

MANDATORY REFERRAL REPORT NO. 01- 46
ENGINEERING AND PROPERTY MANAGEMENT
SALE OF SURPLUS PROPERTY ADJOINING CMUD WATER STORAGE FACILITY

PROJECT PROPOSAL AND LOCATION: The City proposes to sell 11.22 acres of vacant land located on West Mallard Creek Church Road west of I-85 (parcel #047-381-08)

PROJECT JUSTIFICATION: The City initially acquired a 22.9 acre parcel of land for the purpose of locating a water storage facility, or "hydropillar" on the site a number of years ago. The facility has been constructed and put into operation, but it required only 7.7 acres. Four acres of the approximately 16 acres remaining were acquired by the state as part of a road realignment project. The net 11.22 acre surplus is now being considered for sale.

PROJECT IMPACT: Sale of this property would serve to generate revenue for the City, while reducing property management inventory operating requirements and costs.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: None indicated, although the Fire Department has expressed interest in a portion of the site as a future fire station site. The Northeast District Plan recommends research-oriented land uses for this parcel; the University Research Park lies to the southwest of the site.

PROJECT COST: No cost; this is a sale, proposed to be completed through the upset bid process.

STAFF RECOMMENDATION: This proposed sale was presented to the Joint Use Task Force at the October 3, 2001 meeting, and the representative of the Fire Department expressed interest in reviewing the site for a potential future fire station site, as the property is within a proposed annexation study area.

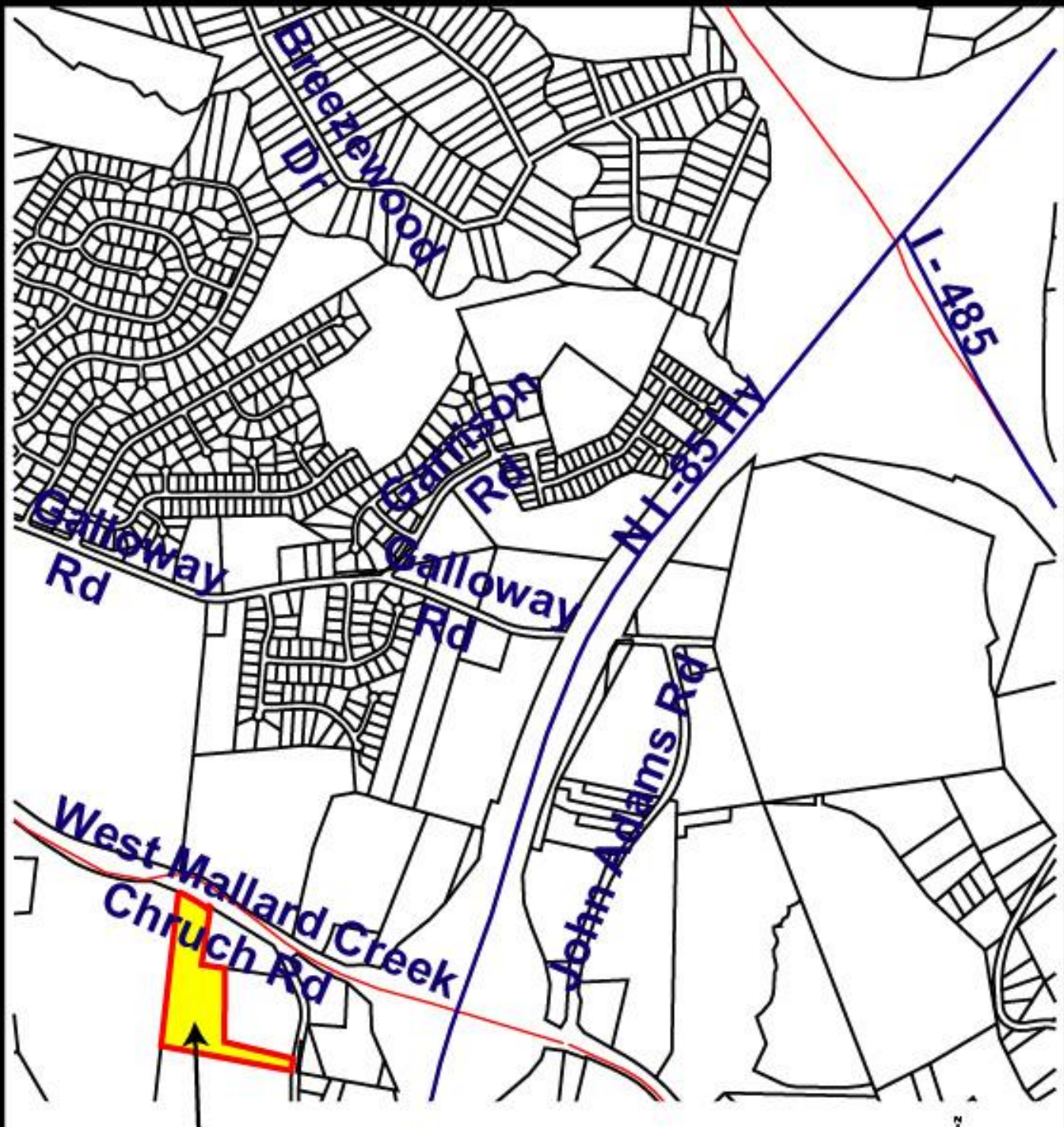
Fire Department staff subsequently confirmed a high degree of interest in considering the site for a future fire station, but emphasized that the entire parcel is not needed for this purpose.

