

MANDATORY REFERRAL REPORT NO. 09-01

Proposed Land Exchange of County-Owned Motor Fleet Management Site for New Site on Montana Drive

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate Services proposes a land exchange between the County and a private developer of the mixed-use complex at W. 12th Street and Seaboard Street in Charlotte that includes the Music Factory (entertainment venue), retail and residential space. The County currently owns 5.04 acres of property (tax parcel #07842512), which is the current location of the motor fleet management operation, and which adjoins the Light Factory development. This facility is operated by the City of Charlotte under an agreement with the County, while ownership of the property remains with the County. The subject property is zoned I-1 and I-2 (Industrial), under the Charlotte Zoning Ordinance, and is located just within the I-277/Brookshire Freeway loop. The fleet maintenance building and surface parking currently occupy the property. The site is bounded by the current Music Factory property, the Brookshire Freeway, and a Duke Power-owned tract to the east.

The proposed new fleet management site is a 13.52-acre tract located at 1000 Montana Drive (tax parcel #06915542) south of I-85 northwest of the center city. Zoned I-2 (heavy industrial), this tract includes a building which will be up-fitted to the County's specifications for the fleet management operation. Nearly three times the size of the current site, it offers space for expansion of the fleet management or other County needs. The site is contiguous to industrial land to the east and to the west; the southerly edge of the property is the floodplain of a branch of Stewart Creek, which separates the site from residential property.

PROJECT JUSTIFICATION:

The purpose of this exchange is both to provide space for the mixed-use complex to expand at West 12th/Seaboard Streets and to provide space for expansion of the fleet management or other County needs. The proposed new fleet property is conveniently located for this purpose, does not interfere with any future transit corridors, and is appropriately zoned for the intended use. The City fleet management administration has approved the new location.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The County is amenable to exchanging real property when the long-term objectives of the service/operation are enhanced, particularly with regard to future space expansion or joint use by another County service group.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Center City 2010 Vision Plan* adopted by City Council and the Mecklenburg County Board of Commissioners in 2000 does not make specific recommendations for the existing maintenance facility site on Seaboard Street. There was, however, an overriding recommendation in the Plan for creating a balanced 18-hour environment throughout Center City and the North Carolina Music Factory expansion would fall within this recommendation. The Plan's goal of introducing new facilities in Center City geared toward nighttime uses creates the vibrancy sought in the plan. The Music Factory (with the additional land being requested) opens up properties that previously had access problems to Center City residents, visitors and workers.

The *Westside Strategic Plan*, adopted by City Council in 2000, recommends the proposed site on Montana for Industrial development. The proposed land exchange is consistent with this recommendation and the current zoning of I-2 (heavy industrial).

PROJECT IMPACT:

This exchange of property will allow the mixed-use complex opportunity for expansion which will enhance tax revenues in the Center City. It will also provide the County with a site with space for expansion and enhancement of fleet operations in the future. It can also accommodate other County or joint use functions.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The Music Factory developer funded the recently-completed extension of Seaboard Street which will enhance the accessibility and viability of the site for the developer's intended purpose.

ESTIMATED PROJECT COMPLETION DATE:

Completion date of the transaction has not yet been determined.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their January 7, 2009 meeting and the CMS representative offered that there is a need in the portion of the City near the Montana Drive site for overflow school bus parking. City Real Estate staff replied that a lease arrangement for a portion of the Montana Drive site might be arranged.

