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MANDATORY REFERRAL | REPORT NO. 2018-14

City Engineering & Property Management Proposed Acquisition of Property for Expansion of CDOT's Sweden Rd. Street Maintenance Facility

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's Charlotte Department of Transportation (CDOT) proposes to acquire one parcel of approximately 1.13 acres (parcel identification number 205-165-10). The property is zoned I-2 and I-1 per the Charlotte Zoning Ordinance and is located at 4704 Sweden Road, adjacent to CDOT's Street Maintenance Facility, as shown on the location map below. The property is improved with a building and telecommunications tower. The building will be demolished following the City's acquisition, and a permanent easement will be granted to allow continued operation of the telecommunications tower by Crown Castle, the current property owner.

PROJECT JUSTIFICATION:

The acquisition of this property is needed to expand the adjacent City street maintenance facility.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property is consistent with the City-Owned Real Property and Facilities Policy, adopted by City Council on June 12, 2017.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The subject property is within the *Arrowood Transit Station Area Plan* (2009). The property is recommended for a mixture of office, commercial, warehouse, and industrial land uses, consistent with existing uses in the area. There is a provision that properties within a ½ mile walking distance of the Arrowood Transit Station could be converted to TOD development if consolidated for redevelopment. The front of the subject property is zoned I-2 (general industrial), with a section to the rear zoned I-1 (light industrial), generally consistent with the proposed use.

The adjoining Street Maintenance Facility is recommended in the plan for transit supportive land uses (residential, service-oriented retail, civic, office). There is a provision that this area should retain its industrial zoning to allow for continued as-of-right operation until such time as it is proposed for redevelopment. The property is zoned I-2 (general industrial).

PROJECT IMPACT:

This purchase will result in short term relief for space needs for the CDOT Street Maintenance Facility and longer term economic development impact from the eventual sale and facility relocation once demand for this location to redevelop is realized.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition will allow expansion of the adjacent City facility and use of a modular building to increase space for staff at the facility in the short term.

The subject property and the Street Maintenance Facility both abut private property to the north zoned in 2007 to TOD-M (transit oriented development – mixed use). The property has been slow to develop, but now has townhouse development in place and under development. There have been discussions with CDOT over a number of years concerning redevelopment of the Street Maintenance Facility for TOD uses when appropriate. We understand that a long-term plan to relocate the Street Maintenance Facility is still in place, when a suitable replacement facility can be found and when the value of the property makes relocation/redevelopment feasible.

ESTIMATED PROJECT COMPLETION DATE:

Staff are working with the property owner representatives, and closing is anticipated to occur following City Council approval and completion of due diligence.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 10, 2018 meeting and there was brief discussion on the Sweden Road facility expansion and the use of modular building being a short term solution with the ultimate goal to relocate the facility once the market value potential for that location is realized.

Agencies Represented:

Charlotte Area Transit System; Charlotte Department of Transportation; Charlotte Douglas International Airport; Charlotte Economic Development; Charlotte Engineering & Property Management (Engineering, Real Estate & StormWater Services); Charlotte Fire Department; Charlotte Housing & Neighborhood Services; Charlotte Water; Charlotte Mecklenburg Libraries;

Charlotte Planning, Design & Development; Charlotte Mecklenburg Police Department; Charlotte Mecklenburg Schools; County Finance; County Health Department; County Asset & Facility Management; and Central Piedmont Community College.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transaction and below are the key findings:

Conclusions:

