

MANDATORY REFERRAL-REPORT NO. 02-40
SALE OF CITY OWNED PARCEL LOCATED AT 1201 PARKWOOD AVENUE

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.

The parcel Identification Number is 083-091-09, and the property is located at 1201 Parkwood Avenue, at its intersection with Pegram Street. The site contains 0.325 Acres and is vacant. Prior to the sale, the area will be decreased to 0.303 acres to allow for increased street right-of-way to be retained by the City.

The site is zoned B-1. The intended user plans to develop the property as a commercial project.

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 income, and reduce maintenance costs.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

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

The proposed use is inconsistent with the adopted *Central District Plan*, which calls for single family residential development at this location. However, the draft *Belmont Area Revitalization Plan* calls for a mixture of uses including retail, residential, and/or office at this location. This plan is expected to be adopted in early 2003.

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. However, the development could adversely impact the neighborhood if not developed consistent with proposed design guidelines and if the development doesn't provide needed goods and services as recommended by the proposed plan.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is located within the boundaries of the draft *Belmont Area Revitalization Plan*. The plan calls for a mixture of land uses at this location.

ESTIMATED PROJECT COMPLETION DATE:

N/A

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this at their December 4, 2002 meeting and had no comments.

CMPC STAFF RECOMMENDATION:

Staff recommends that the sale of this property be delayed until after the draft *Belmont Area Revitalization Plan* is adopted, at which time the Mandatory Referral would be reconsidered in light of the land use recommendations contained in the adopted Plan.

CMPC PLANNING COMMITTEE RECOMMENDATION: At their December 17, 2002 meeting the Planning Committee voted 5-2 to approve staff's recommendation to defer the sale of this property.

NR 02-40

