

MANDATORY REFERRAL-REPORT NO. 14- 26

Proposed Sale of City-Owned Property on L.D. Parker Drive in the Druid Hills North Neighborhood

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to sell a parcel of approximately .232 acres of City-owned land (PID #077-072-09) located at 2912 L.D. Parker Drive, in Charlotte's Druid Hills North neighborhood. The property contains one structure, a residential duplex, and is zoned R-8 (Residential) according to the Charlotte Zoning Ordinance.

The property is located in a neighborhood of a mix of single family and duplex dwellings interspersed with vacant residential lots. Across Statesville Avenue to the west of the property is the new Brightwalk mixed-use development.

The property was originally acquired in 2005 as part of the Statesville Avenue widening project in order to add right-of-way width to the road. A significant portion of the front yard of the property was required for the project so the entire parcel was acquired. A tenant occupies one side of the duplex on the property in a month to month lease (the other side of the duplex is vacant). The tenant was living in the property when it was acquired.

The tenant will have the opportunity to purchase the property, if interested, but the property will be disposed of using the upset bid process. The tenant will be notified of the pending sale and invited to bid if he is interested in purchasing the property, then any initial offer from him (if received) will be advertised for upset bid.

PROJECT JUSTIFICATION:

The property is not needed for City use. The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Sale of the property will avoid repair or demolition costs and reduce 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 *Statesville Avenue Corridor Area Plan* (2001) recommends Multi-Family up to 8 Dwelling Units per Acre for this site. Presuming the property's land use remains the same following sale, the use is consistent with the adopted plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is located across Statesville Avenue from the new Brightwalk development (more information is available at <http://brightwalkcharlotte.com/>)

ESTIMATED PROJECT COMPLETION DATE:

The length of time it takes to dispose of this property will be determined in large measure by the amount of interest shown by prospective buyers, the length of time required to market the property, and the length of time required by the upset bid process.

JOINT USE TASK FORCE REVIEW COMMENTS:

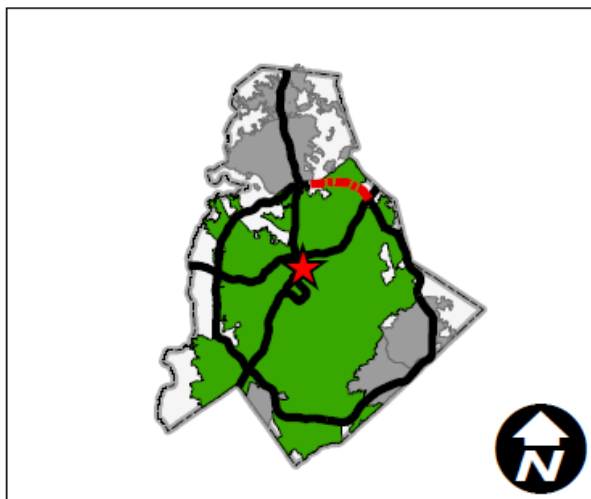
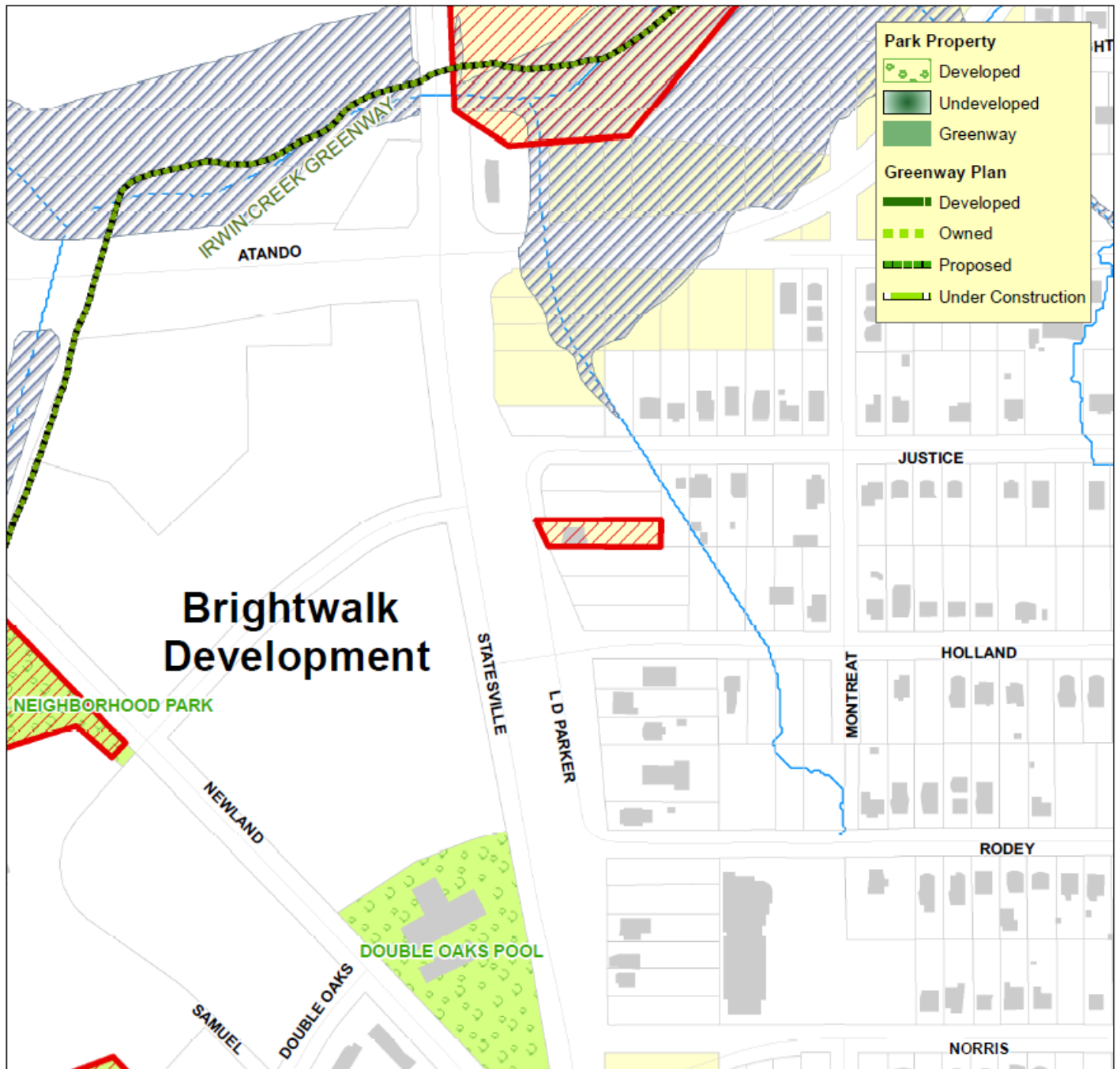
The Joint Use Task Force discussed this matter at their July 2, 2014, meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land sale.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 14-26

Initiated & Submitted by: City Real Estate

- Mandatory Referral
- City Property
- FEMA 100 Year Floodplain
- County Property



Produced by the Charlotte-Mecklenburg Planning Department

