

**MANDATORY REFERRAL REPORT NO. 01- 52**  
**CITY OF CHARLOTTE ENGINEERING AND PROPERTY MANAGEMENT**  
**SALE OF SURPLUS PROPERTY AT BROOKSHIRE BOULEVARD AND HOSKINS ROAD**

**PROJECT PROPOSAL AND LOCATION:** This is a proposal by City Engineering and Property Management to sell a .784 acre site located at the intersection of Brookshire Boulevard (NC Highway 16) and Hoskins Road.

**PROJECT JUSTIFICATION:** The City acquired five parcels in 1999 as a part of a road widening project. The parcels have been reduced to a single parcel, which is now considered surplus. The City has received an offer to purchase the property from the Jack-In-The-Box Corporation for the appraised value of \$275,000 for a restaurant. However, the property would be sold through the upset bid process.

**PROJECT IMPACT:** This is a proposal to sell a vacant parcel of land that the City has no plans to use. The City acquired this property in 1999 as part of the Hoskins Road widening project. This project has been completed and unused parcels in this area were reduced to this one parcel. The sale of this property would return this surplus property to the tax roles.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** The subject property is zoned B-1 and is located within the boundaries of the Northwest District Plan. This plan recommends commercial land uses for the subject property. Also, the property is located along Brookshire Boulevard which is a state controlled freeway. This means additional setbacks may be required when developing this site. Although a corporation has expressed interest in purchasing this property, the City will open up the process to receive bids.

**PROJECT COST:** There are no costs to the city, as this is a proposed sale.

**STAFF RECOMMENDATION:** Staff recommends the sale of this surplus property. The Joint Use Task Force had no comments or recommendations on the sale of this property.

**PLANNING COMMITTEE RECOMMENDATION:** Approved, 7-0.

# Mandatory Referral: MR01-52



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

M E M O R A N D U M

TO: Charlotte-Mecklenburg Planning Commission

FROM: Kent G. Winslow  
Real Estate Supervisor

DATE: November 20, 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 directly if additional information is required.  
Thank you.

KGW:ddm

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: November 20, 2001 submitted By: Kent G. Winslow

Prepared: Doris Moats, Real Estate Agent

II. Project Name: Sale of City-Owned Property

Location and Description of Project: 34,163 square feet  
(0.784) acres. Located at Hoskins Road and Brookshire Boulevard,

parcel Code: 039-015-01. See attached site map and Real Estate  
Detail Summary Report. The City acquired five parcels in 1999 as  
part of a road widening project. The five parcels have been  
reduced to a single tax parcel, which is now considered surplus.

III. 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 0.784 acre parcel for the appraised value of \$275,000. The sale of this property would be subject to the City's up-set bid process.

The offer has been made by the Jack-In-The-Box Corporation for the purpose of constructing and operating a restaurant.

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	___X___	Land acquired	_____
		Project under contract	_____

Offer received to purchase: \_\_\_X\_\_\_

V. Proposed Development Schedule: N/A

	<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? No projects are known to specifically affect this project or this project affect others by this proposed sale.

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

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).