANNING COMMITTEE REVIEW:

At their December 19, 2017 meeting the Planning Committee reviewed the Mandatory Referral and voted 5-0 that it had no additional comments to offer to the submitting agencies.



Mandatory Referral 17-36

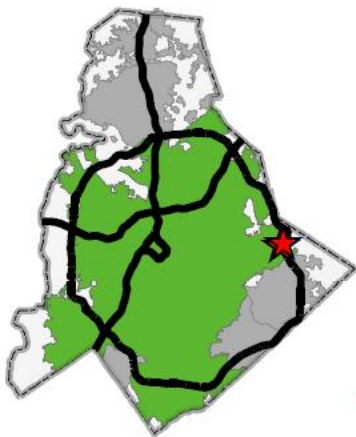
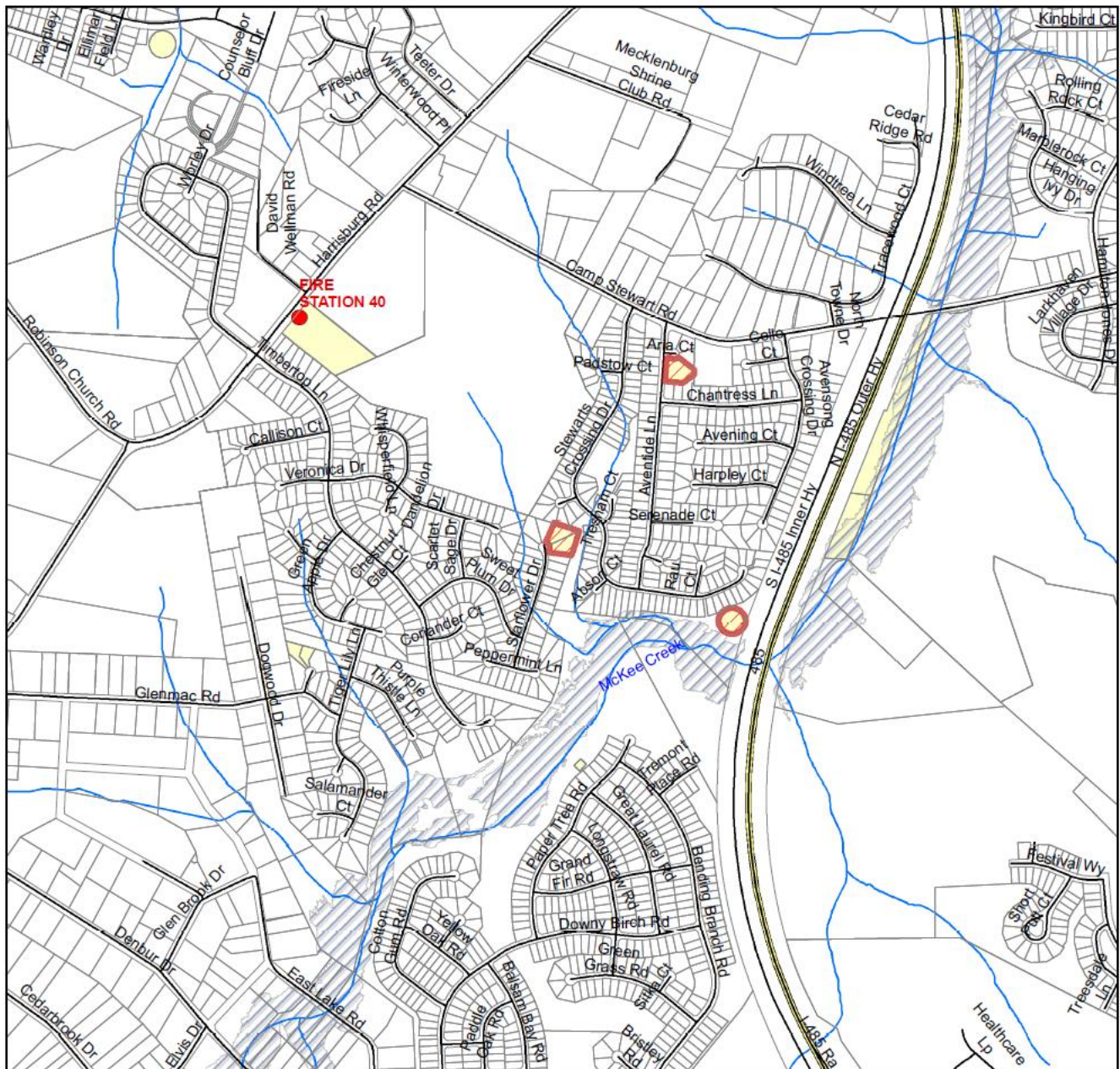
Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

