

**MANDATORY REFERRAL REPORT NO. 08-05**  
**Proposed Sale of Property at 801 and 809 Ambassador Street**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte proposes to sell two adjacent vacant parcels located at 801 and 809 Ambassador Street in the Smallwood area off Tuckaseegee Road. The parcel numbers are 071-121-21 and 071-121-22. The sites are zoned R-5 Residential and are 0.4 and 0.186 acres, respectively. Single family homes are adjacent to the north and southwest of the properties with a warehouse building on the easterly abutting property, which is zoned I-2 Industrial. An individual is interested in purchasing the two parcels, combining them into a single parcel, and building a single family owner-occupied dwelling upon the property. The City would consider placing a deed restriction on the transaction requiring the initial buyer to live in the property.

**PROJECT JUSTIFICATION:**

The properties have been in the City's inventory since 1979 and 1980. The sale would return revenues to the City as well as place the properties back on the tax rolls. Disposal of these parcels will also reduce the City's cost of maintenance on vacant properties.

Discussion with the Neighborhood Development KBU indicated that it would be appropriate to sell these properties which are currently under the "ownership" of ND.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City's Asset Management Policy Statement supports maximizing the City's return on investments by marketing and disposing of surplus real property. The parcels will be sold via the upset bid process with bidding starting at fair market value.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

According to the *Central District Plan* (1993), the adopted future land use for these two parcels is residential and is not to exceed five units per acre. Since the interested party is proposing to build a single family residence incorporating both parcels in question, the use would be consistent with the adopted plan.

**PROJECT IMPACT:**

Development of the properties into a residence will place additional impact on local utilities and traffic, however, if a single family home is built, the impact will be minimal when compared to multi-family housing.

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

No other public or private projects are known of in the area.

**ESTIMATED PROJECT COMPLETION DATE:**

If there is little interest by the public in the properties, then sale can be complete by early Summer, 2008. However, if there is significant interest, bidding can continue indefinitely. After the close of bidding, approval of the proposed sale must be granted by Charlotte City Council. Closing will take place within 30 days of such approval.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

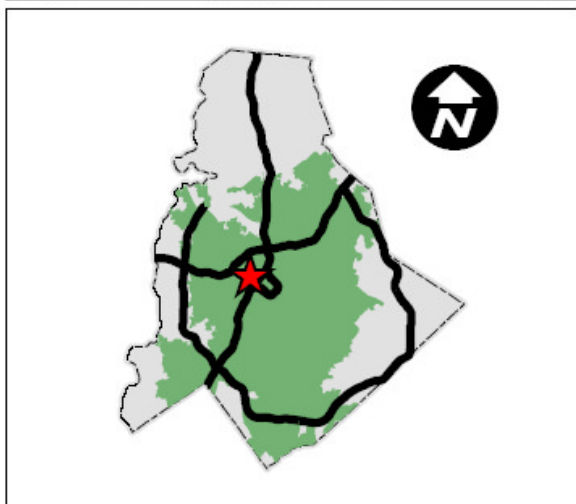
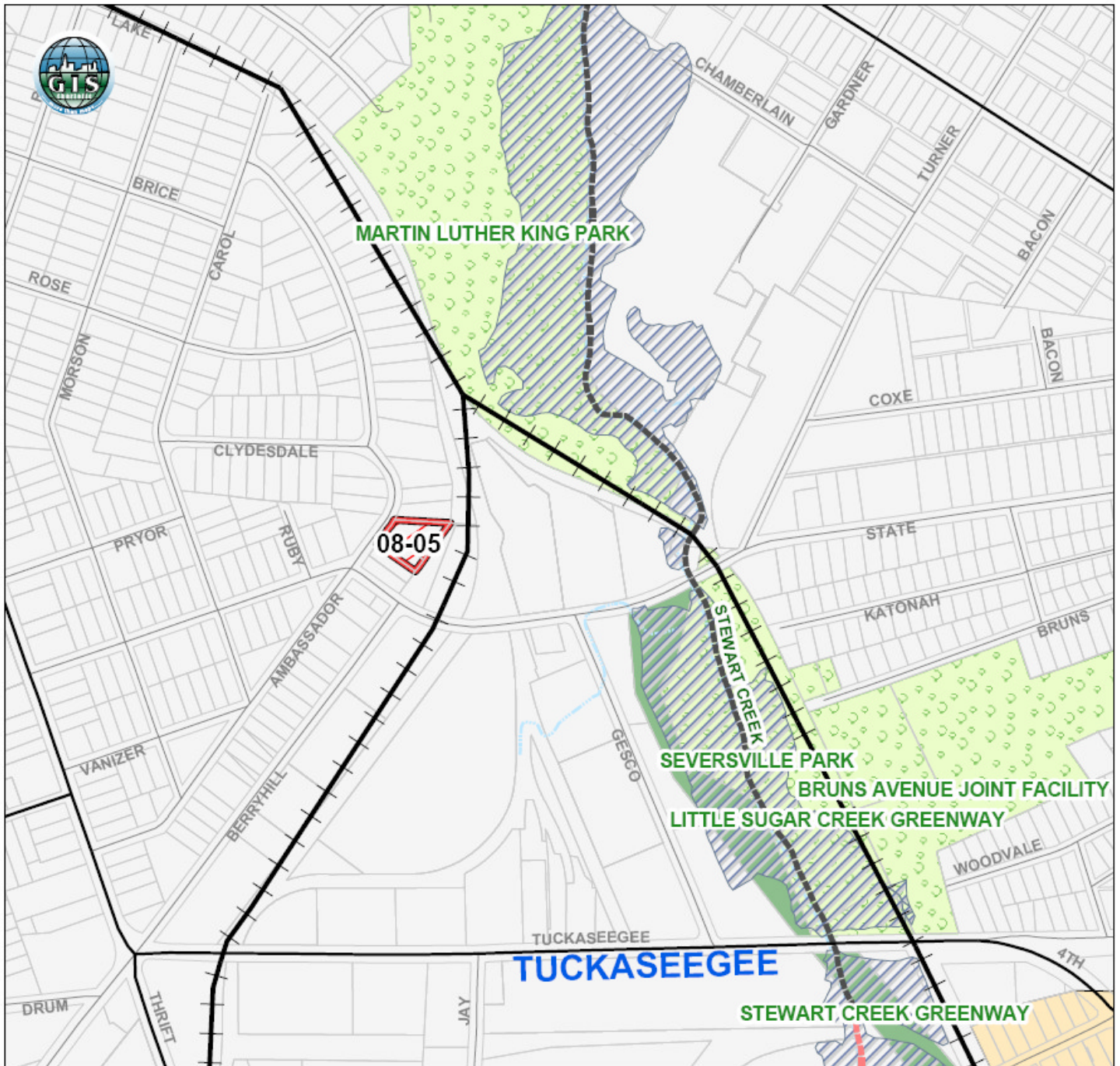
The Joint Use Task Force discussed this matter at their January 2, 2008 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of this proposed transaction. However, any transaction should be subject to a deed restriction limiting it to residential use that does not exceed five units per acre.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their January 22, 2008 meeting, the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 08-05

*City Real Estate Services*

- |  |                    |  |                       |
|--|--------------------|--|-----------------------|
|  | Mandatory Referral |  | Developed Greenway    |
|  | Existing Park      |  | Owned Greenway        |
|  | Proposed Park      |  | Proposed Greenway     |
|  | Greenway           |  | Greenway Construction |
|  | Preserve           |  |                       |