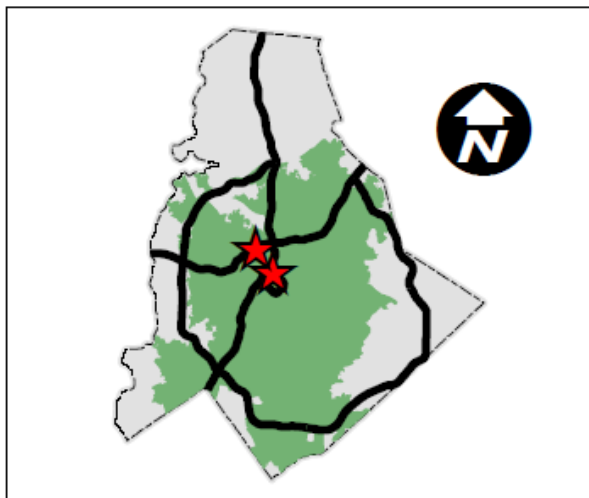
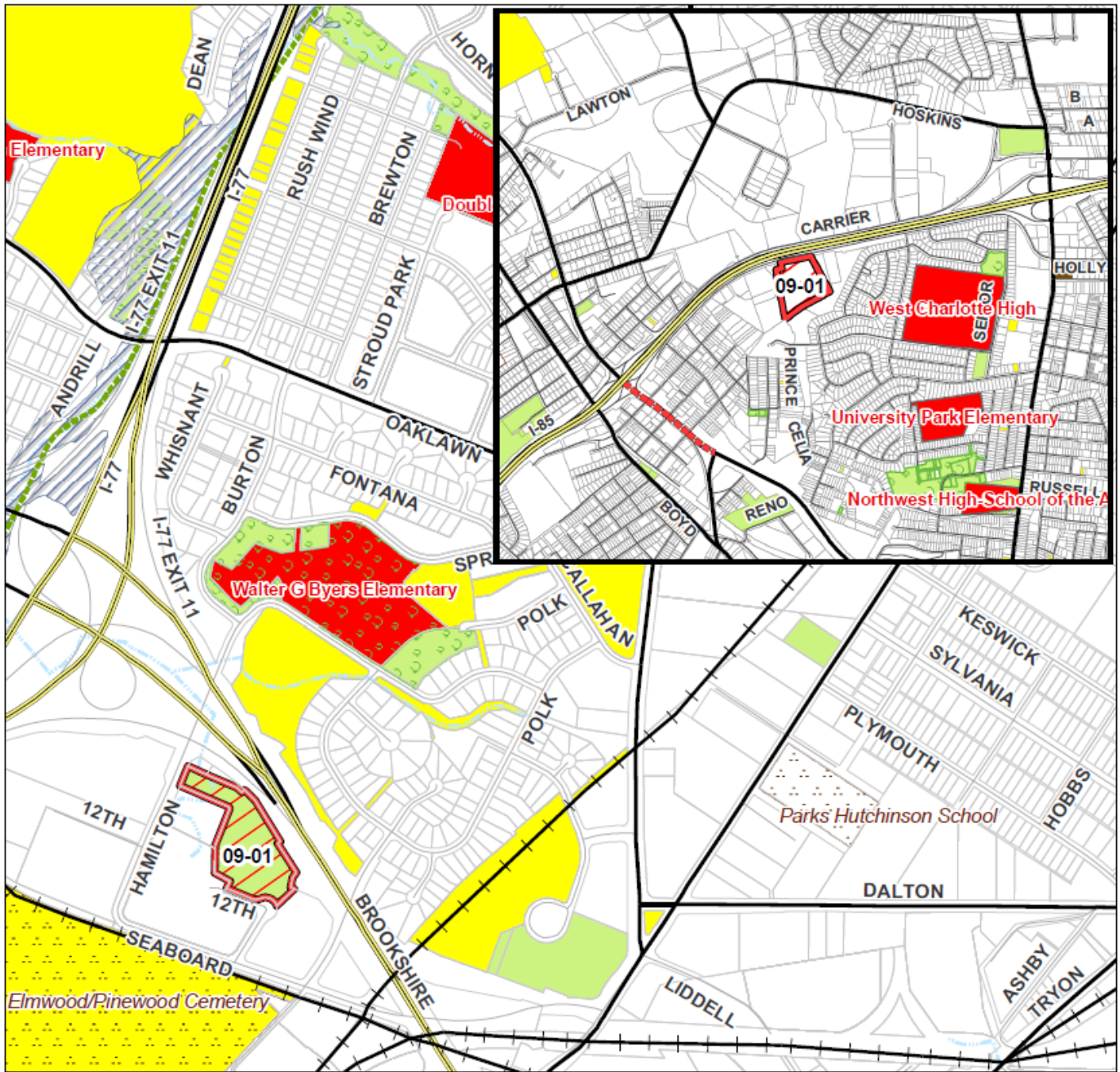
Additionally, the point was raised that the “motor fleet management” use intended to occupy the Montana Drive site appeared to be nearly identical to the “light equipment maintenance” function being proposed by the City at a site on North Graham Street and described in Mandatory Referral MR09-02. Pursuing these sites separately and independent of one another appeared to be a lost joint use opportunity.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land exchange for both proposed land uses.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 17, 2009 meeting the Planning Committee recommended approval 5-0.



Mandatory Referral 09-01

County Real Estate

-  Mandatory Referral
-  City Property
-  County Property
-  Park Property
-  Local Historic Landmark

Produced by the Charlotte-Mecklenburg Planning Department

