

MANDATORY REFERRAL REPORT NO. 11-04
Proposed Sale of City Owned Property Located on Otts Street

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte Real Estate received an offer to purchase approximately 1.84 acres located at 1000-1200 Otts Street (a portion of PID 081-114-53 p/o), part of the former Central Yard property. This property was acquired by the City in 1962. It has been used by various departments including Solid Waste Services, Transportation, and Business Support Services. Since replacement facilities have been constructed for each of these departments, the property is no longer needed for operational purposes and is considered surplus property.

The property is currently vacant and zoned I-2 (Heavy Industrial), according to the Charlotte Zoning Ordinance, which is consistent with the surrounding businesses and land uses. The prospective buyer is planning to acquire adjoining property located at 832 Seigle Avenue and would like to purchase the subject property to combine with the Seigle Avenue parcel for parking and future development. Future development of the site could include office and retail land uses which may require rezoning.

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. However, there are two stormwater projects underway in the area: the Louise Avenue CIP Stormwater Project, and the Central Yard Washout Facility. Additional information is needed to determine how the disposal of this property could impact these projects.

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.

PROJECT IMPACT:

The sale of this property would eliminate maintenance and liability costs for the City and generate income. The sale to the proposed buyer would enhance access to his property and allow for future development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is a portion of the former City's Central Yard 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. A representative from the Charlotte Housing Authority expressed concern with the properties on the east side of Seigle Avenue, including the former Seigle Avenue Presbyterian Church. The new owners of the church reportedly wish to acquire this City-owned land to provide parking for the retail/office development planned for the former church property. Additionally, it was pointed out that Piedmont Middle School is in need of parking/campus expansion and that Mecklenburg County Park & Recreation may be interested in developing a greenway branch along the unnamed tributary of Little Sugar Creek that runs through the property. Finally, it was mentioned that there is a stormwater enhancement project that involves the culvert under Seigle Avenue. The consensus of the Joint Use Task Force was that re-use of all the portions of the site should be determined prior to making any decisions to sub-divide and convey the property (a practice which could end up leaving the City with undevelopable segments of the parcel).

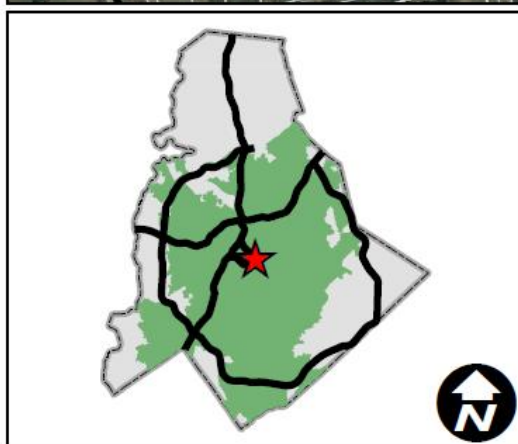
PLANNING STAFF RECOMMENDATION:

Planning staff recommends deferral of this Mandatory Referral until it is clear that no other City or County entity is interested in using the parcel.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 19, 2011 meeting, the Planning Committee recommended approval of the Planning staff recommendation that the matter be DEFERRED by a 6-0 vote.

NOTE: Following the deferral, Planning staff convened a group of staff to discuss the matter and it was agreed by all parties that the property should NOT be offered for sale at this time. At its May 17, 2011 meeting, the Planning Committee concurred with not selling at by a 4-0 vote.



Mandatory Referral 11-04

Submitted and initiated by: City Real Estate

- Mandatory Referral
- City Property
- Schools

Produced by the Charlotte-Mecklenburg Planning Department

