

MANDATORY REFERRAL REPORT NO. 19-17
Proposal to dispose of a parcel on Shopton Road

PROJECT PROPOSAL AND LOCATION:

The 5.0-acre vacant land parcel is located on the south side of Shopton Road extending from Steele Creek Place Drive to Gable Road. The street address is 8509 Steele Creek Place Drive, Charlotte, NC 28217 and the parcel ID # 20107227. The parcel is zoned I-1 (CD). There is a multi-tenant industrial building on the adjacent parcel (to the south), a multi-tenant industrial building across Steele Creek Place Drive (to the west), vacant land across Shopton Road (to the north), and two residential structures across Gable Road (to the east).

PROJECT JUSTIFICATION:

Since acquiring the land in 2009 to construct a 20,000-sf community library, the surrounding area has not grown as anticipated, with more industrial and retail development than residential. Therefore, there is not an adequate population in the area to meet the requirements to construct a library. The Charlotte Mecklenburg Library would like to sell a parcel of land that is no longer an appropriate location upon which to construct a new community library.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The residential population in the area can access library services at the existing Steele Creek and Scaleybark branches and utilize the Charlotte Mecklenburg Library's digital branch.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Steele Creek Area Plan (adopted 2012) recommends industrial land use for this site and surrounding area on the south side of Shopton Road. The site is also located within the Shopton Road Industrial Activity Area, as per the Centers, Corridors and Wedges Growth Framework.

PROJECT IMPACT:

The residential population in the area can access library services at the existing Steele Creek and Scaleybark branches and utilize the Charlotte Mecklenburg Library's digital branch.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The only public project in close proximity is State Transportation Improvement Program Project No. U-5766-Proposed Widening of NC 160 from two to four lanes from the South Carolina line to I-485.

ESTIMATED PROJECT COMPLETION DATE:

The library would like to see a transaction completed by the end of 2019.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

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PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed and has the following comments:

Conclusions:

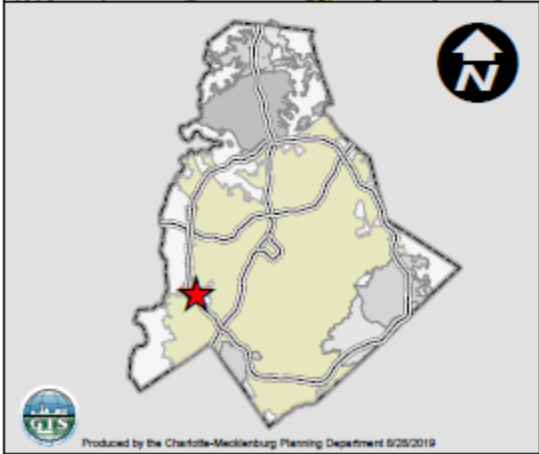
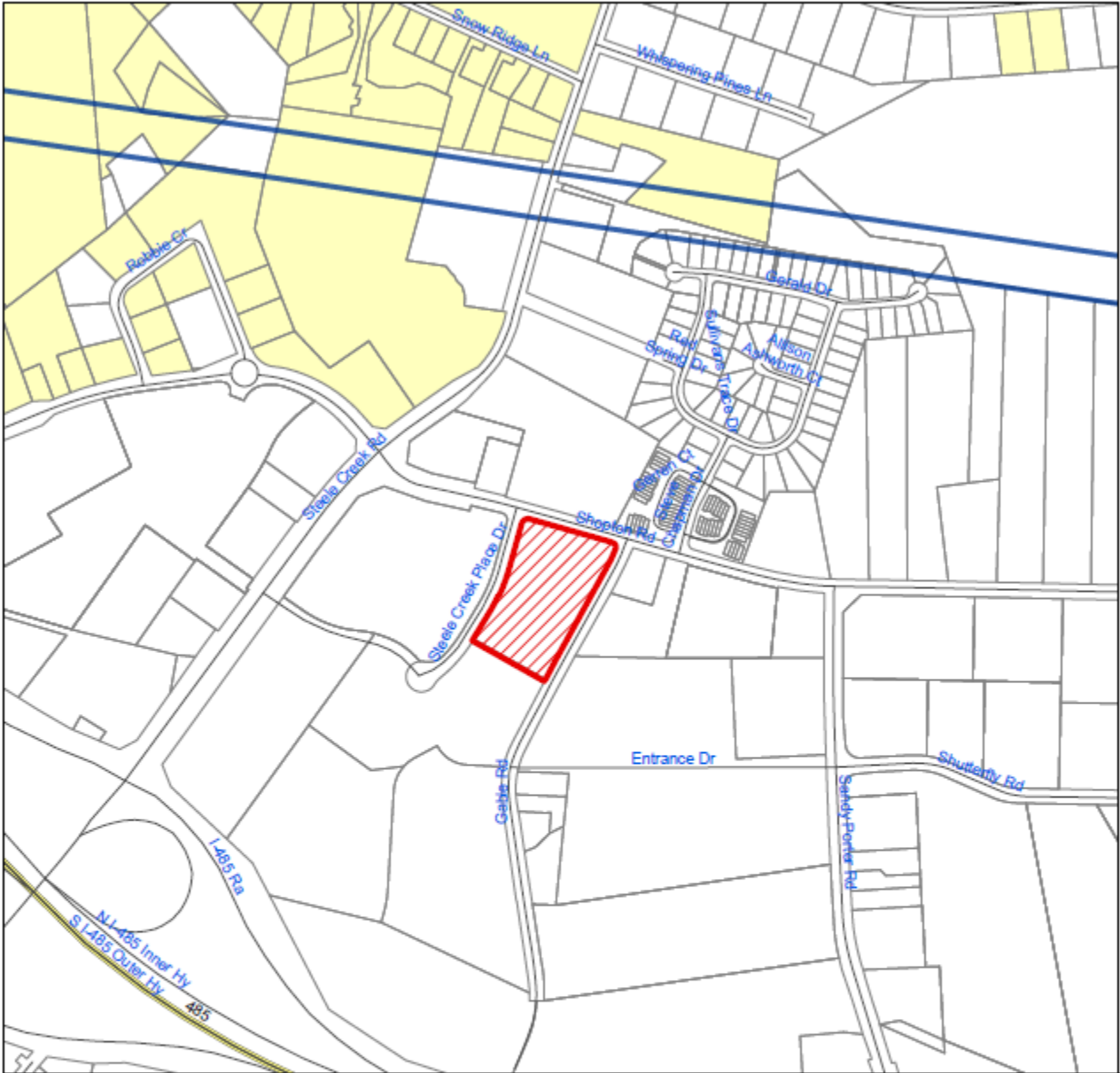
- Industrial uses would be considered consistent uses for this location based on the adopted future land use, and current development pattern in the area.

Adopted Goals and Policies:

- Industrial Activity Centers are considered appropriate locations for more intense economic activity, especially for more commercial and/or industrial development.




CMPC PLANNING COMMITTEE REVIEW:

LOCATION MAP



Mandatory Referral 19-17

Initiated By: Charlotte Mecklenburg Library
Submitted By:
Charlotte Mecklenburg Library Real Estate

-  Mandatory Referral
-  City Property
-  Overhead Electrical Transmission Lines



Produced by the Charlotte-Mecklenburg Planning Department 5/25/2019

