

MANDATORY REFERRAL REPORT NO. 10-11
Proposed Sale of City Owned Property on E. 9th Street in Charlotte

PROJECT PROPOSAL AND LOCATION:

City of Charlotte Real Estate is proposing to sell two City-owned parcels (PID 080-102-28 and 080-102-31) in Uptown Charlotte to Trinity Episcopal School (TES). The property is located at 750 E. 9th Street and consists of approximately 1.411 acres of land in two parcels that are leased by the City to TES and used for school parking and playground area. TES owns the adjoining property and leased these two parcels from the City in 1998 since they did not have the funds at the time for purchase. TES has since raised the funds needed to purchase the property and wishes to make the transaction.

The property is zoned UR-2 (CD) in the Charlotte Zoning Ordinance and the surrounding properties are residential and institutional.

PROJECT JUSTIFICATION:

Departmental Polling was conducted in March 2010 on these parcels. No replies were received that indicated interest by any City departments or other participating entities.

The property is not needed by the City. The property was acquired by the City of Charlotte for implementation of the First Ward Master Plan.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the City Real Estate policy to maximize the City's return from its current and future asset portfolio and minimize the maintenance and liability costs. The City will aggressively manage these assets. Maximizing the City's return will include alternative ownership/management strategies to optimize the benefits of private ownership (property tax revenue streams and public costs associated with ownership) while meeting the City's public policy objectives.

The value of the property will be determined by an independent appraisal and will be sold via the private sale process as outlined in the State of North Carolina General Statutes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for the subject parcels is multi-family residential in both the *Central District Plan* (1993) and the *First Ward Master Plan* (1997). Since schools (including associated parking) are considered to be compatible with residential land uses, the proposed sale of the two subject parcels does not conflict with adopted land use plans.

PROJECT IMPACT:

The transfer of this property would eliminate any potential maintenance and liability costs that could be incurred by the City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The sale of these parcels will permit TES to assume ownership of land it had been leasing from the City.

ESTIMATED PROJECT COMPLETION DATE:

Completion of the process to obtain Council approval and sale of the property should be complete by the end of 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

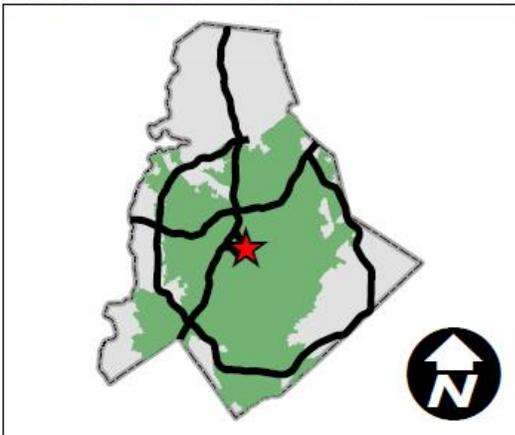
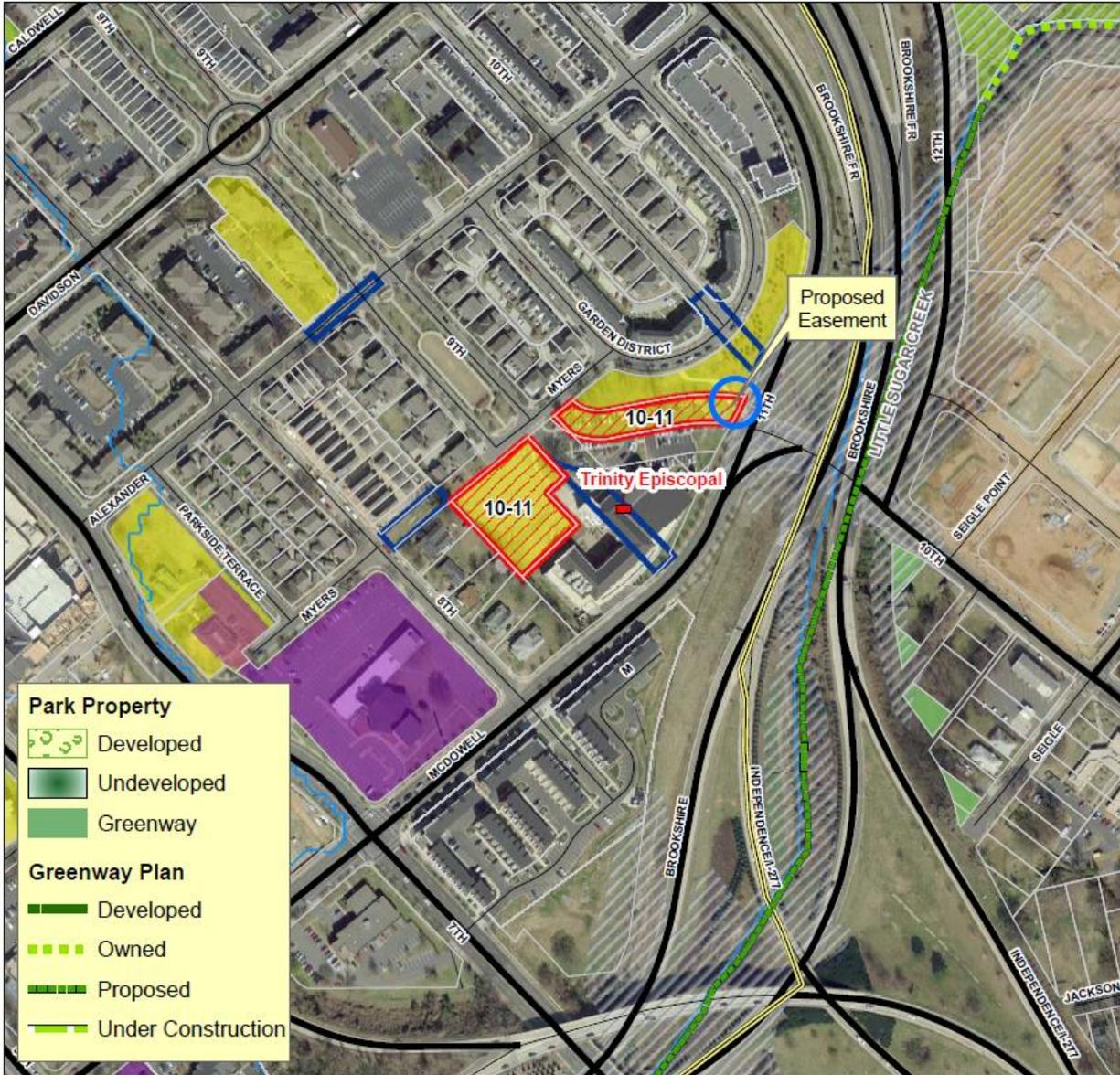
The Joint Use Task Force discussed this matter at its June 2, 2010 meeting. The Park & Recreation representative recommended that a permanent pedestrian easement be created across the property between East 11th Street and Garden District Drive as a pre-condition of sale. Additionally, sufficient land should be retained by the City in the event that the 10th Street/11th Street intersection right of way needs to be widened.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed sale, subject to TES granting to the City a permanent easement for pedestrian access on Parcel 080-102-31 in the location of the existing walkway on the eastern portion of the parcel.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 15, 2010 meeting the Planning Committee by a 7-0 vote recommended approval with staff condition.



Mandatory Referral 10-11

Submitted & Initiated by: City Real Estate

-  Mandatory Referral
-  City Property
-  Overhead Electrical Transmission Lines
-  FEMA 100 Year Floodplain
-  Local Historic Landmark

