

MANDATORY REFERRAL REPORT NO. 06-31
Proposed Sale of City-Owned property Located at 130 North Cloudman Street

PROJECT PROPOSAL AND LOCATION:

The Charlotte Real Estate Division proposes the sale of a City-owned parcel located at 130 North Cloudman Street (parcel ID #039-036-01) via the upset bid process. The 0.34-acre property is currently vacant and zoned R-22 MF (multi-family), and is located at the intersection of North Cloudman Street and Brookshire Blvd. (NC 16). A party has expressed interest in purchasing this property, assembling it with adjoining properties, and building a restaurant. The property would have to be re-zoned to allow this use (the adjoining property to the south is zoned B-1 business).

PROJECT JUSTIFICATION:

The property was originally acquired for additional right-of-way for the Brookshire Boulevard widening project. The project is complete and the property is no longer needed for construction. The Charlotte Department of Transportation (CDOT) has requested retaining 65 feet from the Brookshire centerline 30 feet from the centerline of Cloudman for future right-of-way; these areas will be retained per CDOT's request.

After disposal from City inventory, the parcel will generate property taxes rather than incur expenses for the City (mowing and debris cleanup).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposal is consistent with the City's Asset Management's policy as the sale of the subject property will generate revenue while returning it to the real property tax rolls.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

PROJECT IMPACT:

Sale of the property will allow for economic redevelopment of this highly-visible property in a central city neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

ESTIMATED PROJECT COMPLETION DATE:

The sale can be completed by Spring, 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

CMPC STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

Defer, per applicant

Mecklenburg County, North Carolina

POLARIS

Property Ownership Land Records Information System

Date Printed: Wed Nov 22 14:52:28 EST 2006



Subject Property