

MANDATORY REFERRAL-REPORT NO. 15-32
Proposed Sale of City-Owned Property in the Idlewild Farms Community on Lawyers Road

PROJECT PROPOSAL AND LOCATION

The City of Charlotte is proposing to market approximately 1.68 acres of vacant City-owned land (PID #133-251-20) located on Idlewild Road North and Lawyers Road in the Idlewild Farms neighborhood in East Charlotte. The subject property is a former CATS Park and Ride lot, which has relocated further north along Albemarle Road. The property is currently vacant (paved parking lot), and is zoned O-1 (Office) according to the Charlotte Zoning Ordinance.

The property is bounded by a mixture of office buildings and vacant lots. There's an apartment complex to the east across Idlewild Road North.

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 PCAC (Private/Competition Advisory Commission) 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. Since this parcel has been determined to be surplus, it is eligible to be marketed and sold.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *East District Plan* (adopted 1990), which recommends office uses on the subject parcel and surrounding parcels. The current zoning of the property is consistent with the adopted plan.

PROJECT IMPACT:

No impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is located in the Central Albemarle Shamrock CNIP (Comprehensive neighborhood Improvement Program) area. CNIP areas receive City Community Investment Plan funds to undertake a variety of capital improvements that are identified through a multi-departmental process that involves significant community engagement.

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 9, 2015, meeting and mention was made that the County at one time was looking at this as a potential location for a skate park. Park & Recreation staff at the meeting replied that they were considering another location at which to develop the skate park.

PLANNING STAFF RECOMMENDATION:

The sale of the property zoned O-1 is consistent with adopted land use policies. Staff recommends approval of the sale of the land.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 21, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.

