

MANDATORY REFERRAL-REPORT NO. 13-04
Proposed Sale of 130 John McCarroll Avenue in Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte owns a .34 acre parcel located at 130 John McCarroll Avenue, (PID # 03903601) at the corner of Brookshire Boulevard and John McCarroll Avenue. The parcel is vacant land and zoned R-22MF (Multi-Family), according to the Charlotte Zoning Ordinance. The property faces Brookshire Boulevard and the land to the south is currently zoned B-1 (Business).

The lot was purchased as a result of the Brookshire Boulevard widening project in 2001, but the portion of the parcel not used for right-of-way is now surplus. There is a mixture of land uses in the area including highway-oriented commercial land uses along Brookshire Boulevard and residential land uses on John McCarroll Avenue and other secondary streets.

An individual has expressed interest in purchasing the property. Staff would like to sell the surplus land via the upset bid process.

PROJECT JUSTIFICATION:

The property was acquired for the Brookshire Boulevard widening project. The project is complete and the remainder property is no longer needed for governmental use. The party who expressed interest in purchasing this property, plans to assemble other properties on the block and develop the block with commercial uses. He is aware that the property will need to be rezoned from its current R-22MF designation. Departmental polling has occurred and no other public uses have been identified. The Charlotte Department of Transportation has requested retaining property 65 feet from the centerline of Brookshire Boulevard and 30 feet from the centerline of John McCarroll Avenue for additional right-of-way.

Following disposal from the City inventory, the parcel will generate property taxes rather than incur expenses for the City (i.e. mowing and debris removal).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is consistent with City policy to dispose of property no longer required for construction projects or other public uses.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Thomasboro-Hoskins Small Area Plan* (2002) recommends single family land uses at a density of up to 5 dwelling units per acre for the subject parcel. Adjoining properties along John McCarroll Avenue and farther west along Brookshire Boulevard are also recommended for single family residential land uses up to 5 dwelling units per acre. Parcels fronting on Brookshire Boulevard to the east of the parcel are recommended for retail uses. The proposed use is inconsistent with the publicly adopted land use plan.

PROJECT IMPACT:

There is no known negative impact to any project.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known impacts to other private or public projects.

ESTIMATED PROJECT COMPLETION DATE:

An offer has been made for the property. If the parcel is approved to be sold, the upset bid process will occur next. Once there is a high bidder identified, City Council will be asked to approve the sale. A specific future development timeline cannot be determined at this time since there is no certainty as to the successful bidder or his timeframe.

JOINT USE TASK FORCE REVIEW COMMENTS:

