

**MANDATORY REFERRAL REPORT NO. 11-02**  
**Proposed Sale of City Owned Property Located on Statesville Avenue and Jessie Street**

**PROJECT PROPOSAL AND LOCATION:**

City of Charlotte Real Estate has received an offer to purchase three City-owned parcels bounded by Statesville Avenue and Jessie Street south of Hickory Lane. These parcels total approximately 1.11 acres and can be further identified by tax parcel numbers 077-054-01, 077-054-04 and 077-054-06. The property was acquired by the City in 2004 for the Statesville Avenue Road Widening project and is no longer needed. The property is currently vacant and zoned I-1 (Industrial), according to the Charlotte Zoning Ordinance, which is consistent with surrounding land uses.

The proposed buyer owns adjacent property and would like to combine the three parcels with his property for future development consistent with the I-1 zoning. This property was previously proposed for sale (Mandatory Referrals 04-23 and 06-11) to be used as a crematorium. Those transactions were never completed.

**PROJECT JUSTIFICATION:**

Departmental Polling was conducted on these parcels in March 2011. No interest was expressed by any City departments or other participating entity in using or retaining ownership of these properties.

The Statesville Avenue Road Widening Project has been completed and this property is no longer needed. However, additional right-of-way for Statesville Avenue will be reserved prior to the sale (the current property lines extend into the Statesville Avenue right-of-way and the required right-of-way will be recorded prior to sale). It is anticipated that City Council will declare the residual parcels surplus property.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

It is the City Real Estate policy to maximize the City's assets by generating revenue from 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* (1993) recommends industrial land uses for this property. Therefore, industrial development is consistent with the Plan's recommendations.

**PROJECT IMPACT:**

The sale of this property would eliminate maintenance and liability costs for the City as well as generate income. The sale to the interested buyer would enhance access to the adjoining property.

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

The former Statesville Road Landfill is located approximately 600 feet east of the subject location, but not adjacent to the property.

**ESTIMATED PROJECT COMPLETION DATE:**

Completion of the upset bid process, Council approval and sale of the property should be complete by the end of 2011.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

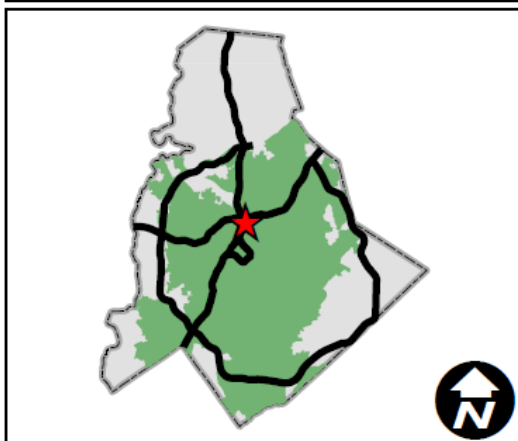
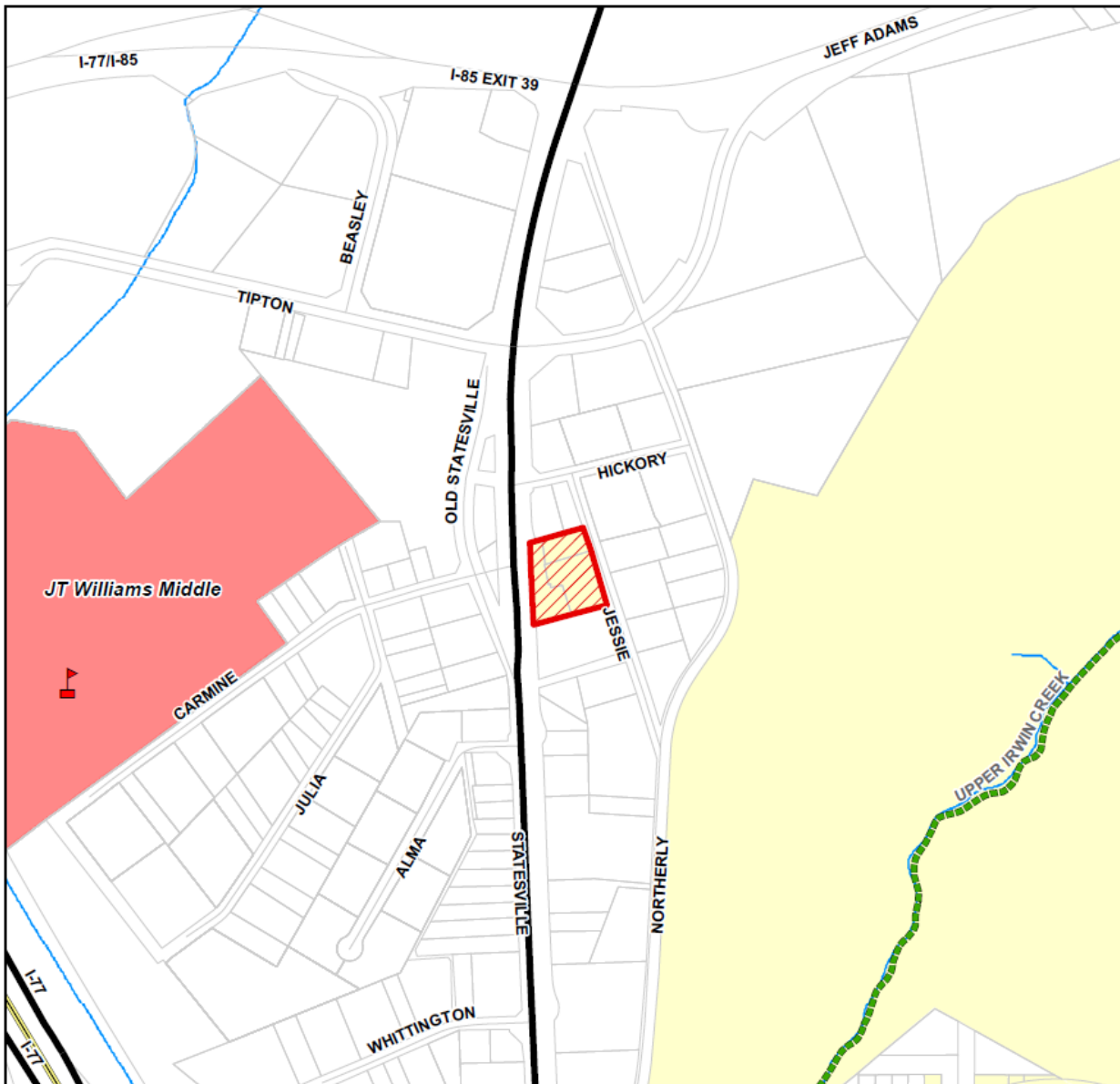
The Joint Use Task Force discussed this matter at their April 6, 2011 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of this Mandatory Referral.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their April 19, 2011 meeting the Planning Committee recommended approval by a 6-0 vote.



## Mandatory Referral 11-02

Submitted and initiated by: City Real Estate



Mandatory Referral



City Property



Schools

Produced by the Charlotte-Mecklenburg Planning Department

