

MANDATORY REFERRAL REPORT NO. 98-25
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
LAND PURCHASE BY CITY OF CHARLOTTE
JULY, 1998

PROJECT LOCATION:

These 13 single-family units are located in the Wingate Community. The Wingate Community is located west of Old Steele Creek and north of West Boulevard. (See attached map)

PROJECT PROPOSAL:

The City of Charlotte's Neighborhood Development Key Business Unit is considering purchasing 13 single-family rental units located along Marene Drive in the Wingate Community. The City is buying and selling property in the Wingate community on a continuous basis to help implement the Wingate Neighborhood Action Plan prepared by the Charlotte Mecklenburg Planning Commission. Once the properties are purchased, the units will be torn down and replaced with new single family homes and sold to low-moderate income buyers.

PROJECT JUSTIFICATION:

In 1995, the City designated Wingate as a targeted redevelopment area. Planning Commission staff developed a comprehensive action plan to help guide redevelopment and investment activity in the neighborhood. The development of single-family homes is the cornerstone of the action plan.

The goal is to develop 25 owner occupied homes this year in the neighborhood. To date, approximately 15 homes have been built in the neighborhood.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:

The property is located within the boundaries of the Wingate Neighborhood Action Plan. The plan calls for single family uses at this site. The City and County are working to redevelop this neighborhood. The City has invested about \$2 million in infrastructure improvements-sidewalks, curb, gutters and drainage improvements. The City of Charlotte also recently acquired about 60 apartment units located on Wingate Avenue to renovate/remodel for townhouses (some for rent and others for sale).

PROJECT IMPACT:

These units are currently zoned R-22MF (multi-family). Surrounding land uses include single family homes to the north and east, and apartments to the west and south. The development of single family homes is greatly needed to help revitalize this neighborhood. The proposed use of the properties will positively impact this neighborhood by upgrading the single family housing stock and increasing home ownership opportunities.

PROJECT COST:

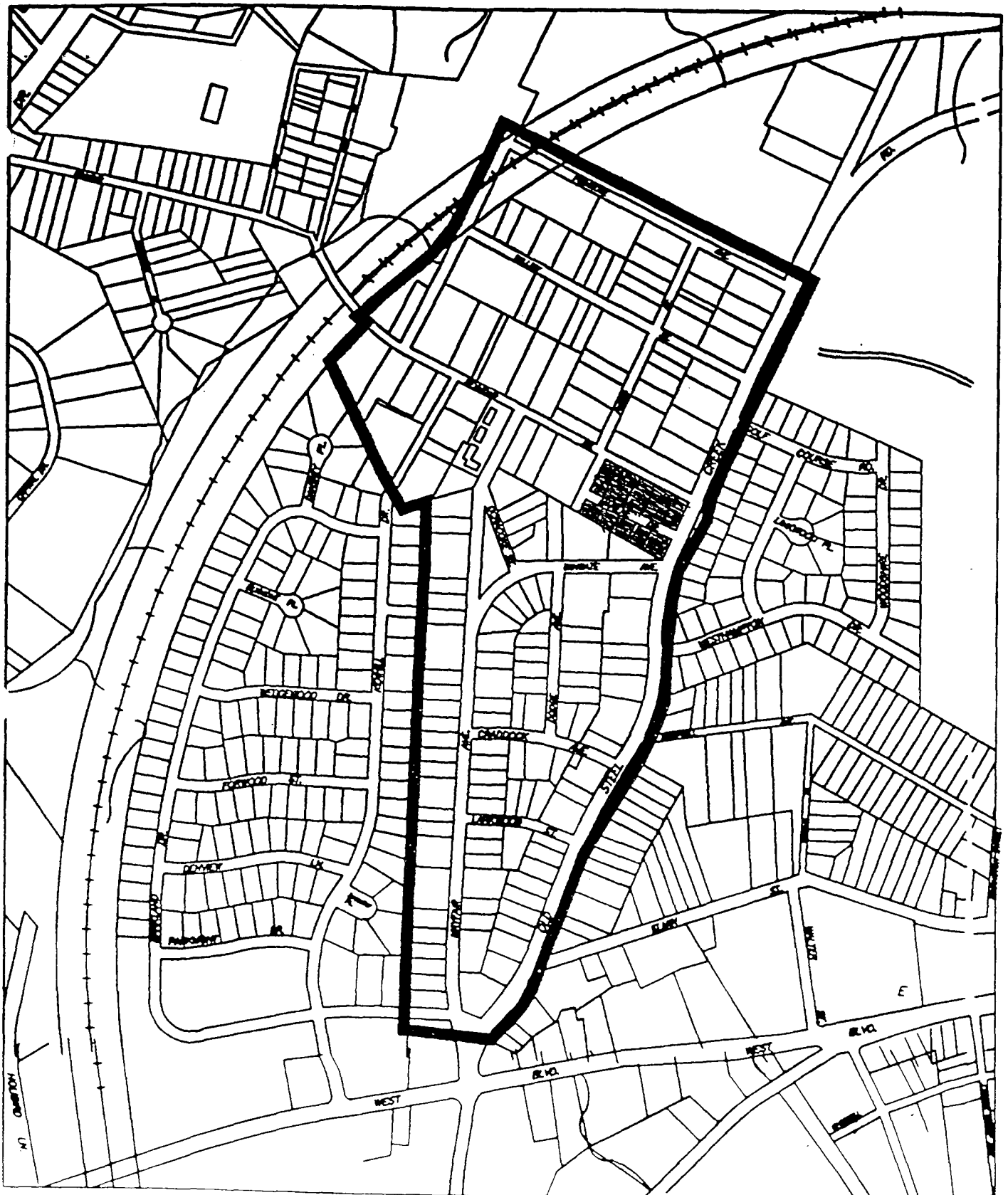
Formal appraisals were done on each property and range in value from \$3,450 to \$36,210. The units range in size from 660 to 1,198 square feet.

STAFF RECOMMENDATION:

Planning staff recommends that the 13 units be purchased by the City to build single-family homes in the Wingate Community.

PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee voted unanimously to support staff's recommendation.



Charlotte-Mecklenburg Planning Commission date 1998