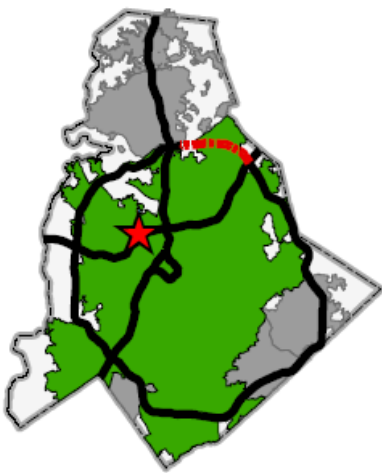
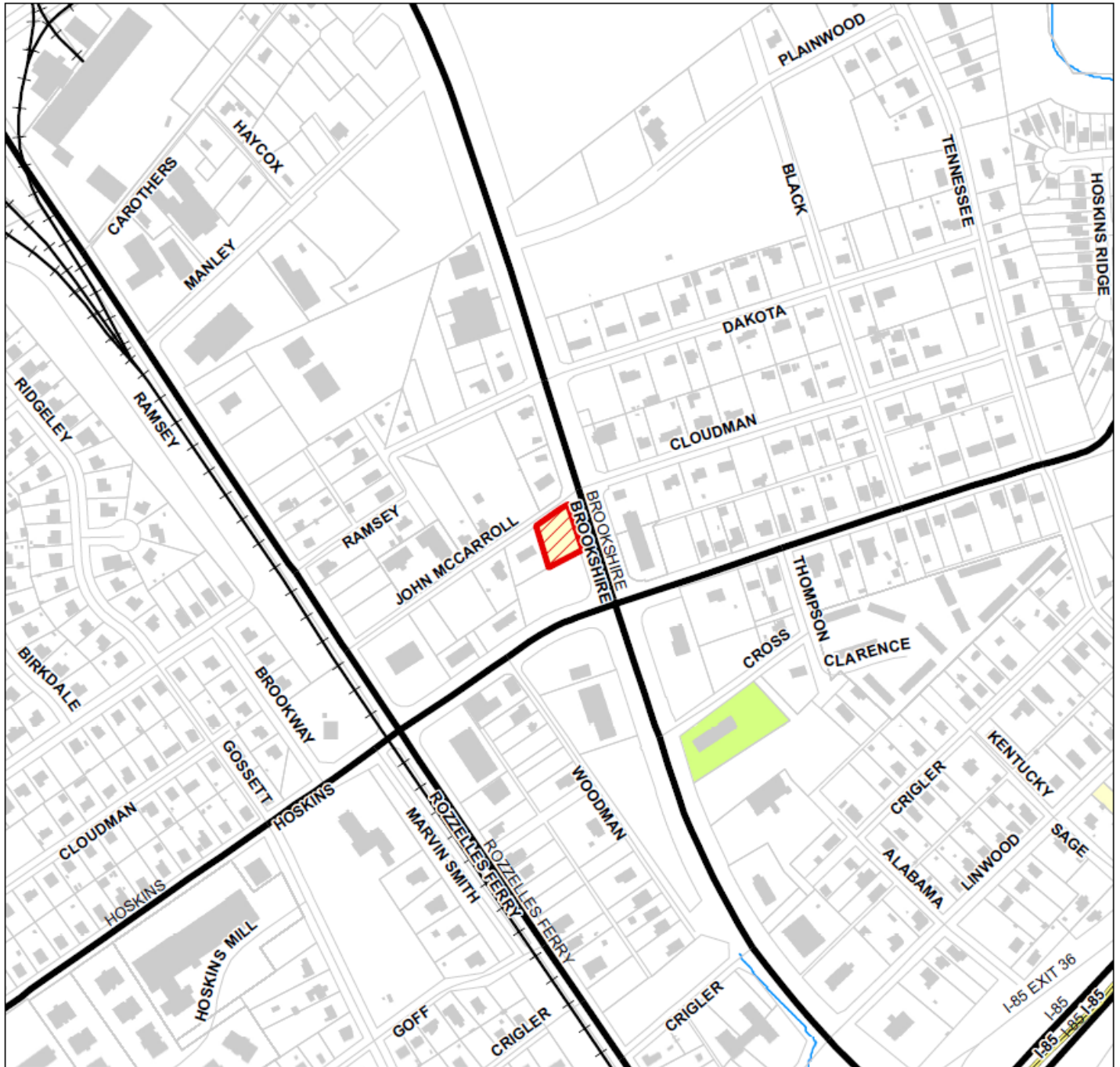
This matter was discussed with the Joint Use Task Force at their April 4, 2013 meeting and there was concern expressed regarding incremental development of the shallow lots along Brookshire Boulevard that have the potential to result in haphazard development. If possible, every attempt should be made to prioritize the sale of this parcel to the owner(s) of the adjacent parcel(s) to result in more unified and coordinated future development.

PLANNING STAFF RECOMMENDATION:

Planning staff does not recommend the sale of the subject parcel for retail/commercial land uses. This request is inconsistent with land use recommendations in the *Thomasboro-Hoskins Area Plan* (2002). The intent of the adopted plan is to protect existing residential areas and maintain a cohesive residential development pattern. Planning staff supports the sale of the property for residential development. Commercial development would only be considered with a good site plan that shows a unified development that includes adjoining parcels.




CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 16, 2013 meeting, the Planning Committee voted 4-1 to support staff's position. It was clarified that their first preference would be to see the parcel sold for residential development, but if it is to be sold for commercial development, such development should incorporate adjoining parcels and the development should exhibit quality design features; otherwise the property should not be sold.



Mandatory Referral 13-04

Initiated & Submitted by: City Real Estate

-  Mandatory Referral
-  City Property
-  County Property



Produced by the Charlotte-Mecklenburg Planning Department