

MANDATORY REFERRAL-REPORT NO. 10-17
Proposed Sale of Surplus City-owned Land on Louise Avenue

PROJECT PROPOSAL AND LOCATION:

The City proposes to sell a .72 acre site located at 922 Louise Avenue (part of PID 081-112-07), behind The Salvation Army Center on Central Avenue. The City's Solid Waste Services department uses a portion of this parcel as a parking lot to store trucks. When the parking lot was constructed, a .72 acre wooded portion of the site could not be used due to the steep grade change. The best access to this site is through The Salvation Army's property or up a steep hill through the City's Solid Waste Services parking lot. The portion of the property being considered for sale is zoned I-2 (Industrial) and is bordered on the south by the Salvation Army facility and on the north by the Solid Waste Services parking lot.

The Salvation Army approached the City about purchasing the surplus land to create a wooded outdoor environment for counseling those struggling with addictions.

PROJECT JUSTIFICATION:

The land is not needed for any other governmental purpose. The elevation difference between the subject portion of the parcel and the remainder of the City-owned property is significant. That makes combining this land with adjacent property owned by The Salvation Army, which is at a similar elevation, appropriate. Departmental polling was conducted and no departments or agencies expressed an interest in retaining this land.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

City Council Policy entitled, "*Guidelines for Services Contracting and Asset Management*" encourages the City of Charlotte's Real Estate Division to divest itself of any City-owned properties not needed for the City's core businesses.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Belmont Area Revitalization Plan (adopted 2003) recommends industrial land uses for the subject property associated with the City Yards. The use of a .72 acre portion of the site in its natural vegetative state for counseling is considered an appropriate use at this location.

PROJECT IMPACT:

The Salvation Army intends to pay fair market value for the property to the City of Charlotte. The Salvation Army is planning to develop a wooded outdoor environment in which to provide counseling to those struggling with addiction issues through their Adult Rehabilitation Center (ARC).

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The sale and development of this wooded parcel does not seem to have an impact to any other public or private ventures.

ESTIMATED PROJECT COMPLETION DATE:

The Salvation Army plans to create trails and sitting stations during this fall or winter.

JOINT USE TASK FORCE REVIEW COMMENTS:

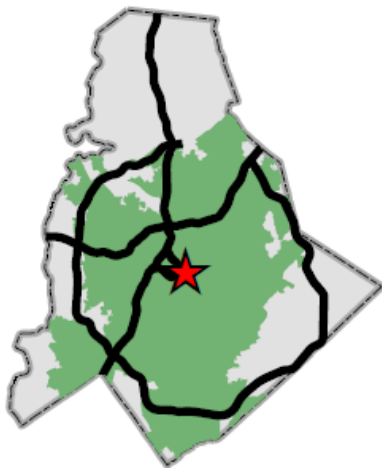
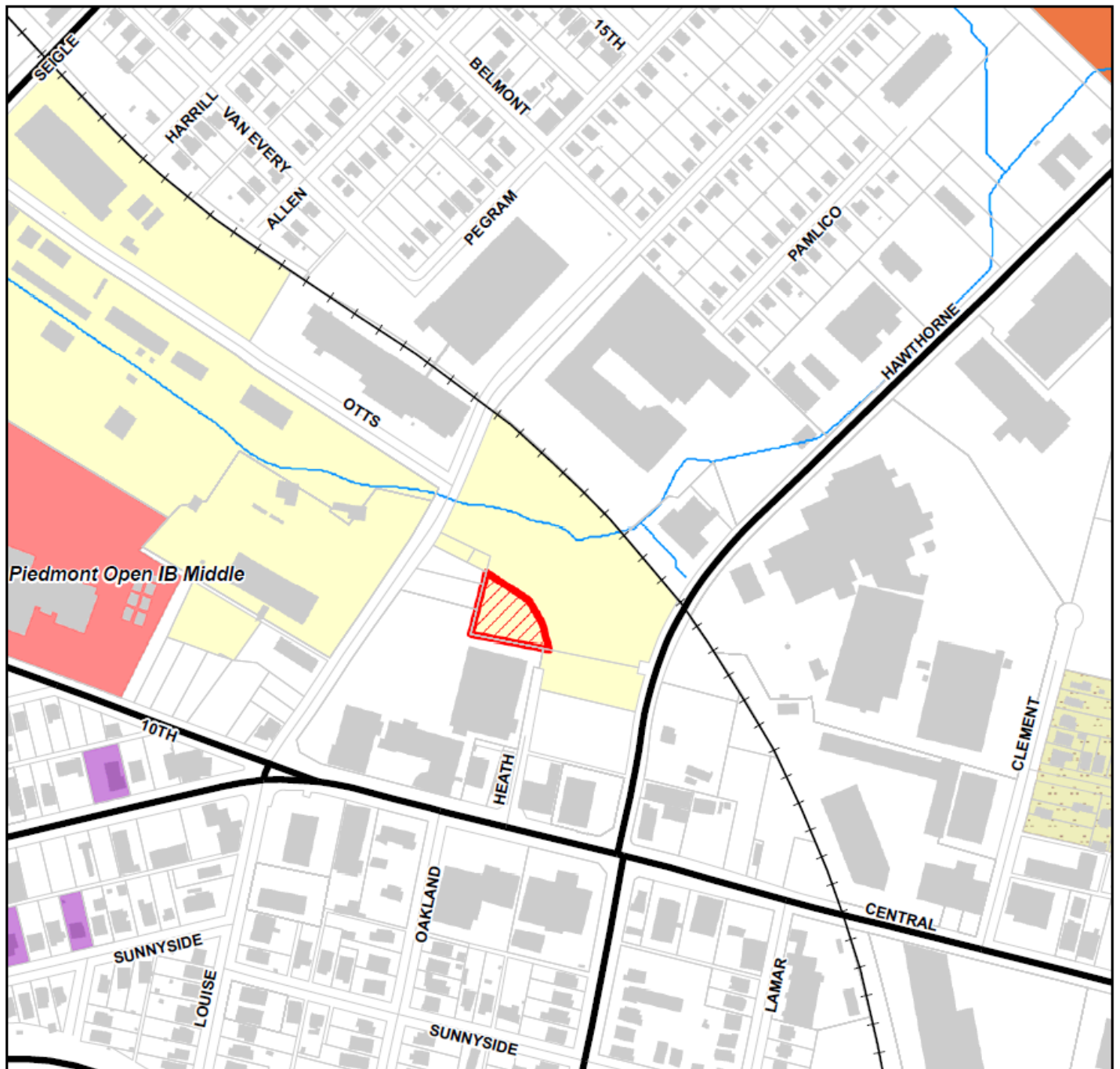
The Joint Use Task Force reviewed this matter at their October 6, 2010 meeting and had no comment.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the sale of the property for the stated purpose.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 19, 2010 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 10-17

Submitted by: City Real Estate, E&PM

Initiated by: Solid Waste Services



Mandatory Referral



Historic Districts



Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department