

**MANDATORY REFERRAL-REPORT NO. 13-19**  
**Proposed Sale of Surplus City-Owned Parcel on Otts Street**

**OBJECT PROPOSAL AND LOCATION:**

The City of Charlotte owns 26.4 acres along Otts Street, known as Central Yard. It consists of Solid Waste Executive Office Headquarters, Solid Waste Trucks and servicing equipment, City Department of Transportation (CDOT) maintenance trucks, and the Fire Department Apparatus Shop.

As a result of the recent opening of a new CDOT maintenance facility near the corner of Atando Avenue and N. Graham Street, some of the maintenance operations moved out of the City's Central Yard. Consequently, there is approximately 1.65 acres of land (portion of Tax I.D. # 08111453) that is no longer needed for the Central Yard.

West of Central Yard, along the west side of Seigle Avenue, there is significant development of attractive multifamily rental housing. A developer has approached City Staff to inquire about the City selling the 1.65 acre parcel to be assembled with the property along the east side of Seigle Avenue.

**PROJECT JUSTIFICATION:**

The City no longer has an existing or future need for this land. Development of more residential housing along the east side of Seigle Avenue will help to buffer the City's industrial property and make the neighborhood appear to be a more livable community.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

In 2006, Charlotte's Engineering & Property Management Department conducted a study on the Central Yard area that focused upon the most appropriate locations for the City operation functions housed there at the time. A list of recommendations from the study was adopted by City Council in January 2007. One of the recommendations declared the subject property surplus, opening the way for it to be marketed and sold.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Belmont Area Revitalization Plan* (adopted in 2002) calls for this parcel's future land use to be industrial.

**PROJECT IMPACT:**

Solid Waste expressed an interest to retain the parking lot adjacent to this land at the corner of Otts Street and Seigle Avenue for possibly a future alternative fuel filling station. The land proposed to be declared surplus would not be needed for this operation or for any other City service.

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

The Seigle Point multi-family development to the west of this site recently replaced the dilapidated Piedmont Courts public housing complex, indicating an improving residential market in the area.

**ESTIMATED PROJECT COMPLETION DATE:**

The parcel would be appraised for its fair market value and advertised for competitive bids. It would be up to the buyer/developer to establish an implementation schedule.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

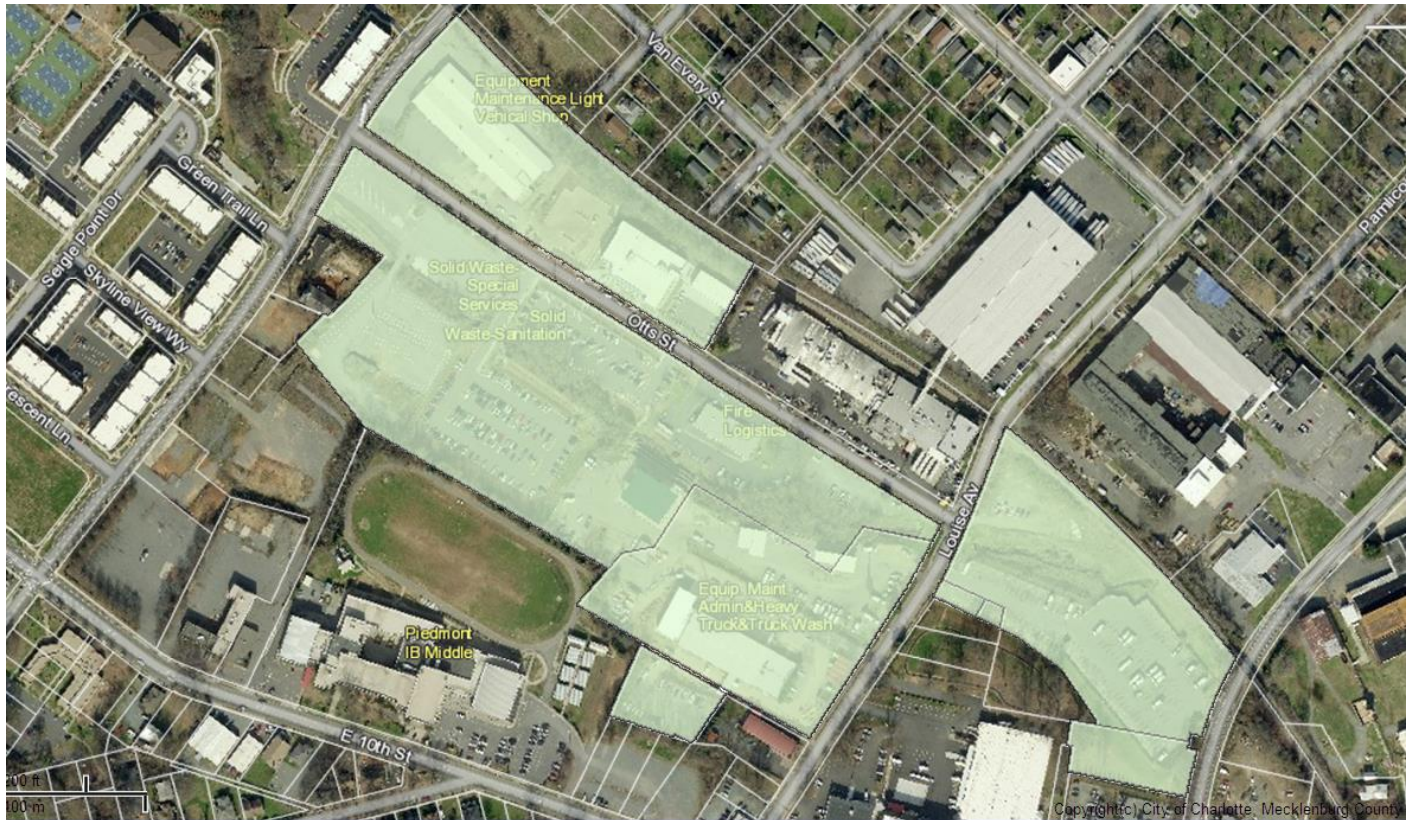
The Joint Use Task Force reviewed this matter at their October 2, 2013 meeting and

**PLANNING STAFF RECOMMENDATION:**

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

**WITHDRAWN BY APPLICANT**

**Central Yard along Otts Street  
(26.4 acres)**



**Surplus Parcel from Solid Waste Department**

