

MANDATORY REFERRAL REPORT NO. 03-05
PROPOSED SALE OF CITY-OWNED PROPERTY AT 521 NORTH SMITH STREET

PROJECT PROPOSAL AND LOCATION:

This submittal involves the sale of City-owned surplus property via the upset bid process, located at 521 N. Smith Street (Tax Parcel 078-072-01), located between 9th and 10th Streets. The .449-acre site is vacant, and zoned UR-C (Urban Residential – Commercial). This property was subject of a departmental polling process in July, 2002.

The property is a berm originally used to screen the negative views of the industrial property across Smith Street from the adjacent 2.83-acre parcel operated as the “Circle School” by St. Mark’s Inc. The subject property measures 50’ wide by 386.7’ in length.

PROJECT JUSTIFICATION:

One of the objectives of the Asset Management Policy of the City of Charlotte is the sale/transfer of surplus property to the private sector to support economic development, to provide revenue, to generate future tax income, and to reduce maintenance costs. The industrial uses across Smith Street that needed to be screened from the adjacent school are no longer there; therefore there is no justification for maintaining this berm. There is not presently a prospective purchaser for this property, but the submitting agency feels that the property should be quite marketable, given other development that is already occurring in the vicinity.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

This sale will further the goals of the City of Charlotte’s Asset Management Policy. The Highest and Best Use is that which is allowed by the current UR-C zoning, which intends to promote diverse development at higher than normal densities which will promote pedestrian activity. The zoning classification allows – by right – multi-family dwellings which may include commercial uses under certain conditions. The Fourth Ward Special Project Plan adopted in October 1987 recommended this site’s zoning remain UR-C, and that its future development occur in accordance with that classification. The site lies within the Historic Fourth Ward historic district boundaries, meaning that the Historic District Commission would need to approve any development plans.

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 if developed under the currently-allowed zoning and regulations.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

A number of residential higher density projects are being completed and are anticipated in the area. If developed in similar fashion, this property would blend well with the rejuvenation taking place.

ESTIMATED PROJECT COMPLETION DATE: N/A

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force did not have any comments.

CMPC STAFF RECOMMENDATION:

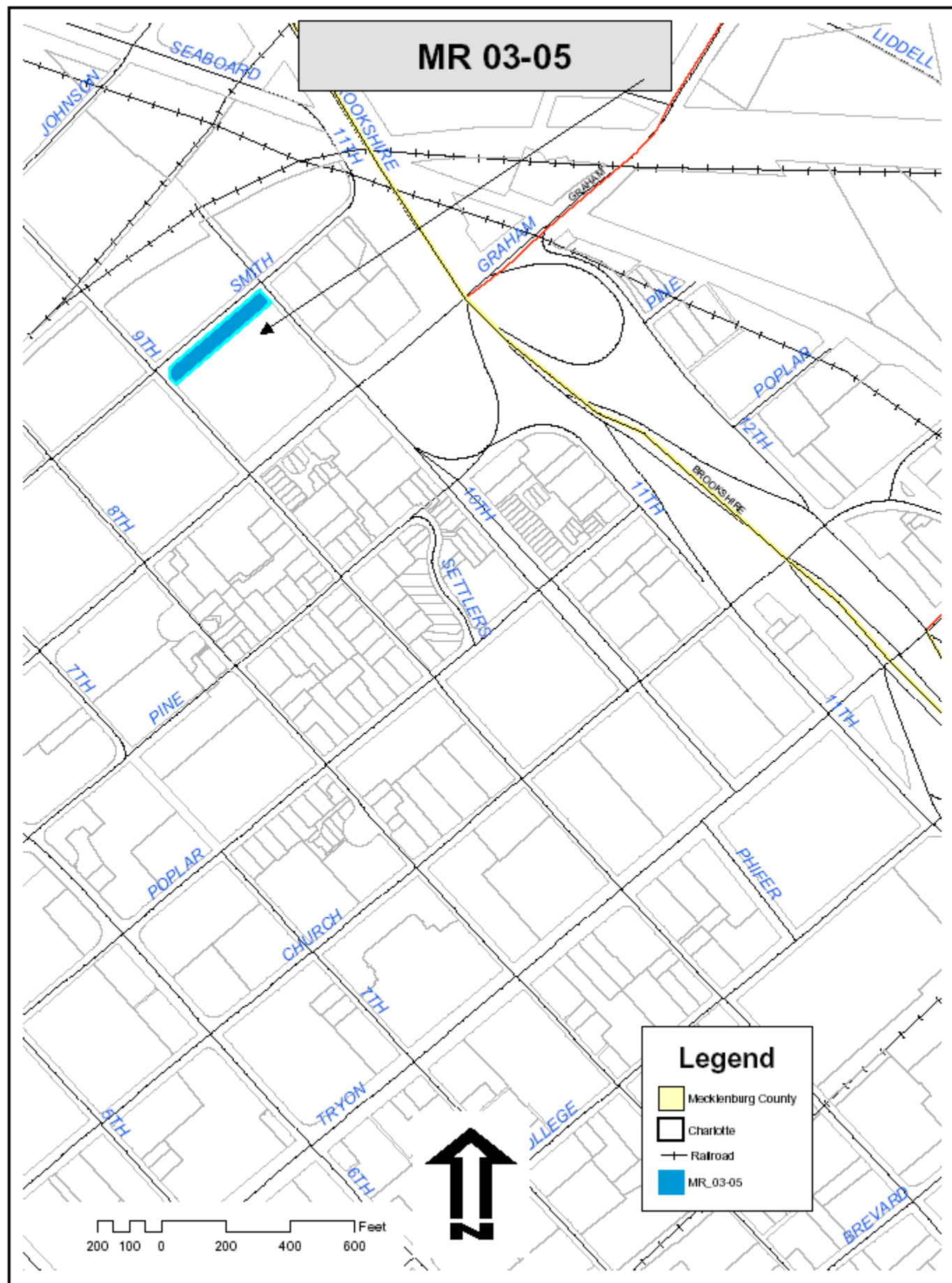
Since the property is being sold to the highest bidder, the future land use cannot be identified at this time.

Staff recommends that the City market this property by soliciting the high bidder to develop it in strict accordance with the land use requirements contained both in the Fourth Ward Special Project Plan and under the UR-C district of the Zoning Ordinance. Staff will rely on the Historic District Commission approval to ensure any future development is compatible with the Fourth Ward.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At its February 18, 2003 meeting, the Planning Committee voted 6-0 to recommend sale of this property in accordance with staff’s recommendation.

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