

MANDATORY REFERRAL-REPORT NO. 13-05
Proposed Conveyance of Land on Spratt Street for Expansion of Second Harvest Food Bank

PROJECT PROPOSAL AND LOCATION:

Second Harvest Food Bank, located at 500-B Spratt Street in Charlotte, is in need of more land to expand their facility. The Food Bank is a Mecklenburg County sponsored operation operating in a building located on Mecklenburg County land. The property is located just outside of the 4th Ward, west of Statesville Avenue, in the Greenville community of Charlotte. Spratt Street is a cul-de-sac on the east side of the Norfolk-Southern railroad tracks that separates the residential portion of the Greenville community from the institutional properties on Spratt Street.

The Food Bank shares Spratt Street with a building owned by the City of Charlotte (housing survey, traffic signal, building maintenance, and some I.T. functions), Crisis Assistance Ministry, and the Salvation Army.

The City of Charlotte owns the neighboring land that is needed for the expansion of the Food Bank. The City, Mecklenburg County and Food Bank have been collaborating to seek a solution to expand the Food Bank facility for their increasing capacity to supply food to the needy. The City has received a request to deed to the County approximately 1.5 acres of vacant land for expansion of its existing building, and to lease an additional approximately .60 acres adjoining the site (currently developed as parking for an adjoining City-owned building) to serve as a location for additional parking. The County, in turn, would amend its existing lease with the Food Bank to include the additional land area. This proposed transaction would involve portions of City-owned parcel #07845403.

Since the land proposed to be leased to the County was previously used as auxiliary parking for a CATS operation (that has since been relocated elsewhere), the proposal is to lease (rather than convey title to) this property to the County in the event that changes in the use of the City-owned building would justify the need for additional parking.

The area is zoned I-1(CD) Industrial Conditional according to the Charlotte Zoning Ordinance. A portion of the current Food Bank site is zoned I-1 Industrial (without conditions).

PROJECT JUSTIFICATION:

As the economy remains sluggish, Second Harvey Food Bank has been experiencing significant increases in the number and quantity of requests to provide greater volumes of food to the needy. For instance, in 2006, the Food Bank distributed 17.5 million pounds of food, but by 2012, the number had doubled to 38.2 million pounds of food, with an expectation that the need for food will substantially increase over the upcoming years. Correspondingly, there is an increase in the amount of facility required to collect, store, and distribute the food. Therefore, expansion options have been explored and the preferred option involves the use of City-owned property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City of Charlotte is in support of a Mecklenburg County function to provide basic services to its citizens and those of surrounding communities. The 1.5 acres of land proposed to be transferred from the City to the County is currently vacant and has no identified City use. The .60 ac. of additional parking space, that is to be leased to the County, was previously used for parking for CATS Special Services vehicles which have since been moved to a new facility elsewhere.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends institutional land uses for this property, as well as the adjacent properties on Spratt Street owned by the County and the Salvation Army. The property is zoned I-1 (CD) and any future development not consistent with the approved site plan would have to go through a site plan amendment or rezoning.

PROJECT IMPACT:

The land to be deeded to the County is not needed for any current or future City operations. However, the City decided to only lease the additional parking to the County since all or part of that parking space might be needed by the City should there be a change in use of the City's Spratt Street facility.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The CATS Red Line North Corridor commuter train is scheduled to run in the adjoining Norfolk-Southern rail right-of-way. However, at this time, there is no specific timeline for the completion of this transit project.

ESTIMATED PROJECT COMPLETION DATE:

Funds are currently available to complete architectural and engineering drawings for the site improvements. Once the land transaction is complete, a capital campaign will be launched to identify funding to construct the expanded facility. The project completion timeline is directly related to the effectiveness of the capital campaign.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 1, 2013 meeting and had no comments.

