

**MANDATORY REFERRAL | REPORT NO. 19-15**  
**Proposal to sale city-owned property on Johnston Oehler Road**

**PROJECT PROPOSAL AND LOCATION:**

A portion of the City-owned property on Johnston Oehler Road (parcel identification number 029-303-49) is a vacant one-acre parcel. The parcel is currently zoned R-3 (residential) according to the Charlotte Zoning Ordinance. It was acquired for the Johnston-Oehler Farm to Market road infrastructure improvement project. The project is complete and was warranted in June 2018. 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, City 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 declared surplus and 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 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:**

The Charlotte City Council repealed the Guidelines for Asset Management, which were established by the Privatization/Competition Advisory Committee (PCAC) as adopted by City Council on July 25, 1994. On June 12, 2017 City Council approved the City-Owned Real Estate and Facilities Policy.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Prosperity Hucks Area Plan* (2015) recommends the site for residential development up to 4 dwelling units per acre. Abutting parcels have the same existing R-3 zoning and adopted proposed land use. The site will need to go through the rezoning process before introducing any uses outside of those allowed in the existing R-3 zoning.

**PROJECT IMPACT:**

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing property 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 reviewed this proposal via email and did not provide any comments.

**PLANNING STAFF REVIEW:**

Conclusions:

- The site is currently zoned R-3, the site will need to go through a separate rezoning process before introducing any uses outside of those allowed in the existing R-3 zoning.
- Housing and Neighborhood Services have indicated that they are not interested in acquiring the parcel for affordable housing.

Adopted Goals and Policies:

- The *Prosperity Hucks Area Plan* (2015) recommends the site for residential development up to 4 dwelling units per acre.

**CMPC PLANNING COMMITTEE REVIEW:**

At their July 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and no additional comments.

LOCATION MAP



