

MANDATORY REFERRAL-REPORT NO. 02-37
Proposal to Sell City-owned Property on Billy Graham Parkway

PROJECT PROPOSAL AND LOCATION:

This submittal involves the City's sale of surplus property via the upset bid process, returning it to the private sector and tax rolls. Parcel Identification Number is 143-021-07. The property is located On Billy Graham Parkway at Westmont. The site contains 1.466 Acres and is vacant. The site is zoned R-17M.F. The intended user plans to relocate his offices to a new building to be constructed on the site, after completion of a rezoning.

PROJECT JUSTIFICATION:

The Asset Management Policy of the City of Charlotte has as part of its objectives, the sale/transfer of surplus properties to the private sector in furtherance of good economic development, to provide revenue, generate future tax revenue, and reduce maintenance costs.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

The Southwest District Plan calls for industrial or offices uses in this area. The proposed use is consistent with recommendations of the Southwest District Plan.

As stated above, this sale will further the goals of the City of Charlotte's Asset Management Policy.

PROJECT IMPACT:

It is anticipated that the property will be developed in ways that will provide jobs during and after development, foster area renewal, and facilitate commerce within the City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None

ESTIMATED PROJECT COMPLETION DATE:

N/A

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this at their November 6, 2002 meeting and had no comments. It was, however, noted that the site would need to be re-zoned for office use.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of this land sale, for the proposed use pending an approved rezoning.

CMPC PLANNING COMMITTEE RECOMMENDATION: The Planning Committee recommended approval by a vote of 7-0 at their November 19, 2002 meeting.

MR 02-37