-  Mandatory Referral
-  City Property
-  County Property



Produced by the Charlotte-Mecklenburg Planning Department



Mandatory Referral 17-36

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management



Mandatory Referral



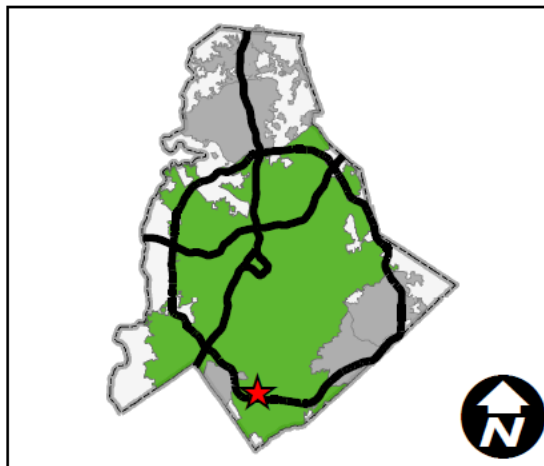
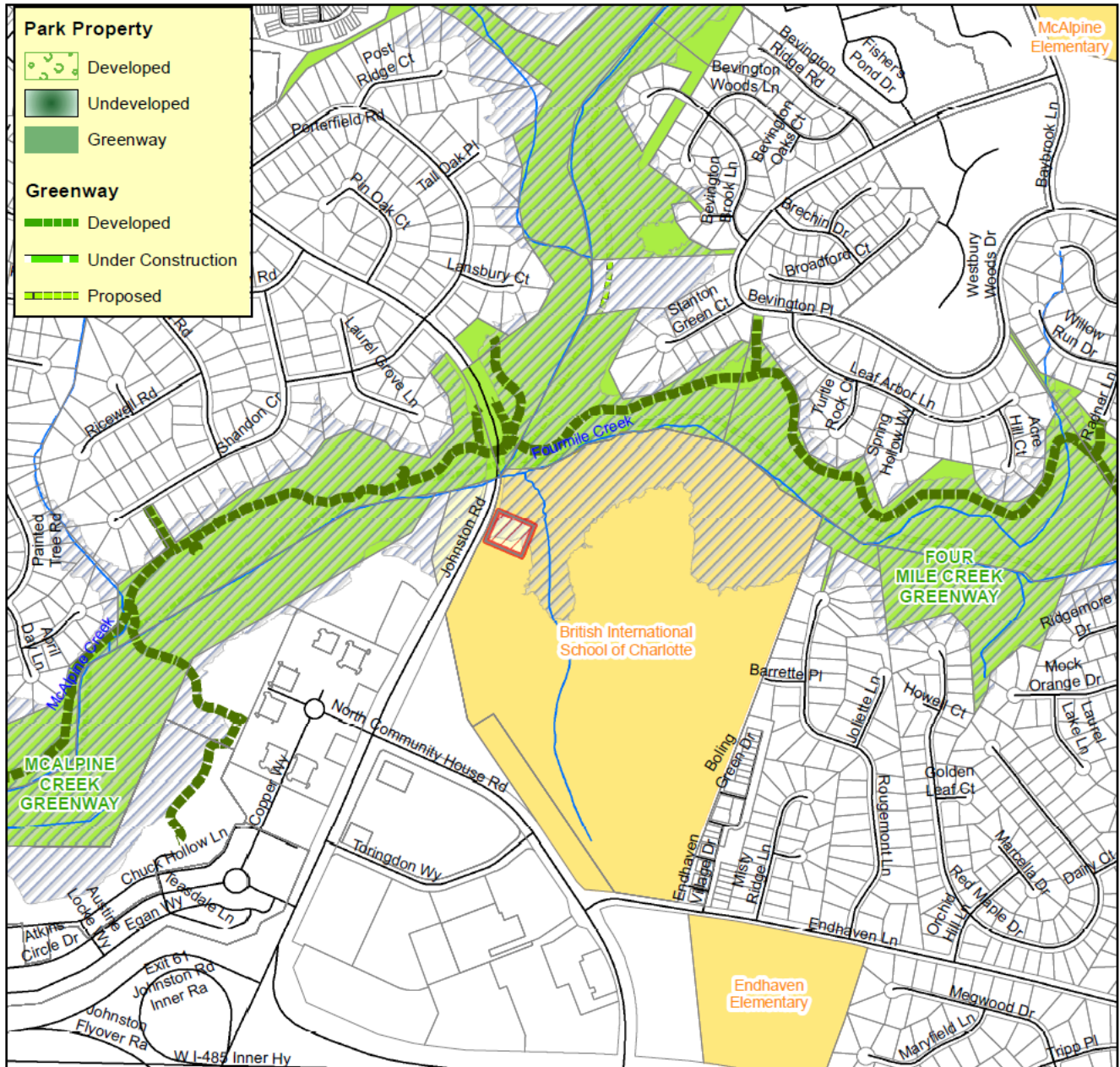
City Property



FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



Mandatory Referral 17-36

Initiated by: Charlotte Water

Submitted by: Engineering & Property Management

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



Produced by the Charlotte-Mecklenburg Planning Department