

**MANDATORY REFERRAL-REPORT NO. 15-36**  
**Proposed Sale of Two City-Owned Properties on Old Pineville Road Near E. Arrowood Road in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The two vacant parcels listed below are located along Old Pineville Road, near the intersection of East Arrowood Road. The parcels were acquired in 2006 for the Old Pineville Road Extension project. The City of Charlotte is proposing to market the parcels for sale as they are no longer needed for City use.

#	Parcel ID	Property Address	Zoning <sup>(1)</sup>	Acreage	Current Use
1	205-231-12	E Arrowood Road	B-1 SCD	0.35	Vacant
2	205-231-15	Old Pineville Road	B-1 SCD	0.62	Vacant

(1) Per. the Charlotte Zoning Ordinance

The two properties are proposed to be marketed individually, and not as a package. While the properties' current zoning contains conditions, the Real Estate Division does not receive intended-use plans from bidders so any conditions placed upon the properties by the zoning is the responsibility of the bidder to determine and then to plan their development accordingly. The properties will be advertised as they are currently zoned but the buyer(s) may make any lawful use of the property as it is currently zoned, or they may seek rezoning if their desired use does not conform with the current zoning.

**PROJECT JUSTIFICATION:**

The parcels were acquired for the Old Pineville Road Extension project and are no longer 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. Therefore, Real Estate proposes to market for sale these parcels. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

All City-owned properties that have been declared as surplus are advertised at [CityProperties.CharlotteNC.gov](http://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 publicly 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 sites are within ¼ mile of the Arrowood station platform. The *Arrowood Transit Station Area Plan* (2009) calls for transit supportive uses for the subject property, acknowledging the presence of the nearby former Walmart property and the complications of overall site redevelopment. The Plan also recommends ongoing use of existing retail properties until redevelopment is proposed. The subject properties are former elements of the Walmart parking lot, severed from the larger property by the Old Pineville Road extension project. They are small, oddly configured lots; the western-most parcel has remnant vehicular paving accessed only through the adjoining McDonald's parking lot, and the parcel further to the east is a lawn area to the rear of a Firestone automotive site. The B-1SCD zoning, from case 1989-024, has a conditional plan with some factors that limit development absent a rezoning. The sites will be challenging to develop in a transit supportive fashion, but may prove marketable for development in combination with other property.

Lacking any specific development plans for the property, it is impossible to determine future land use consistency with the *Arrowood Transit Station Area Plan*.