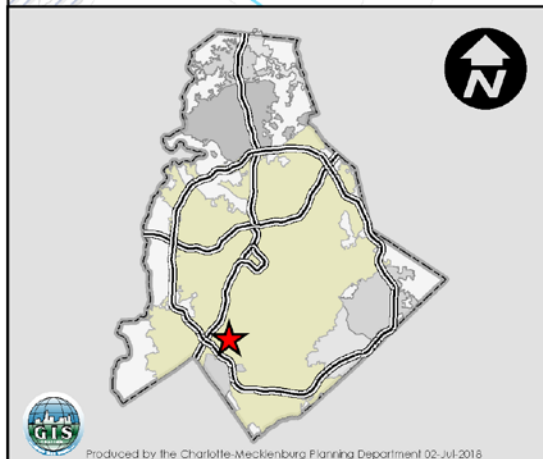
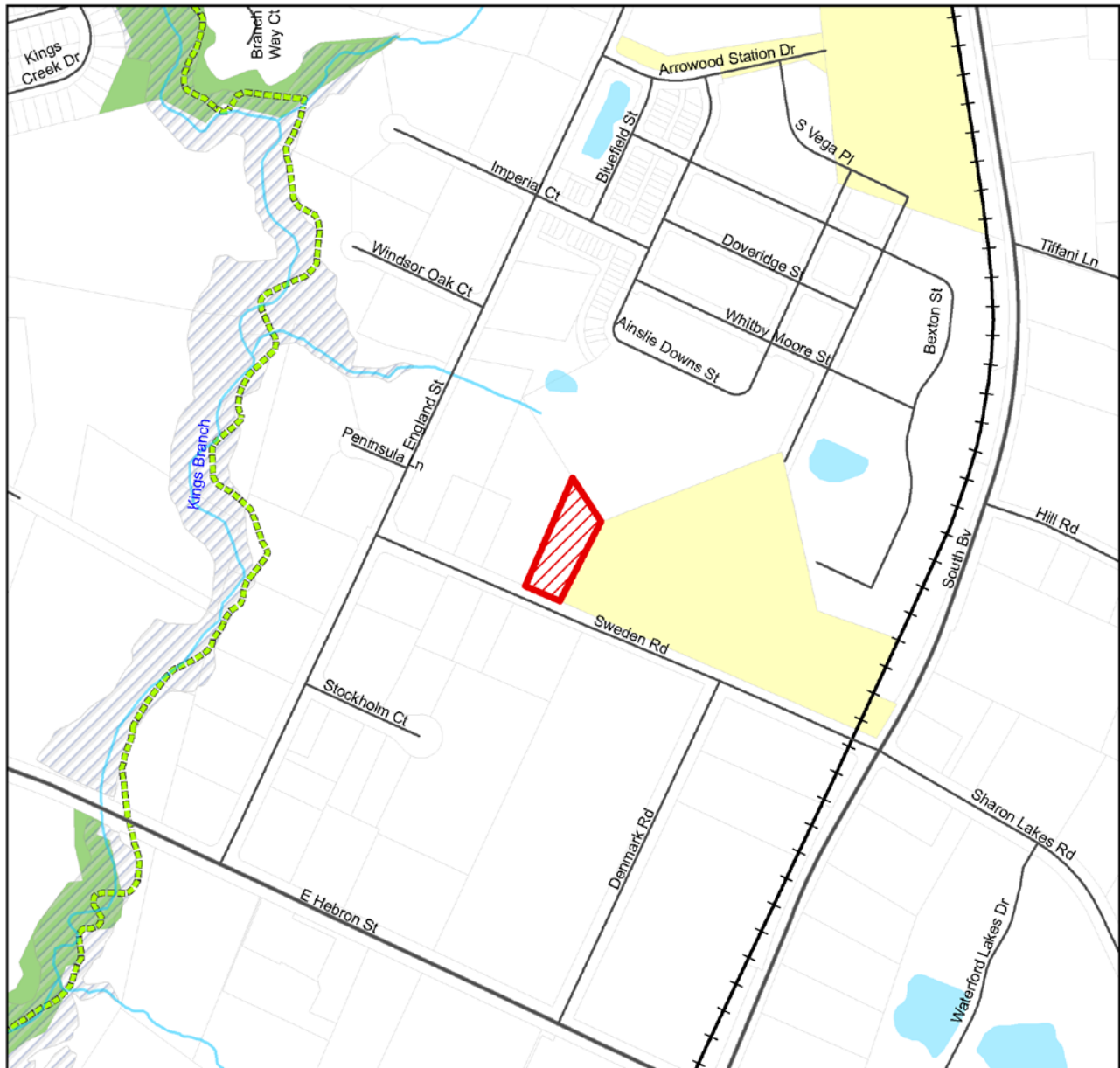
- There is a current need for expansion of the City's Street Maintenance Facility. The subject property abuts the City facility, and is available.
- The subject property is currently zoned and used for industrial purposes, and the proposed use is for continued industrial use as an extension of the Street Maintenance Facility.
- The existing and proposed uses of the subject property are supported by the *Arrowood Transit Station Area Plan*. Provisions in the plan also allow for future redevelopment of the subject property and the Street Maintenance Facility for transit supportive mixed use when ownership so proposes.
- There have been discussions over time concerning a future relocation of the Street Maintenance Facility and a subsequent redevelopment of the present site when conditions are appropriate. That still remains as a long-term intention.
- There is an existing cell tower on the subject property, which will remain in place with a suitable easement arrangement.

Adopted Goals and Policies:

- The adopted future land use for the parcel is for a mixture of office, commercial, warehouse, and industrial land uses, with provision for possible transit supported mixed use if consolidated for redevelopment. The front of the subject property is zoned I-2 (general industrial), with a section to the rear zoned I-1 (light industrial), generally consistent with the proposed use.

CMPC PLANNING COMMITTEE REVIEW:









At their July 17, 2018, meeting, the Planning Committee recommended



Mandatory Referral 18-14

Initiated By: Charlotte Department of Transportation

Submitted By: E&PM

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  City Property
-  Ponds
-  Greenway - Proposed
-  Existing Thoroughfare
-  Proposed Thoroughfare Improvement



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