

MANDATORY REFERRAL REPORT NO. 05-28
Proposed Sale of Out-parcel Associated with Construction of New Charlotte Arena

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte Real Estate Division proposes the sale of an outparcel from the construction of the new Bobcats Arena, located at 116 S. Caldwell Street (parcel # 125-023-12). The parcel was acquired through a condemnation action in May, 2005 as part of the planned widening of South Caldwell Street associated with the Arena project.

The City proposes to conduct a private sale of this property to Preferred Parking, Inc. The parcel is zoned UMUD (Urban Mixed Use District); the purchase agreement states that the intended use shall be for any use allowed under the UMUD zoning classification in the Charlotte Zoning ordinance.

PROJECT JUSTIFICATION:

Construction of the Arena and the related road widening of South Caldwell Street for which this parcel was acquired have been completed. The total parcel was acquired only a portion of which was required for the South Caldwell right-of-way widening.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The disposal of properties no longer required by the City for construction projects is in alignment with City policy. In addition, funds from the sale of this parcel will be applied to the Arena financing model.

Prior to disposition of City-owned property, City departments are polled to determine whether there is any interest in retaining ownership of the property for public purpose. Additionally, the Joint Use Task Force (including staff from County departments as well as Charlotte-Mecklenburg Schools) is polled to ascertain whether other public agencies object to the proposed sale. While this "departmental polling" usually occurs prior to the submittal of the Mandatory Referral (so that the Mandatory Referral process can include consideration of agency comments), the departmental polling for this property was only initiated after Mandatory Referral submittal.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property is currently being used for surface parking. Preferred Parking, Inc. intends to continue using the property for surface parking since it is grandfathered for parking under the Charlotte Zoning ordinance, which does not allow the establishment of surface parking as a primary land use in the UMUD district. The Center City 2010 Vision Plan (adopted in 2000) does not make specific recommendations for this parcel, but recommends land uses that activate the pedestrian realm.

PROJECT IMPACT:

Sale of this parcel to Preferred Parking will create additional parking for Arena events and for visitors to businesses in the Arena area. The project will permit parking without the additional screening / fencing required of other Center City parking lots.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is residual from the widening of South Caldwell Street, completed in connection with construction of the Bobcats Arena. The property is located along an active pedestrian spine leading from the new arena to allocated parking in the City's parking deck. The property also fronts the proposed streetcar corridor, that will run along Trade Street.

ESTIMATED PROJECT COMPLETION DATE:

Closing is scheduled to occur on or prior to February 28, 2006.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their December 7, 2005 meeting and no comments were made.

CMPC STAFF RECOMMENDATION:

Staff recommends the property be sold to Preferred Parking for the intended use, conditioned upon completion of the "departmental polling" process that does NOT identify alternate public uses for the property.


CMPC PLANNING COMMITTEE RECOMMENDATION:

At their December 20, 2005 meeting, the Planning Committee recommended approval by a vote of 5-0.

MR 05-28



Legend

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