

MANDATORY REFERRAL-REPORT NO. 11-08
Proposed Sale of City-Owned Property Located in Charlotte's Third Ward

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market approximately 1.2 acres of vacant City-owned land (PID #07812102) located west of the NCDOT Rail Road corridor, between West 5th and West 6th Streets in Charlotte's Third Ward in the Center City. The property is currently vacant, and is zoned according to the Charlotte Zoning Ordinance..

In 1946, the City leased the property to the U.S. Government for a Navy and Marine Corps Recruiting and Training Center. A cement block building was subsequently constructed on the property. In the late 1980's, the U.S. Government no longer needed the property and was prepared to release the property back to the City in an "as-is" condition. The City decision at the time was to not accept the property based upon the 1980 CERCLA Act (Comprehensive Environmental Response, Compensation and Liability Act) until the U.S. Government cleaned up the asbestos and other environmental contaminations documented in the structure. Before all of the work could be completed, the building burned down.

The property had been subsequently cleaned up and has remained as a grass lot. Occasionally, it has been leased as a parking lot for uptown events and as a staging area for the construction of neighboring buildings. To date, the City had held off from selling the land in order to cooperate with NCDOT Rail Division who is proposing to enhance regional rail service and facilities in the area, including construction of new tracks and a major transit station nearby on the block bounded by West Fourth Street, West Trade Street, and North Graham Street. This station would serve multiple modes of transit including CATS bus, inter-city (Greyhound) bus, inter-city passenger train, and North Corridor commuter rail. The width of the future rail corridor adjoining the has been established determining the amount of additional land that would be required (any from this site?) the City can proceed with selling the remaining portion of land.

PROJECT JUSTIFICATION:

The land is no longer needed for City use. Therefore, the City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

City Council established the PCAC (Private/Competition Advisory Commission) who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale. Since uptown development is fairly slow, it may take many months or longer.

JOINT USE TASK FORCE REVIEW COMMENTS:

PLANNING STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

NOTE: WITHDRAWN BY APPLICANT