

MANDATORY REFERRAL-REPORT NO. 15-10
Proposed Sale of City-Owned Property on West Tyvola Road

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market a 5.326 acre parcel of City-owned land (PID #143-051-01) located on West Tyvola Road. The property is zoned R-22MF according to the Charlotte Zoning Ordinance and is currently vacant.

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 adopted land use for this site is office/industrial as per the *Central District Plan* (1993). However since the property is zoned R-22MF (Multi-family) currently, any office or industrial development on this site would have to seek a rezoning.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The parcel adjoins the site of the Veterans' Administration hospital currently under construction.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

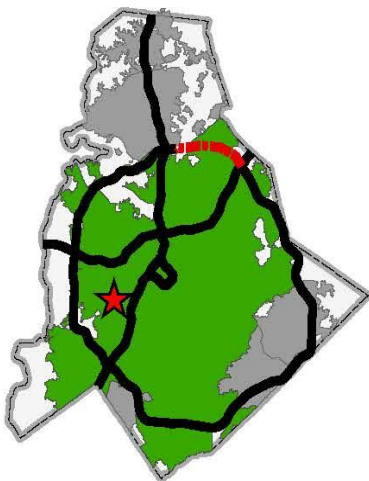
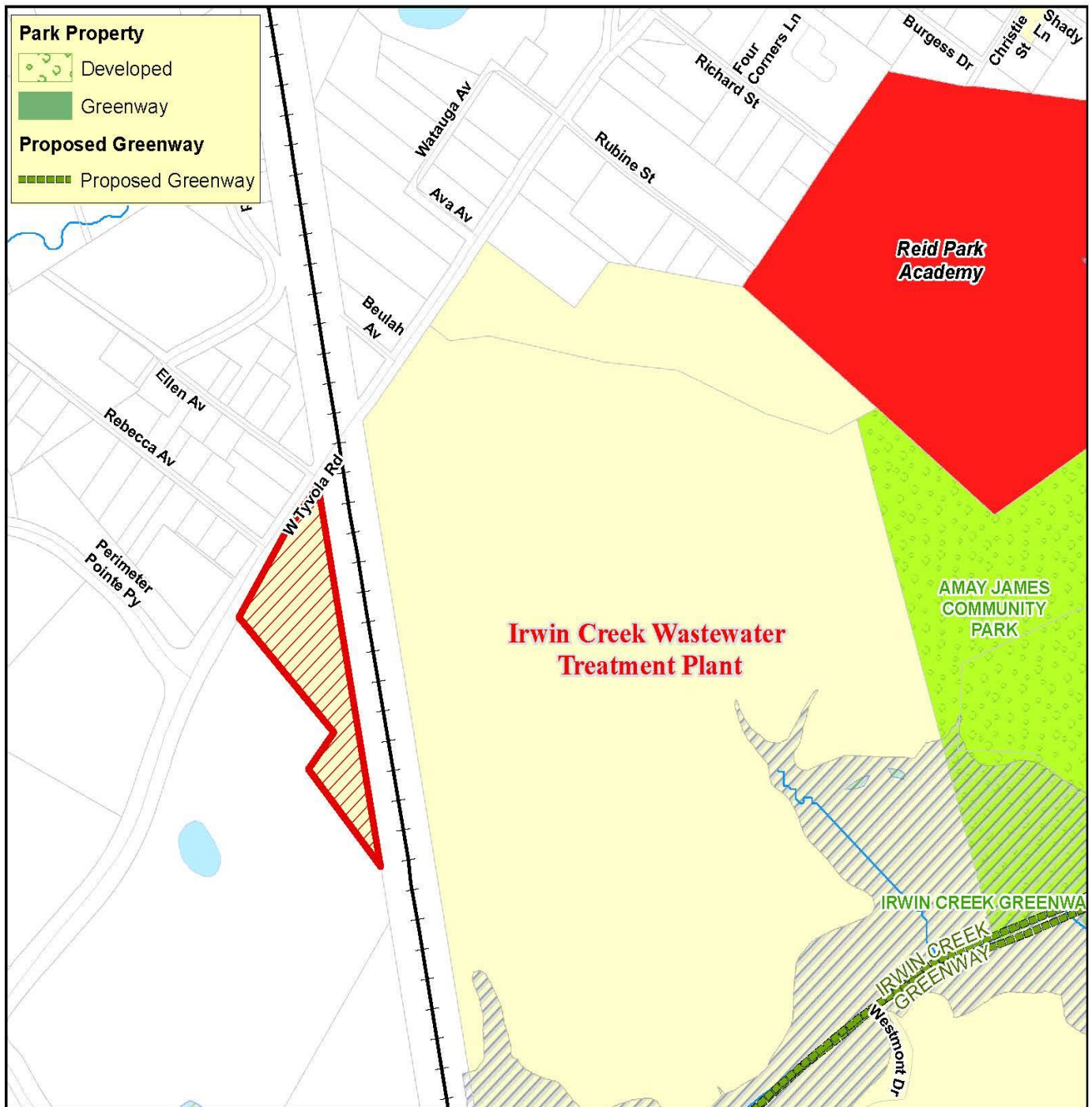
The Joint Use Task Force discussed this matter at their March 4, 2015, meeting and Neighborhood & Business Services expressed interest on this site for a multi-family housing development geared toward veterans, which would be allowed under current zoning.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends the sale of this property, contingent on reviewing what the intended development would be.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 17, 2015 meeting, the Planning Committee recommended approval by a 4-1 vote.



Mandatory Referral 15-10

Initiated Submitted by: E&PM, City Real Estate

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

