

MANDATORY REFERRAL-REPORT NO. 15-35
Proposed Sale of City-Owned Property on Toomey Avenue

PROJECT PROPOSAL AND LOCATION:

The City-owned property on Toomey Avenue (145-016-12) is a vacant, 0.76 acre parcel that is proposed for sale. The property is zoned R-22MF (Residential Multi Family) according to the Charlotte Zoning Ordinance. The parcel was purchased in 1929 for a former trash incinerator. The City of Charlotte is proposing to market the parcel for sale as it is no longer needed for City use.

PROJECT JUSTIFICATION:

The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market for sale this parcel. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

This property was acquired along with adjoining property (now the site of Southside Community Park) where the incinerator (since removed) was constructed. Real Estate routinely involves the City Engineering & Property Management Environmental Services Program group to review properties as preparations are made for marketing and sale of properties to ensure that there are no known adverse environmental conditions. The Toomey property was reviewed by the Environmental Team and there was no concern about residual environmental contamination on the site.

All City-owned properties that have been declared as surplus are advertised at CityProperties.CharlotteNC.gov. Properties valued at more than \$10,000 are subject to the upset bid process as outlined in North Carolina General Statute §160A-269. The Statute outlines that upon receipt of a qualified, initial offer, the offer must be presented to Charlotte City Council and if it is accepted, the offer must be publically advertised for upset bids. The process of receiving bids and publicly advertising the highest bid continues until there are no subsequent bids submitted and a contract is executed.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Charlotte 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 parcel is subject to the *New Bern Transit Station Area Plan* (adopted 2008). At the time the plan was adopted, this parcel was identified as a part of Southside Park and was therefore recommended to remain as park/open space. Seven years later, neither the City nor the County has a need for the parcel and therefore, it will be sold to a third party who will likely redevelop the property for a use other than park/open space.

The parcel is adjacent to both single family and multi-family residential uses. The Plan recommends that if the property is not used for open space, it may be be redeveloped at a density not to exceed 22 dwelling units per acre (dua).

Due to the area's proximity to the transit station, the Plan's intent is to encourage moderate density residential uses. Therefore, if the parcel is redeveloped, moderate density residential uses would be appropriate. The property is currently zoned R-22MF and can be developed with up to 22 dwelling units per acre, which can be considered appropriate.

PROJECT IMPACT:

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax roll.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects.

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 September 2, 2015 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

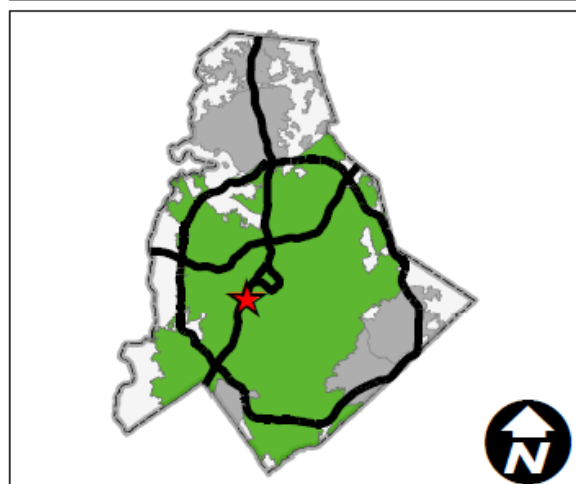
Planning staff recommends sale of the property for development as moderate density residential development.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 15, 2015 meeting the Planning Committee recommended approval by a 3-2 vote.

The minority stated two reasons for their opposition:

1. The *New Bern Station Area Plan* recommended open space for this parcel and the recommendation is to sell it off for development as something other than open space.
2. There is no apparent need to intensify development up to 22 dwelling units per acre as prescribed by staff recommendation because the parcel is in excess of one half mile walk distance from the transit station.



Mandatory Referral 15-35

Initiated & Submitted by: E&PM, City Real Estate

- Mandatory Referral
- Ponds
- Schools
- City Property
- County Property



Produced by the Charlotte-Mecklenburg Planning Department