

MANDATORY REFERRAL REPORT NO. 06-11

Proposed Sale of Two Adjoining City-owned Properties Located at 3613 Jessie St. and at 3508 Statesville Ave

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte Real Estate office proposes the sale of two City-owned parcels located at 3613 Jessie Street and 3508 Statesville Avenue. The Jessie Street parcel (tax parcel number 077-054-06) is approximately 0.51 acres and the Statesville Avenue parcel (tax parcel number 077-054-04) is 0.40 acres, for a combined acreage of 0.91 acres. These adjoining parcels are vacant and zoned I-1 (Industrial). These properties will be offered for sale through the upset bid process.

An automotive repair facility and used car lot is located south of these properties. Land uses to the north, east, and west of the properties are a combination of industrial, retail, and vacant lots. The parcel to the north (3627 Jessie Street; tax parcel number 077-054-01) has already been through the Mandatory Referral process and is proposed to be marketed jointly with these parcels.

A citizen has expressed interest in purchasing these parcels along with the parcel that had previously been through the Mandatory Referral process. The citizen's intended use of the property has not been stated, but Real Estate has proposed that the future use be limited to uses consistent with the current I-1 zoning.

PROJECT JUSTIFICATION:

The property was purchased by the City as part of the Statesville Avenue widening project. The project is complete and the parcels are no longer needed. Once these properties are sold, they will generate property taxes rather than incur maintenance expenses for the City.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This property is no longer needed by the City. According to the City's asset management policy, the City will dispose of property no longer required for its use.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This property is located within the *Central District Plan* (1993) area. The Plan recognizes and supports industrial land uses in this area. The use of this property for industrial development is consistent with the adopted land use plan recommendations.

PROJECT IMPACT:

Currently the property is zoned I-1 for light industrial land uses. The sale of this property does not impact the zoning or the uses currently allowed at this location. Therefore, the sale of this property will have minimal impacts on the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The subject properties are located south of I-85, therefore will not impact the Statesville Road Widening project which extends from I-85 north to Sunset Road. Additionally, the properties are located north of the Statesville Avenue Streetscape project which is currently in the construction phase.

ESTIMATED PROJECT COMPLETION DATE:

Closing is projected to take place by early summer, 2006.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their April 5, 2006 meeting and no joint use opportunities were identified.

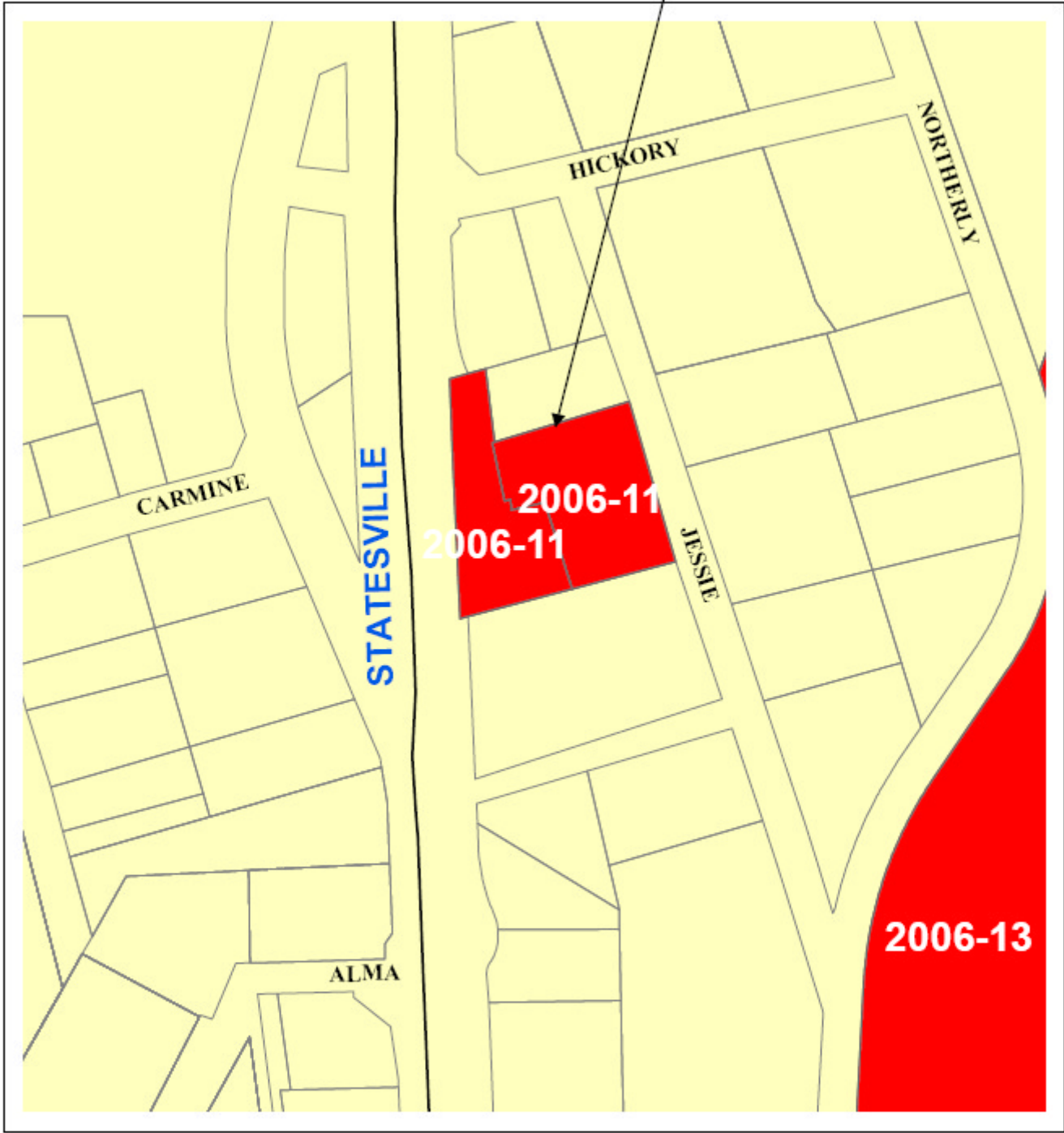
CMPC STAFF RECOMMENDATION:

Staff supports the sale of these properties and concurs with Real Estate's position that future uses be limited to those allowed under the I-1 Industrial zoning category.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 18, 2006 meeting, the Planning Committee recommended approval by a 5-0 vote.

MR 06-11



Legend

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