

MANDATORY REFERRAL REPORT NO. 04-25
Proposed Sale of a Vacant City-owned Lot Located at 630 Jordan Place

PROJECT PROPOSAL AND LOCATION:

This is a proposal to sell a vacant City-owned parcel located at 630 Jordan Place, (Parcel ID Number 083-065-09), 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 parcel is vacant and the bidder plans to develop and use the property as a parking lot to support the Greater Myers Chapel Pentecostal Fellowship Ministries located in the same block. (Note: aerial photos show a structure on the property that has since been removed). The church owns other surrounding parcels.

PROJECT JUSTIFICATION:

Sale of this City-owned surplus property will return it to a productive use and relieve the City of maintenance responsibility.

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. The site is zoned for heavy industrial land uses which is inconsistent with the Plan land use recommendations. There is a corrective rezoning petition for properties in this area (including the subject parcel), proposing to change the zoning from I-2 to I-1 (light industrial) to bring the zoning into line with the Plan land use recommendations. The petition has been placed on hold pending completion of the Industrial Land Use Study. However, parking for a church would be consistent with the mixture of land uses in the area and the intent of publicly adopted plans for the area.

PROJECT IMPACT:

The impact on the neighborhood and its infrastructure should be minimal. The bidder plans to develop and use the property in combination with other adjacent properties already in their possession. Development of a church parking lot on the subject parcel should reduce the amount of on-street parking during church events.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Development of the property as a parking lot will support an existing land use that is considered to be an asset to the community. In addition, construction and occupancy of the property, in combination with adjoining parcels will allow more orderly development.

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 discussed this matter at their November 3, 2004 meeting and offered no comments on this proposal.

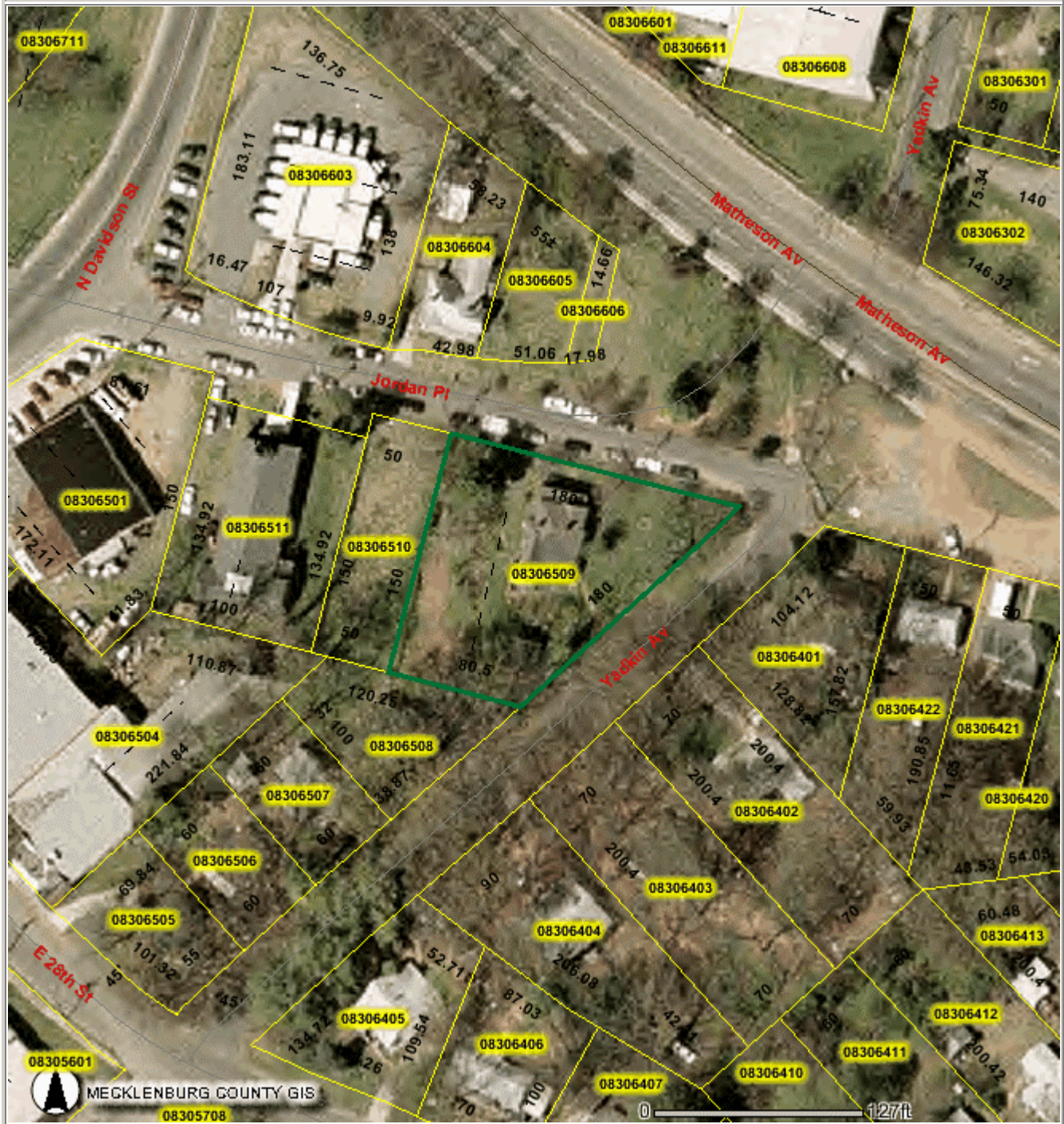
CMPC STAFF RECOMMENDATION:

Staff recommends the sale of this property to a church currently located in the community and abutting the site. The church has indicated that the property will be used to provide additional parking.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 16, 2004 meeting, the Planning Committee voted 7-0 to recommend approval of the sale of this property for the stated use, with the additional condition that the purchaser be required to install screening between the proposed parking area along Yadkin Avenue.

630 JORDAN PL 083-065-09



MR 04-25

