

MANDATORY REFERRAL-REPORT NO. 02-21
Proposal to Sell Surplus City-owned Property Located on Spencer Street

PROJECT PROPOSAL AND LOCATION:

The request involves the sale of Surplus City-Owned Property through the competitive bid process. This is a vacant residential lot is located off of **Spencer Street (tax code #091-091-04)** consisting of 1.36 acres. The property is nearly landlocked, and there is a "cart way path" providing vehicular access to the triangular parcel which is located behind lots fronting on Spencer Street, East 36th Street and Herrin Avenue. The property is zoned R-5.

PROJECT JUSTIFICATION:

One of the City of Charlotte Real Estate Division's 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.

CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:

The Asset Management unit of the Real Estate Division is charged with the responsibility of selling off surplus land to add those properties back onto the tax roles while generating revenue for the City.

The parcel is within the boundaries of the Central District Plan. This plan recommends an institutional land use for this parcel. It also falls within the boundaries of the Northeast Transit Corridor. The land use analysis completed as part of the Northeast Transit Corridor Major Investment Study (MIS) for light rail transit (LRT) options NE-4 and NE-7 does not make any alternative land use recommendations for this parcel. Both of these potential alignments follow the North Carolina Railroad alignment toward North Charlotte, following the east site of the existing railroad container yard. Furthermore, it is within a ½ mile radius of a potential transit station at 27th street.

PROJECT IMPACT:

None anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel falls within the boundaries of the Northeast Transit Corridor. The ramifications of this are discussed in *Consistency with Adopted Land Use and Public Policy*, above.

ESTIMATED PROJECT COMPLETION DATE:

N/A

JOINT USE TASK FORCE REVIEW COMMENTS:

This proposal was discussed at the July 3, 2002 Joint Use Task Force meeting, and no joint use opportunities were identified.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the sale of this property.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee approved the staff recommendation by a vote of 7-0 at its July 16, 2002 meeting.

Mandatory Referral: MR02-21



Produced by the Charlotte-Mecklenburg Planning Commission, July 2002.



SCALE: 1" = 400'
0 100 200 300 400