

MANDATORY REFERRAL REPORT NO. 09-16
Proposed Sale of City-Owned Parcel at 429 Coxe Avenue

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte has received a request from a citizen to sell the City-owned parcel located at 429 Coxe Avenue (PID 071-105-50). The parcel is zoned O-2 (Office) and is approximately 7,500 square feet (0.17 acre) in size. It is currently wooded with undeveloped properties on either side. Across the street are two single family residences (also zoned O-2), with a single family residence behind the parcel (zoned B-1(CD) – Business Conditional). The undeveloped parcels to the west are zoned I-1 (Industrial).

The citizen interested in purchasing the parcel plans to build an owner-occupied single family residence on the lot.

PROJECT JUSTIFICATION:

Department polling was conducted in June/July 2009 on this parcel. No replies were received indicating interest by any City departments or other participating entities. The City acquired the property in 1948 in a tax foreclosure situation. The property has remained unused since that time.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is a City Real Estate policy to maximize the City's assets by generating revenue with the sale of surplus property. The value of the property will be determined by an independent appraisal and will be sold via the upset bid process as outlined in the State of North Carolina General Statutes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* adopted in 1993 recommends a mix of single and multi-family residential land uses on this property (as well as on the properties to the west and north). Therefore, the proposal to construct a single family house at this location is consistent with the Plan.

PROJECT IMPACT:

Sale and development of this property will eliminate maintenance costs for the City and will eliminate the possibility of loitering on the property. Sale of this parcel will also create revenue to be added to the City's General Fund as well as return a property to the tax base.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The sale of this parcel is not related to any known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the upset bid process and Council approval should be complete by the end of 2009.

JOINT USE TASK FORCE REVIEW COMMENTS:

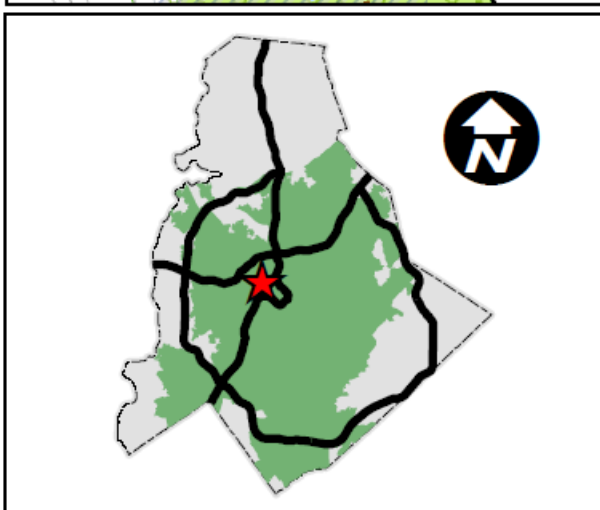
The Joint Use Task Force reviewed this matter at their September 2, 2009 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the sale for the proposed use, conditioned upon the property being rezoned from its current O-2 (Office) zoning to a zoning classification more appropriate to the intended use and consistent with the single family/multi-family land uses recommended in the *Central District Plan*. Consistent zoning is essential to minimize the likelihood of future conversion of the property to an office use that is inconsistent with the land use recommendation in the *Plan*.








CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 20, 2009 meeting the Planning Committee recommended approval (with staff-stated condition) by a 6-0 vote.



Mandatory Referral 09-16

Submitted & Initiated by: City Real Estate

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|  | Mandatory Referral |  | Existing Greenway |
|  | County Property |  | Greenway Construction |
|  | City Property |  | Proposed Greenway |
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