

MANDATORY REFERRAL-REPORT NO. 14-25
Proposed Sale of City-Owned Property at Albemarle Road and E. W.T. Harris Boulevard

PROJECT PROPOSAL AND LOCATION:

The seven surplus parcels listed below are located near the intersection of East W. T. Harris Boulevard and Albemarle Road. They were purchased with the intention of developing a roadway interchange at this area, a concept that has been since abandoned. The City of Charlotte is therefore proposing to market the parcels totaling approximately 12.49 acres of City-owned land.

Address	Parcel ID	Acreage	Zoning (Charlotte Zoning Ordinance)
7035 Albemarle Rd	109-171-12	3.17	B-2 (General Business)
6825 Albemarle Rd	103-251-01, -17	2.55	B-D(CD) (Distributive Business – Conditional)
8429 E. W.T. Harris Blvd	109-171-04	1.6	R-17MF (Multi-family Residential)
8529 E. W.T. Harris Blvd	109-171-06	.62	O-1 (Office)
8415 E. W.T. Harris Blvd	109-171-03, -11	4.55	R-17 and O-2 (Residential/Office)

All of the City-owned parcels are vacant. The land uses in the area are a mixture of office, retail and multi-family residential. Real Estate proposed to identify prospective land uses for these properties, using as a basis the land use recommendations contained within the East District and Eastland Area Plans, and market the parcels accordingly.

Given the narrow depth of a portion of parcel 10917111, it is likely that a prospective buyer will prefer not to acquire this parcel in its entirety. If this is the case and the buyer has a viable proposal, Real Estate would consider selling only the buildable portion and retain the narrow portion of the lot.

PROJECT JUSTIFICATION:

During the acquisition phase of the interchange project, it was determined that it was not cost effective. Therefore, the City opted to modify the existing intersection and added Lawyers Road Extension to ease the traffic congestion at the main intersection. These roadway modifications resulted in excess land that 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 both generate revenue for the City (sale price and property tax) and reduce maintenance costs and liability.

In November 2013, City Real Estate staff conducted a departmental polling in order to ascertain whether any public entities had a need or interest in retaining or using any of these properties, and no responses were received.

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 City's Real Estate Division's proposes to dispose of the subject parcel for proposed land uses consistent with adopted plan policies listed below.

Address	Parcel ID	Adopted Land Use Plan
7035 Albemarle Rd	109-171-12	Retail – <i>East District Plan</i> (1990)
6825 Albemarle Rd	103-251-01, -17	Residential, Office and Retail – <i>Eastland Area Plan</i> (2003)
8429 E. W.T. Harris Blvd	109-171-04	Multifamily Residential - <i>East District Plan</i> (1990)
8529 E. W.T. Harris Blvd	109-171-06	Office - <i>East District Plan</i> (1990)
8415 E. W.T. Harris Blvd	109-171-03, -11	Multifamily Residential - <i>East District Plan</i> (1990)

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The relatively new Park & Ride lot (PID 109-171-10) located at the corner of Albemarle Road and Lawyers Road Extension was constructed on surplus land from the construction of Lawyers Road Extension.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

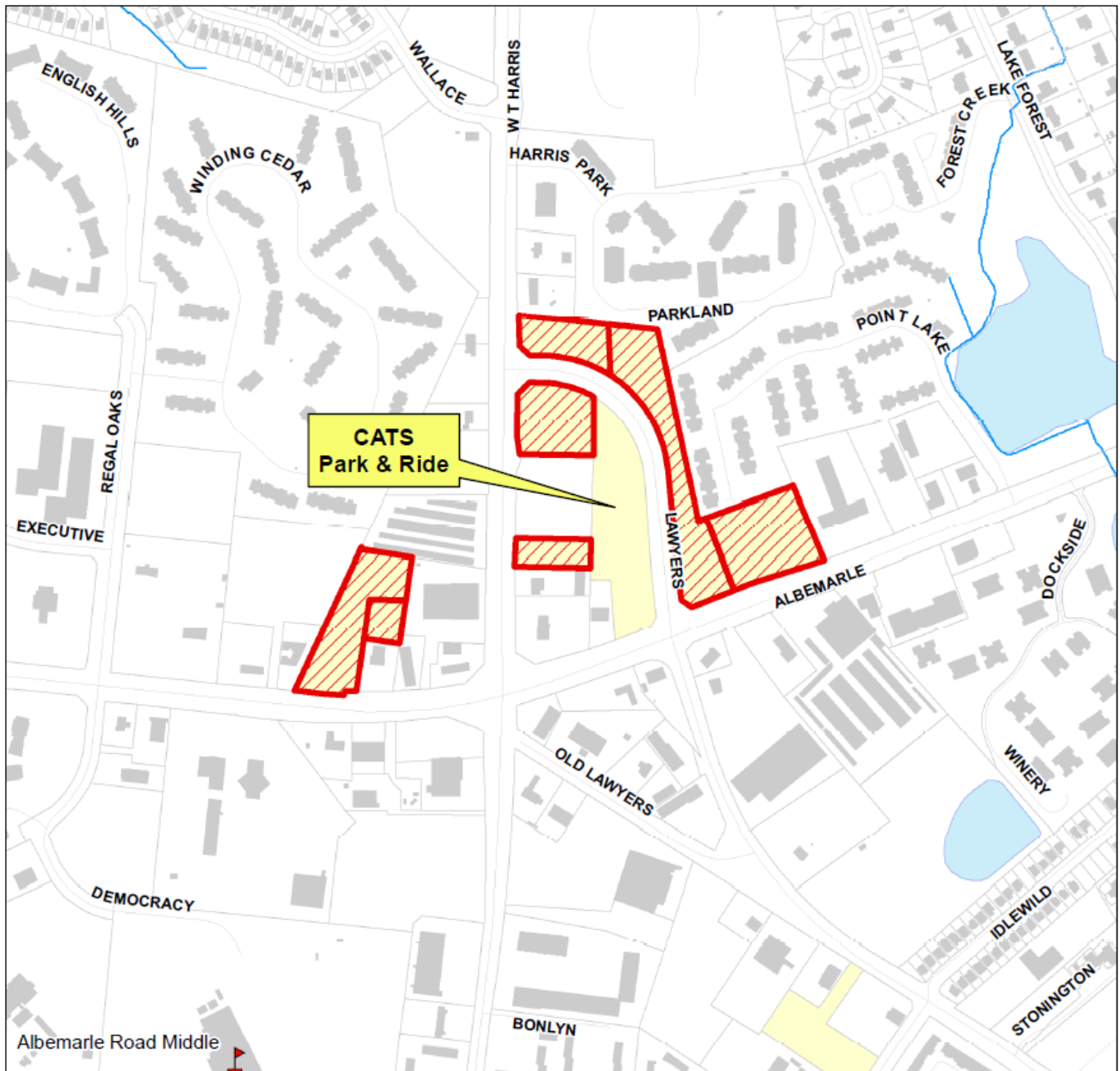
The Joint Use Task Force discussed this matter at their July 2, 2014, meeting and no formal comments or requests were shared.

PLANNING STAFF RECOMMENDATION:

The proposals are consistent with the *East District Plan* and *Eastland Area Plan*. As such, staff recommends approval of the proposal.



CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 15, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-25

Initiated & Submitted by: City Real Estate

-  Mandatory Referral
-  City Property



Produced by the Charlotte-Mecklenburg Planning Department