**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:**

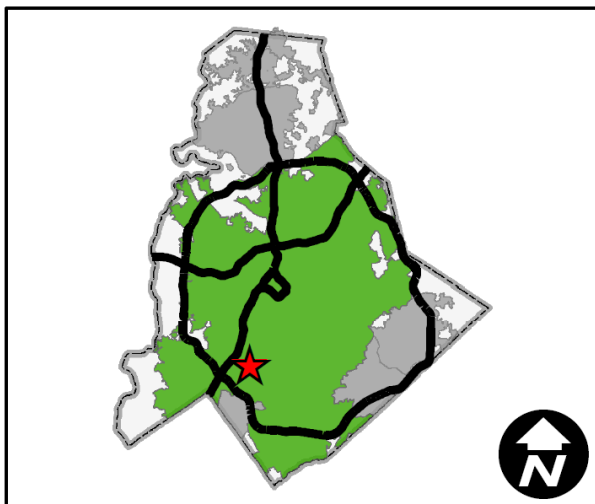
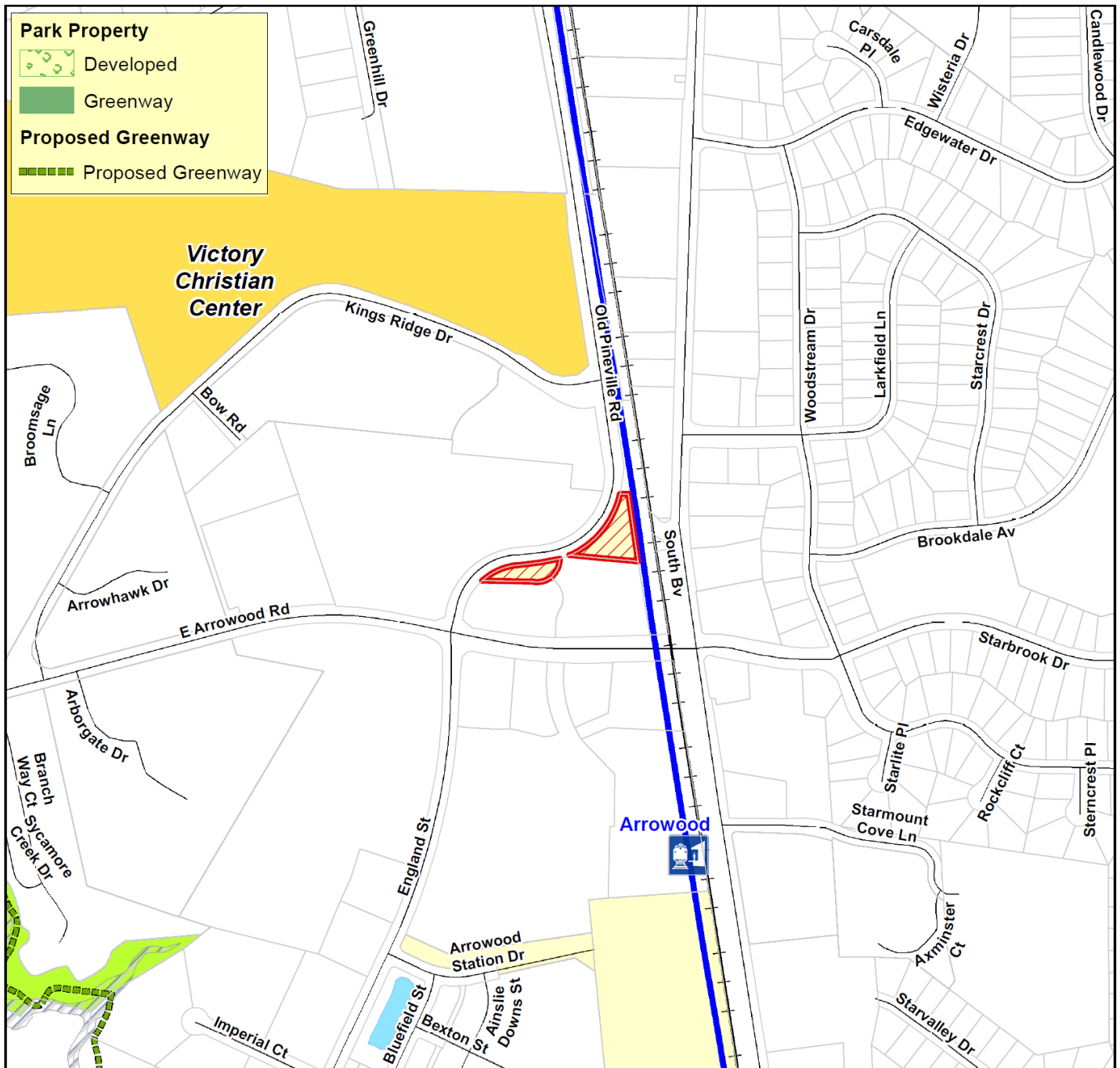
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting. No comments were offered on this proposal.

**PLANNING STAFF RECOMMENDATION:**

The *Arrowood Transit Station Area Plan* recommends ongoing use of existing retail properties until redevelopment for transit supportive use is proposed. While the existing site areas and configurations may prove difficult to develop on their own, they may prove marketable for development in combination with other property. As such, Planning staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 15, 2015 meeting the Planning Committee recommended approval by a 4-1 vote. Minority opinion was that since future land use prescribed in the *Arrowood Transit Station Area Plan* cannot be clearly articulated given the current development of adjoining parcels, the property should not be sold at this time.



# Mandatory Referral 15-36

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

- Mandatory Referral
- Ponds
- Schools
- City Property
- County Property
- LYNX Blue Line
- LYNX Blue Line Transit Stations

Produced by the Charlotte-Mecklenburg Planning Department



