

MANDATORY REFERRAL REPORT NO. 07-22

Proposed Donation of Land in the Statesville/Atando Avenues Area to the City

PROJECT PROPOSAL AND LOCATION:

City Real Estate has been approached by a representative of an estate who has asked whether the City may be interested in accepting donation of a parcel of land owned by that estate. The lot is located northwest of Atando Avenue and east of Statesville Avenue, in the vicinity of the former Statesville Avenue landfill property that was the subject of a previous Mandatory Referral (MR07-07). The property (parcel # 077-191-04), located at 1012 Patch Avenue, is vacant, heavily wooded, and part of a platted residential subdivision although it does not front on an improved roadway. The property is zoned R-8 Residential under the Charlotte Zoning Ordinance.

The property is located nearby the City's former Statesville Avenue Landfill that is in the process of being marketed for redevelopment into an industrial park. There are a number of other lots in this "paper subdivision", owned by numerous owners, many of whom have apparently abandoned the lots as they have stopped paying taxes on them.

Acquisition of the subject parcel (and at a later date, the adjoining parcels) might represent an opportunity to enhance the redevelopment of the former landfill site in one of three ways. First, these properties could be integrated into the larger development, thus creating a larger and more viable development opportunity (thus further adding to the property tax base and potential for creation of employment opportunities). Second, the property could serve as a portion of a buffer between the redevelopment area and the Druid Hills residential area located further south across Atando Avenue. Finally, inasmuch as Mecklenburg County has expressed interest in a segment of the greenway system to extend up Irwin Creek near this property, it might serve as complementary park use in connection with the greenway.

PROJECT JUSTIFICATION:

There would be no acquisition cost involved in this proposed transaction that has the potential to enhance a nearby City-sponsored initiative (landfill property redevelopment). Other adjoining parcels would likely need to be acquired at a later date.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

No public policies appear to apply to this situation.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

PROJECT IMPACT

Since this lot is heavily wooded there would not be an expense for maintenance of the property such as mowing.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The City has formed a multi-departmental task force to explore possibilities of redevelopment of the former landfill property. A Request for Qualifications (RFQ) was issued during the Summer of 2007 to solicit qualifications of prospective developers. The task force will review received qualifications and could make a recommendation of a preferred developer to City Council as soon as November or December. Given that the property is a former landfill, state and federal reviews (taking from between 18 and 24 months) will precede completion of the sale to the preferred developer.

ESTIMATED PROJECT COMPLETION DATE:

The donation of the lot does not require funding. However, acquiring the adjacent parcels (were that decision to be made) may require some funds and those efforts are not funded. If this donation were to be accepted, the City could not integrate this parcel into the landfill property without acquiring additional nearby parcels, since the subject parcel does not share a boundary with the landfill property. specific strategy at present to do anything with the property. The task force that is interviewing respondents to an RFQ could discuss the property at a future meeting.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their November 7, 2007 meeting and

CMPC STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

Defer, per applicant