

MANDATORY REFERRAL REPORT NO. 07-07
Proposed Sale of the Former Statesville Avenue Landfill

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Real Estate Division proposes to sell the remaining 155 acres of the former Statesville Avenue solid waste landfill property to a development group to redevelop the majority of the property with industrial uses. The site (PID# 077-081-02) is generally located south of I-85 and east of I-77 as shown on the attached map. Planning recommends that the subject property, currently zoned I-1, be rezoned to I-2 (CD) prior to transfer of title in order to impose certain conditions upon development of the site such as regulating buffers, height limitations on potential uses of the property and screening for any outside storage. The site is located on Old Statesville Road and with some visibility from I-85. It is proposed that the City advertise this property for sale through a Request for Qualifications process.

City Real Estate has provided information about this site to five potential engineers/developers, and all have indicated that any entity wishing to take title and to accept the liability for the property would need to do a considerable amount of due diligence and market research prior to purchase. Given the special challenges in adaptive re-use of a sanitary landfill, it is critical that the purchaser has experience in redeveloping landfills or at least be very familiar with brownfields and how to transfer liability from the owner to the purchaser. The developers must also be able to demonstrate that they have access to capital to undertake the project. It is very unlikely that the majority of this property will have anything other than industrial uses. For that reason, residential uses are not recommended for this land and there is limited potential for office development. The sale of the property would reflect the Charlotte Department of Transportation's request for improved connectivity in this area and a request from the Mecklenburg Parks and Recreation Department to preserve an easement on the SWIM buffer on both sides of Irwin Creek for a future extension of the greenway.

PROJECT JUSTIFICATION:

This land has been recommended for sale as surplus property previously providing that an environmental assessment is completed and the cost of clean-up is known. The environmental assessment has been done and the potential purchasers of the land specialize in redevelopment of such sites and will bear the cost of the environmental clean-up as part of the development costs. More importantly, the chosen developer will potentially eliminate any of the City's environmental liability. In addition, the sale of this property will increase the property tax revenue and create employment opportunities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The sale of this land will address several specific City of Charlotte corporate objectives. The sale and redevelopment of this former landfill will serve to safeguard the environment by covering the site where potentially hazardous materials were deposited. Moreover, the sale will generate tax revenues for the City and provide an opportunity to create more jobs should the property develop as an industrial park. Finally, the City's Asset Management policy requires real estate to sell the property if the City does not have a specified future use and to return the property to the tax rolls.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan, adopted in 1993, notes that industrial land uses are appropriate for the subject property and recommends that the Landfill site be studied to determine if any portion of the site could be redeveloped for industrial use. If the technical evaluation concludes that the landfill can be reused, a study for the area should be undertaken to determine the future land use/reuse and economic development strategies to create needed jobs for area residents.

PROJECT IMPACT:

The site is within a ¼ to ½ mile of the Druid Hills neighborhood. Given the historic land use of the site, it is likely that the future use will be lower-intensity industrial development that will generate only minimal traffic and demands for public infrastructure. The recommendation for a conditional rezoning prior to transfer of title, in addition to the buffering requirements in the Zoning Ordinance will provide an opportunity to enhance the design and character of the area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Priority will be placed upon having the developer construct a roadway across the site in order to improve connectivity in the area. Additionally, Mecklenburg County has requested that right-of-way be reserved across the site to enable the Irwin Creek (that traverses the site) greenway to be constructed in the future.

ESTIMATED PROJECT COMPLETION DATE:

The sale of the site may be completed by the end of calendar year 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

