

MANDATORY REFERRAL REPORT NO. 04-24
Proposed Sale of City-owned Vacant Lot at 523 Jordan Place

PROJECT PROPOSAL AND LOCATION:

This is a proposal to sell a vacant City-owned lot located at 523 Jordan Place (Parcel ID No. 083-067-10), in accordance with the upset bid process. The subject property is located within the boundaries of the *Optimist Park Neighborhood Plan* and is currently zoned I-2 Industrial (heavy industrial). The bidder owns the vacant parcels on both sides of the property and proposes to subdivide the property with the adjoining parcels to create a single industrial development site.

PROJECT JUSTIFICATION:

The City has no future use for this property.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of this property will be in accordance with and in furtherance of the Asset Management policy to maximize the use or sale of City-owned properties.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Optimist Park Neighborhood Plan* (adopted 2002) recommends a mixture of office, light industrial, and business park land uses for the subject property. However, the interested party will likely develop the site with an industrial use but has not specified a particular use. The site is currently zoned for heavy industrial land uses which is inconsistent with the plan recommendations for office, light industrial, and business park land uses. There is a corrective rezoning petition for properties in this area (including the subject property), that proposes to change the zoning from I-2 to I-1, which would allow for the uses prescribed in the *Optimist Park Neighborhood Plan*. The petition has been placed on hold pending completion of the Industrial Land Use Study.

PROJECT IMPACT:

The impact on the neighborhood and its infrastructure is not known because the specific future use has not been specified for the site. The bidder plans to develop and use the property in combination with other adjacent properties already in his possession.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Construction and occupancy of the property, in combination with adjoining parcels will allow more orderly development. It will also provide better vehicular access to the site which does not currently enjoy good roadway frontage.

ESTIMATED PROJECT COMPLETION DATE:

It is anticipated that construction will be completed within 12 months. The project will be privately funded and no public funds will be used.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their November 3, 2004 meeting and offered no comments.

CMPC STAFF RECOMMENDATION:

Staff recommends the sell of this property to the owner of the adjoining parcels, for the purpose of development of the property in accordance with the recommended land uses prescribed in the *Optimist Park Neighborhood Plan* (office/light industrial/business park) and consistent with land uses allowed in the I-1 (light industrial) zoning category.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 16, 2004 meeting, the Planning Committee voted 6-0 to recommend approval of the sale of this property for the stated use.

523 Jordan Place
083-067-10



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