Staff recommends deferring a decision on this matter pending completion of (1) Fire Department feasibility analysis of the suitability of this location for a future fire station, and (2) assuming a positive outcome of the feasibility, the completion of a subdivision scheme of the parcel, indicating which portion is to be retained for Fire Department purposes, and which portion is to be conveyed.

Note: Prior to the Planning Committee meeting, Planning Commission staff received word that the Fire Department reviewed the site and determined that it did not meet the requirements for siting of a fire station. Therefore, staff modified its recommendation to "approve" at the Planning Committee meeting.

PLANNING COMMITTEE RECOMMENDATION: Approve the sale of the property 7-0

Mandatory Referral: MR01-46



MR01-46



Produced by the Charlotte-Mecklenburg Planning Commission, September 2001.



MEMORANDUM

TO: Charlotte-Mecklenburg Planning Commission

FROM: Kent G. Winslow
Real Estate Supervisor

DATE: September 24, 2001

SUBJECT: Mandatory Referral for Sale of City Owned Property

Attached is a Capital Project Proposal Form for your review in accordance with House Bill 855 of the General Assembly of North Carolina.

Please contact me at 336-2252 or Doris Moats at 336-3270 if additional information is required.
Thank you.

KGW:dm

Attachments

CAPITAL PROJECT PROPOSAL FORM

Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department: Engineering and Property Management Date: September 24, 2001
Submitted By: Kent G. Winslow Prepared: Doris Moats, Asset Management Division

II. Project Name: Sale of City Owned Property

Location and Description of Project: 11.22 acres of vacant property located at W. Mallard Creek Church Road, Charlotte, NC, (tax parcel 047-381-08) See attached site map, tax map and Real Estate Detail Summary Report. The City acquired a 22.9 acre parcel (now tax parcels 047-381-08 and 047-381-09) through condemnation for Charlotte-Mecklenburg Utilities ("CMU") in 1998 for two elevated storage tanks ("hydropillars"). CMU only needed 7.7 acres for the hydropillars. The remainder is surplus property. A survey of tax parcel 047-381-08 indicates a discrepancy in the tax record acreage and the net acreage. The tax records indicate 15.19 acres and the survey indicates 11.22 acres. Much of the difference in acreage between the tax records and the survey can be attributed to the acquisition of right of way by DOT which altered the alignment of Mallard Creek Road.

III. Project Justification/Need: One of the City of Charlotte Asset Management policy objectives is to pursue the sale/transfer of all surplus properties as a means to generate revenue and reduce the cost of

maintenance to the City's operating budget.

The City has received an offer to purchase the 11.22 acre parcel for the appraised value. The sale of this property would be subject to the City's upset bid sales process. The property adjoins Research Triangle Park and the proposed purchase would incorporate the City's property into the Research Triangle Park.

IV. Project Status (check those that apply):

Nothing done but this report ☒ Land not yet acquired ☐
Preliminary plans completed ☐ Land acquisition
Detailed plans completed ☐ underway ☐
No land acquisition involved ☐ Land acquired ☐
Project under contract ☐

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	_____	_____
Land	_____	_____
Construction	_____	_____

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?)

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). Appraisal cost and sale subject to upset bid process (advertising costs)

VIII. Assistance Funds - (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance).