

MANDATORY REFERRAL-REPORT NO. 15-09
Proposed Sale of City-Owned Property at 1215 South Boulevard

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market a 0.51 acre parcel of City-owned land (PID #123-025-05) located at 1215 South Boulevard. The property includes one structure that is approximately 6500 square feet and is zoned R-22MF (Residential multi-family up to 22 dwelling units per acre) according to the Charlotte Zoning Ordinance. It is a fire station type building, built in 1958. It is not listed as being historically significant.

The property is located in an urban mixed-use area, adjacent to Pritchard Memorial Baptist Church, across South Boulevard from the Arlington Condominium Building, and across Caldwell Street from the Charlotte Housing Authority Strawn property rezoned in 2010 for TOD redevelopment. The CATS Blue Line light rail passes one block to the west of the property.

PROJECT JUSTIFICATION:

The property is currently being used by Fire Investigation Task Force which is relocating to offices on North Graham near the new Fire Administration facility, so the City no longer needs this property. 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 *South End Transit Station Area Plan* (adopted 2005) shows the subject property as appropriate for Mixed Use Transit Supportive Development. A sale of the property for future use as a mixed use development (consistent with the TOD-M zoning designation in the Charlotte Zoning Ordinance) would be considered consistent with the Plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Sale of this property is enabled by the fact that the Fire Investigation Task Force will be relocating to refurbished facilities on North Graham Street beside the new Fire Department headquarters. There are no other public or private projects involved.

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 March 4, 2015, meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

In order to ensure future land use and development are consistent with the *South End Transit Station Area Plan*, Planning staff recommends approval of the sale, conditioned upon City Real Estate marketing the property specifically for transit-supportive mixed use development, and upon the buyers' willingness to commit to develop the property for this use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 17, 2015 meeting, the Planning Committee recommended approval by a 5-0 vote.

