

**MANDATORY REFERRAL REPORT NO. 04-23**  
**Proposed Sale of Vacant City-owned Lot Located at 3627 Jessie Street**

**PROJECT PROPOSAL AND LOCATION:**

This is a proposal to dispose of surplus City owned property located at 3627 Jessie Street (tax parcel # 077-054-01). The property will be sold in accordance with the upset bid process. The site is currently undeveloped and is zoned I-1 (Industrial). The bidder plans to combine this property with the two parcels immediately to the north of the subject property and construct a crematorium on the property.

**PROJECT JUSTIFICATION:**

The City purchased this property in order to complete the Statesville Avenue widening (right-of-way expansion). This site is a remnant and it is no longer needed for City purposes.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale of this property will be in accordance with and in furtherance of the Asset Management policy to maximize the use or sale of City-owned properties.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The subject property is located within the *Central District Plan* (1993) area. This site and the nearby properties along Jessie Street and the Statesville Avenue corridor are zoned I-1. The adopted land use plan recommends that this property and surrounding properties be developed with industrial land uses. The bidder plans to combine this property with the two parcels immediately to the north of the subject property and construct a crematorium on the property, which is considered to be an appropriate use in an Industrial district.

This property is also located in the area of the *Statesville Avenue Corridor Plan* (2001). However, this plan does not have specific land use recommendations for this property.

**PROJECT IMPACT:**

The impact on the neighborhood and its infrastructure by the proposed use should be minimal. The proposed crematorium development should generate little traffic.

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

This will be a stand-alone commercial investment that is in keeping with development patterns of the area.

**ESTIMATED PROJECT COMPLETION DATE:**

It is anticipated that construction will be completed within 12 months. The project will be privately funded. No public funds will be used.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at its November 3, 2004 meeting and no joint use opportunities were identified.

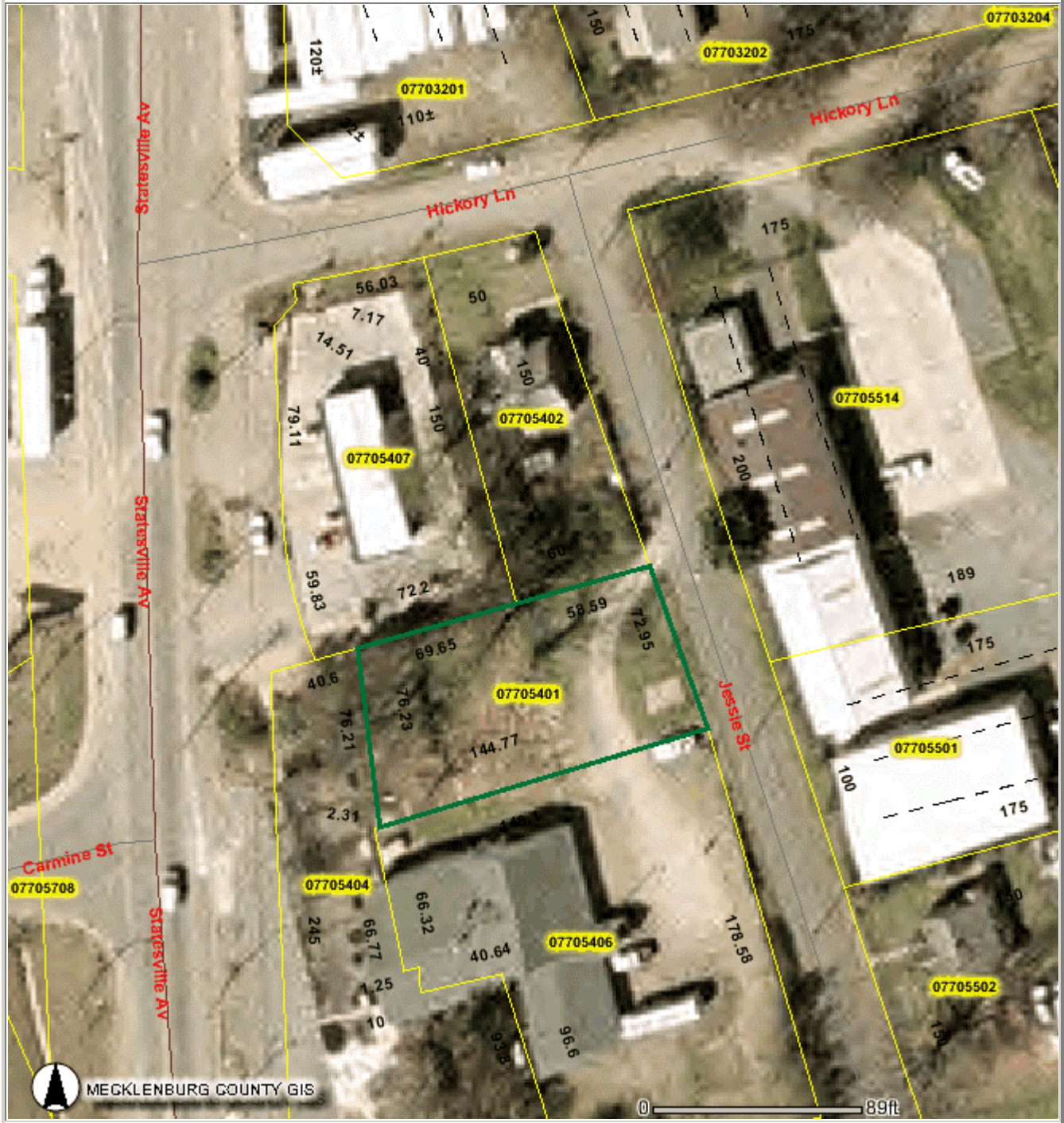
**CMPC STAFF RECOMMENDATION:**

Staff recommends the sale of this property.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their November 16, 2004 meeting, the Planning Committee voted 6-0 to recommend approval of the sale of this property for the stated use.

# 3627 JESSIE STREET 077-054-01



# MR 04-23

