

**MANDATORY REFERRAL REPORT NO. 07-24**  
**Proposed Sale of Surplus County-owned Property in N. Tryon Street/ University City Blvd. Area**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to sell approximately 1.18 acres of surplus property, located at 7738 N. Tryon Street in Charlotte. The parcel (Tax Parcel 049-241-05) is located on the east side of North Tryon Street north of its intersection with the University City Blvd. intersection. The parcel is currently vacant and located in an area of various business establishments and vacant land. The property is zoned B-2 (General Business) under the Charlotte Zoning Ordinance.

The property is located within ½ mile of the proposed City Boulevard northeast corridor light rail transit station, tentatively scheduled to become operational in about 2012.

While the property can now be developed “by-right” under its current B-2 zoning classification, County Real Estate staff would work with Charlotte-Mecklenburg Planning Department staff and other City staff in mutually identifying clear development expectations (to be shared with prospective buyers/developers) and in developing related marketing-related strategies.

It should also be noted that a portion of the parcel is within a Duke Power utility easement.

**PROJECT JUSTIFICATION:**

The property was originally acquired in 1989 as possible future street right-of-way as part of a planned N. Tryon Street/University City Blvd. interchange. The plans have since been revised to continue to maintain this intersection as an at-grade intersection, thus eliminating its need for right-of-way. Furthermore, the parcel is not needed for park, greenway, or any other County use. The County would like to therefore dispose of what is now a surplus property.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The County would not like to retain ownership of the property if it is not consistent with meeting the County’s key service commitment areas (County functions). County policy is to dispose of real property if it does not meet any of these needs.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcel is within the boundaries of the recently adopted *University City Area Plan* (UCAP) (Approved by City Council October 2007). The UCAP recommends transit oriented development – mixed land uses for this parcel, as it is within a ½ mile walk of the City Boulevard light rail transit station proposed as part of the Northeast Light Rail Transit Corridor. The UCAP further states that the highest intensity and ground floor retail uses in this area be concentrated along Shopping Center Drive (north of the subject parcel).

The UCAP – Implementation Plan recommends a corrective rezoning to apply a TS Overlay (Transit Supportive Overlay District) for the parcel to introduce transit-supportive and pedestrian-oriented land use and development standards. Application of the TS Overlay requires the adoption of a station area plan and the City Boulevard station area plan was adopted as part of the UCAP.

**PROJECT IMPACT:**

The County believes that there would be no adverse consequences associated with the sale of the above referenced property to either public or private projects in the area, so long as the conditions of marketing and sale (discussed above) are followed.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The major project that could impact this property is the anticipated Northeast Corridor Light Rail, that aligns along N. Tryon Street adjacent to the property. This line is tentatively scheduled to become operational in about 2012.

The Northeast Transit Corridor project has recently received approval from the Federal Transit Administration (FTA) to enter the Preliminary Engineering phase.

**ESTIMATED PROJECT COMPLETION DATE:**

Sale of the property will occur following completion of the project marketing (via. either an upset bid process or a Request for Proposals process), and action by the Board of County Commissioners. It is estimated that this should be completed by late fall 2007/early winter 2008.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

