

MANDATORY REFERRAL-REPORT NO. 15-38
Proposed Sale of City-Owned Property Located at 2905 Whiting Avenue in Charlotte

PROJECT PROPOSAL AND LOCATION:

The City owns a vacant parcel located at 2905 Whiting Avenue (083-156-16) along Matheson Avenue, northeast of Uptown Charlotte, in a predominantly residential area. The parcel is 0.343 acres and is zoned R-5 (Single Family Residential) according to the Charlotte Zoning Ordinance. The parcel was purchased in 1968 for the 30th Street Extension project. 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 this parcel for sale. 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. 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 *Central District Plan* (adopted 1993) as amended by Rezoning Case 1993-065(County) recommends single family land uses up to 5 dwelling units per acre. The current zoning of R-5 supports the adopted future land use. Presuming the future use of the land would be residential, the future use is consistent with the recommended use.

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:

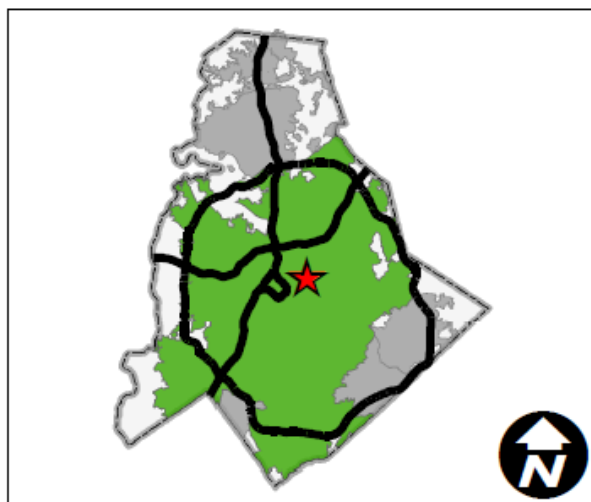
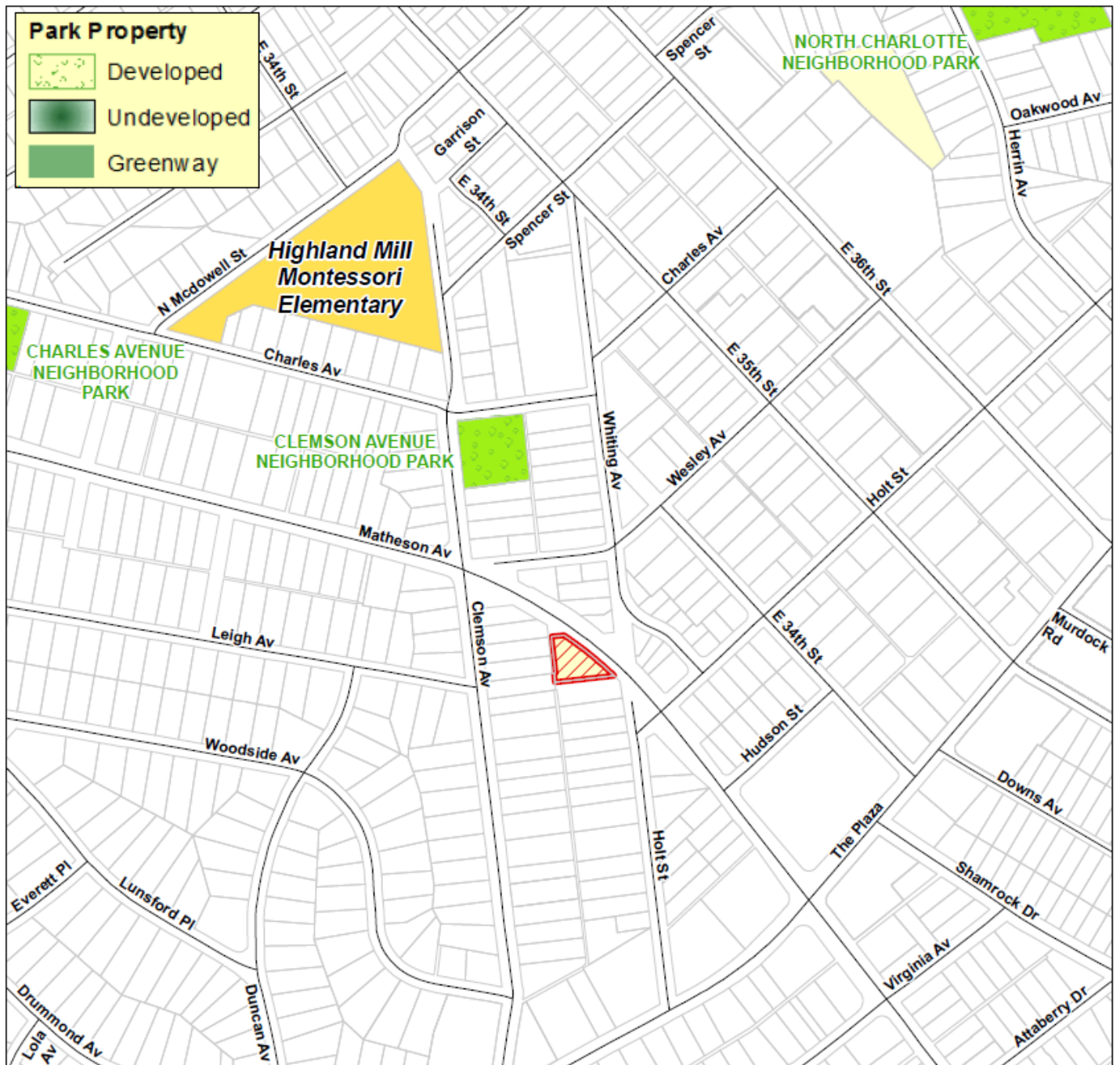
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The proposed sale of the property for residential land use would be consistent with adopted land use policies. Staff recommends approval of the sale of the land.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 15, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-38

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

- Mandatory Referral
- Schools
- City Property
- County Property