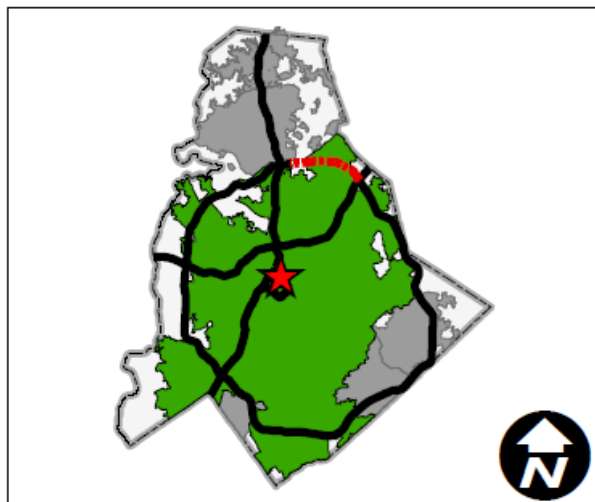
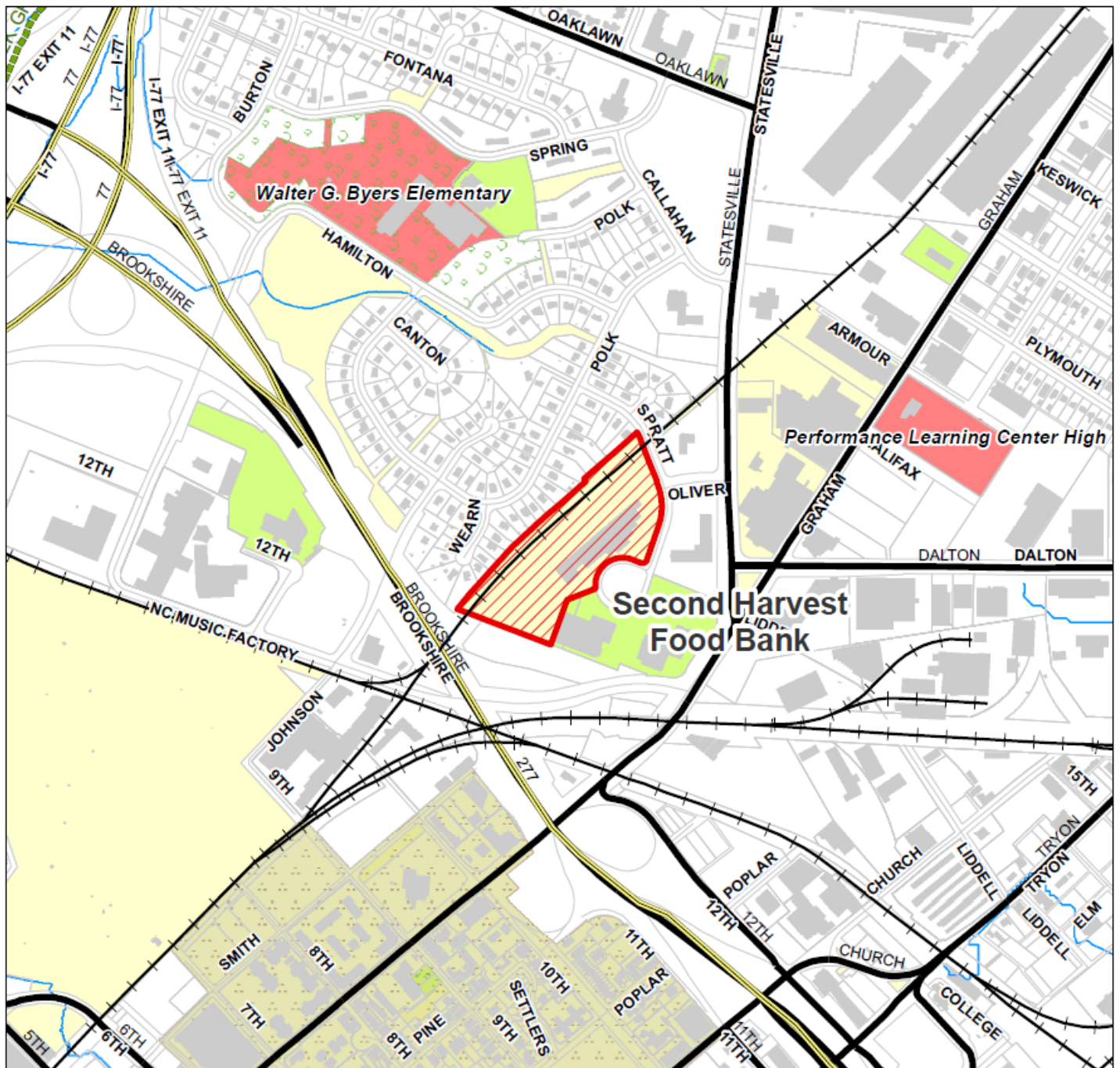
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 21, 2013 meeting the Planning Committee recommended approval by a 6-0 vote.








Mandatory Referral 13-05

Initiated by: City Manager's Office

Submitted by: City Real Estate

-  Mandatory Referral
-  City Property
-  County Property



Produced by the Charlotte-Mecklenburg Planning Department