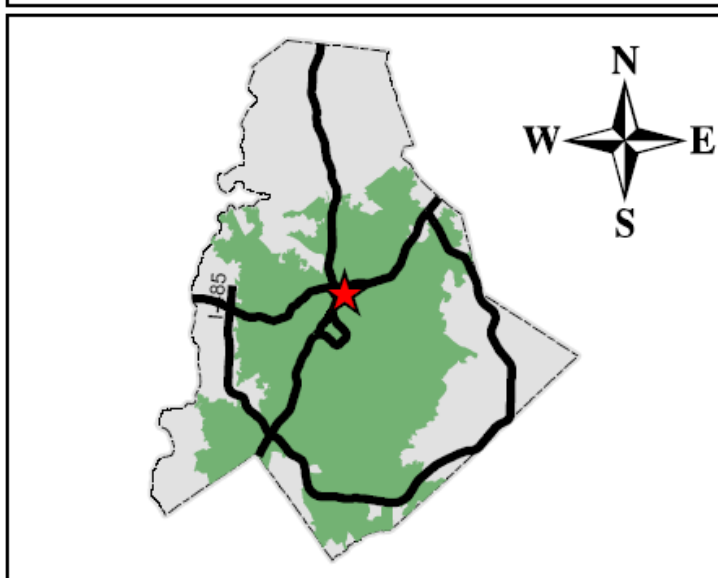
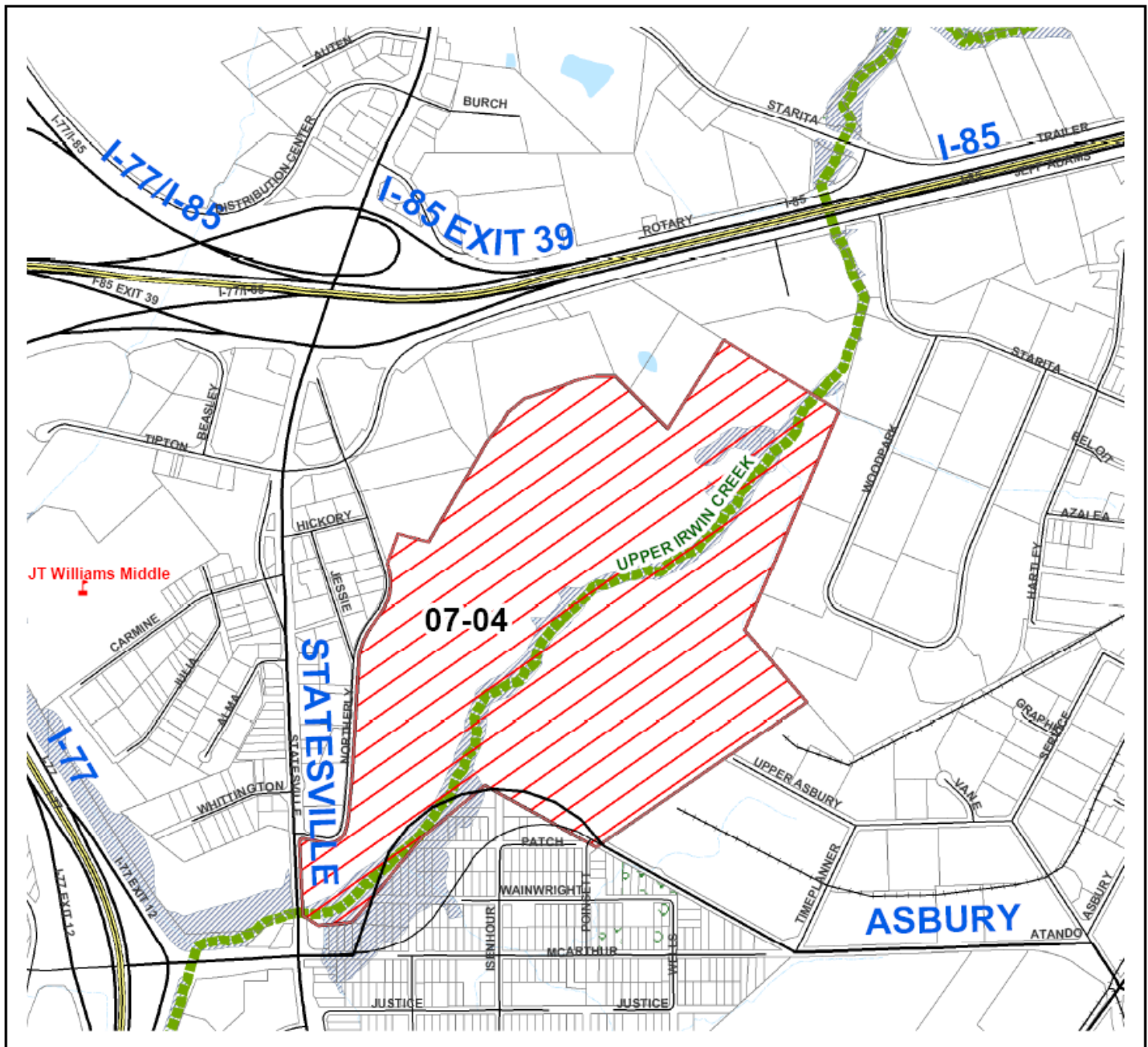
The Joint Use Task Force discussed this matter at their May 2, 2007 meeting and offered no specific joint use comments.

PLANNING DEPARTMENT STAFF RECOMMENDATION:

Staff supports the proposed transaction subject to the condition that prior to transfer of title the property be rezoned to I-2 (CD) in order to impose certain redevelopment requirements upon the site.




CMPC PLANNING COMMITTEE RECOMMENDATION:

At their May 29, 2007 meeting the Planning Committee recommended approval (with stated staff condition) by a vote of 4-0.



Mandatory Referral 07-07

City Real Estate Services

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  Irwin Creek Greenway

Map Produced by the Charlotte-Mecklenburg Planning Department for illustrative purposes only.