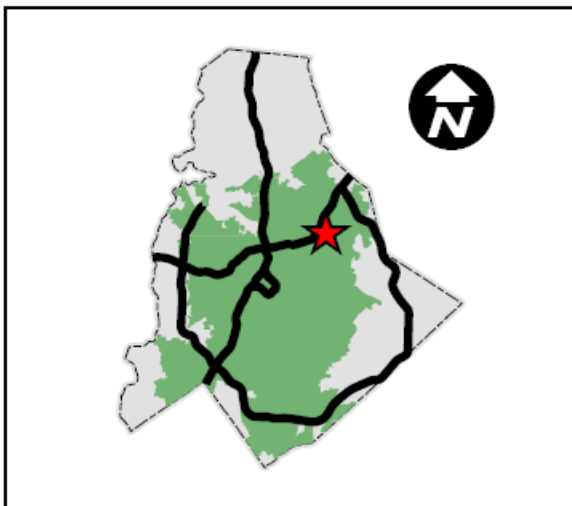
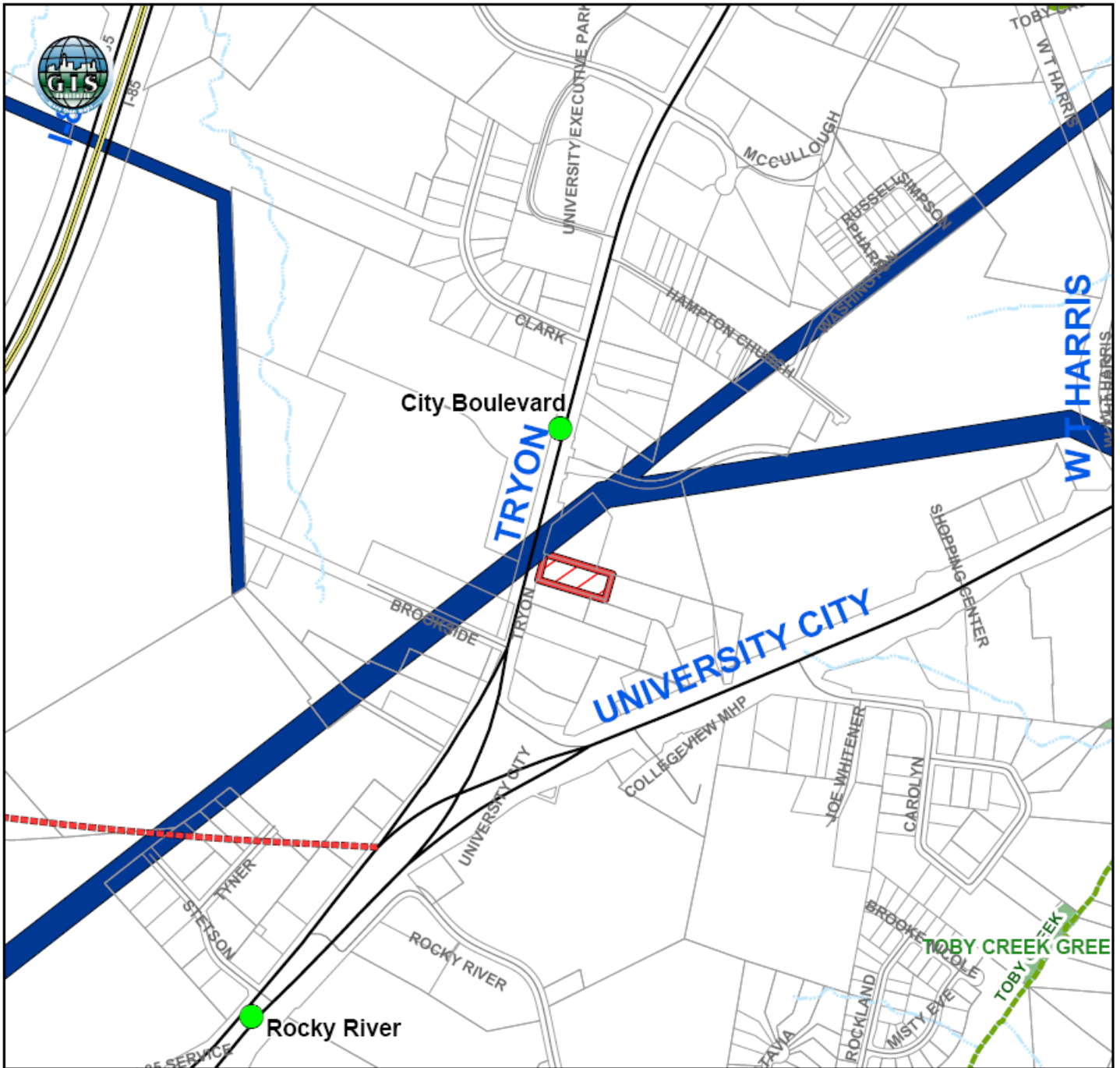
The Joint Use Task Force will review this matter at their November 7, 2007 meeting and comments will be made available at the November 13, 2007 Planning Committee meeting.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the sale of the property with the condition that it be rezoned prior to its sale to apply the TS Overlay to encourage future transit supportive land uses.







**CMPC PLANNING COMMITTEE RECOMMENDATION:**

DEFERRED, PER APPLICANT



# Mandatory Referral 07-24

*County Real Estate Services*

-  Mandatory Referral
-  Overhead Electrical Transmission Lines
-  Proposed Light Rail Transit Station
-  Existing Thoroughfare
-  Proposed Thoroughfare
-  Greenway