

MANDATORY REFERRAL-REPORT NO. 14-10

Proposed Sale of City-Owned Property on Beaumont Avenue in the Elizabeth Neighborhood

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market three parcels totaling approximately 1.83 acres of City-owned land (PID #080-201-14, -15, -17) located on Beaumont Avenue, adjacent to Independence Boulevard, in Charlotte's Elizabeth neighborhood. The property includes four structures and is zoned B-1 (Business) according to the Charlotte Zoning Ordinance. The subject property is currently used for the Charlotte Fire Department Fire Prevention Bureau; staff will move to the newly purchased facility at 1517 North Graham Street in August of 2014.

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 Private and Competition Advisory Commission (PCAC), 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:

The *Elizabeth Area Plan*, approved by City Council on November 14, 2011, recommends low impact institutional use consistent with the Fire Prevention Bureau's current use or, alternatively, multi-family residential with a density of not more than 12 DUA (Dwelling Units per Acre). A higher residential density may be appropriate if a secondary access to East Seventh Street can be established (in addition to retaining access to Beaumont Avenue).

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects in the vicinity of the subject parcel.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

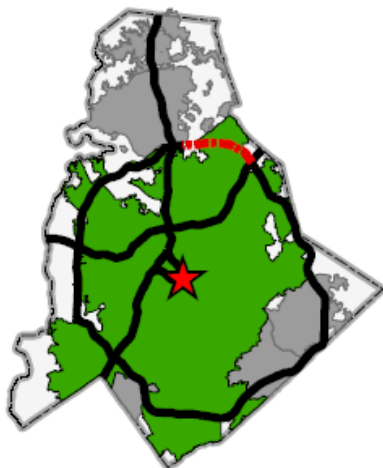
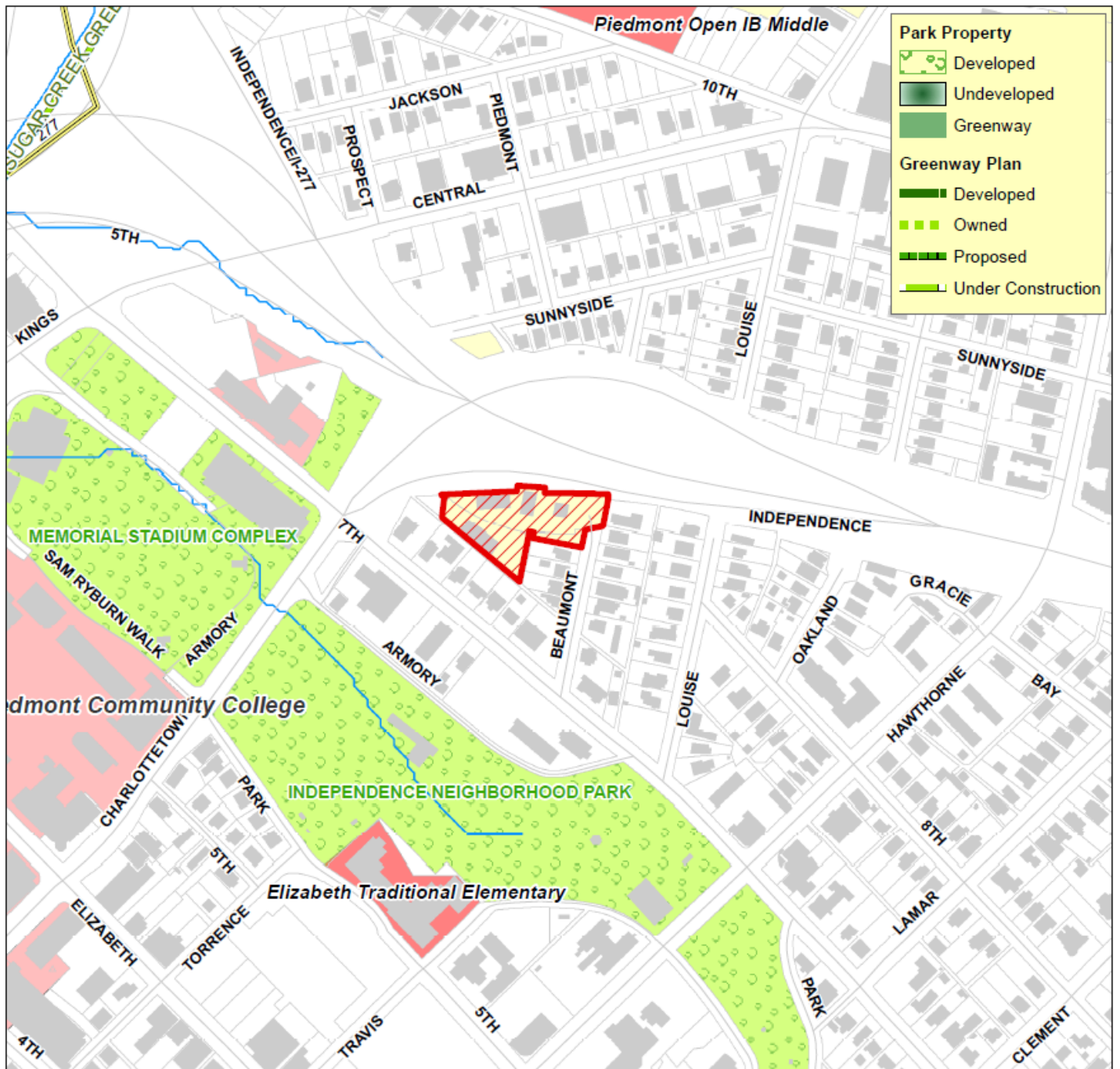
The Joint Use Task Force discussed this matter at their April 2 meeting. No joint use comments were offered. However, it was suggested that the property be marketed for development in accordance with recommended land uses contained within the *Elizabeth Area Plan*, and that prospective developers be apprised of the potential benefits associated with residential development in accordance with the City's incentive-based residential density program.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of the proposed sale of the subject property conditioned upon the policy recommendations of the Elizabeth Area Plan – specifically that the property be redeveloped either with an institutional use consistent with the Fire Prevention Bureau's current use or, alternatively, multi-family residential with a density of not more than 12 DUA (Dwelling Units per Acre). A higher residential density may be appropriate if a secondary access to East Seventh Street can be established (in addition to retaining access to Beaumont Avenue).

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 15, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 14-10

Initiated by: City Real Estate
Submitted by: City Real Estate

- Mandatory Referral
- City Property
- County Property

