

MANDATORY REFERRAL-REPORT NO. 02-22
Proposal to Sell Surplus City-owned Property on Jordan Place

PROJECT PROPOSAL AND LOCATION:

The request is for the sale of Surplus City-Owned Property through the competitive bid process. The property is located at **523 Jordan Place (tax code # 083-067-10)**, off of North Davidson Street, between 28th Street and Matheson Avenue. The parcel of vacant land to be sold is less than .23 acres. It is zoned I-2. The City of Charlotte originally purchased the property for a roadway project. The house will be removed and the rear of the property sold. There is interest in the land from the adjacent property owner.

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.

This parcel falls within the boundaries of the Central District Plan. This plan recommends an industrial land use for this parcel and surrounding parcels.

However, the parcel is also located 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 identifies this site as part of a 20 acre tract for employment development potential. 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. The text in the MIS land use analysis (in part) reads,

Shifting of the rail-to-truck operations from the area east of Brevard Street to the airport area will permit redevelopment of current vacant or underused light industrial sites for mixed density, mixed income housing.

The area closer to the 30th Street viaduct would remain primarily employment-oriented. Redevelopment prospects here would improve with more direct access to 30th Street...This station area, as a whole, could benefit from becoming more closely associated with the NODA revitalization.

A Locally Preferred Alternative (LPA) for this corridor is expected to be selected in Fall, 2002.

PROJECT IMPACT:

The conglomeration of this tract with others as part of a larger employment redevelopment project is a possibility.

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:

A Locally Preferred Alternative (LPA) for this transit corridor is expected to be selected this Fall.

JOINT USE TASK FORCE REVIEW COMMENTS:

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

CMPC STAFF RECOMMENDATION:

Although staff does not oppose the sale of this property, staff recommends holding the property until the Locally Preferred Alternative (LPA) for the Northeast Transit Corridor is selected this Fall. The prospect for future employment development is greater if the parcel could be assembled as part of a larger tract rather than being sold as a single site.

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: MR02-22



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

SCALE 1" = 200'
0 50 100 150 200