

MANDATORY REFERRAL REPORT NO. 97-28
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF CITY OWNED PROPERTY LOCATED ALONG PLEASANT GROVE ROAD
SEPTEMBER 1997

PROJECT LOCATION

The Engineering and Property Management Key Business proposes to sell 2.24 acres of vacant land located on the southerly side of Pleasant Grove Road opposite Catalina Lane. The property is adjacent to Fire Station 25 (tax parcel #035-181-13 p/o, see attached map). This property is located within the County's jurisdiction.

PROJECT PROPOSAL

This proposal is to sale surplus property owned by the City of Charlotte. The subject parcel is vacant and zoned R-3 for single family residential development.

PROJECT JUSTIFICATION

The City owns surplus property throughout the County and staff is dedicated to improving the management of these assets and reducing the financial burden on the operating budget of the City. Staff's objective is to gain as much benefit/revenue as possible from City owned real estate. To accomplish this, the Asset Management Committee will determine each property's best and highest use. All Key Business Executives have been notified of the intent to dispose of this property and there has been no interest expressed in the property from any department.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The subject property is located in an area primarily developed with single family homes. Located to the south of the subject property is a large parcel of land (approximately 88 acres) with one single family home, property to the west is vacant, Fire Station 25 is located to the east, and to the north property is developed with single family homes.

The parcel is located within the boundaries of the Northwest District Plan, which was adopted in 1990. The Plan recognizes the existing single family residential development in the area and recommends single family land uses at a density of four dwelling units per acre or less. The sale of this property with its current R-3 zoning classification is consistent with publicly adopted plans for the area.

PROJECT IMPACT

It should be noted that the subject parcel is zoned for single family residential land uses and is located adjacent to a fire station. There appears to be no adverse impacts that could occur with the sale of this property. The property is currently zoned residential and publicly adopted plans recommend residential development at this location.

PROJECT COST

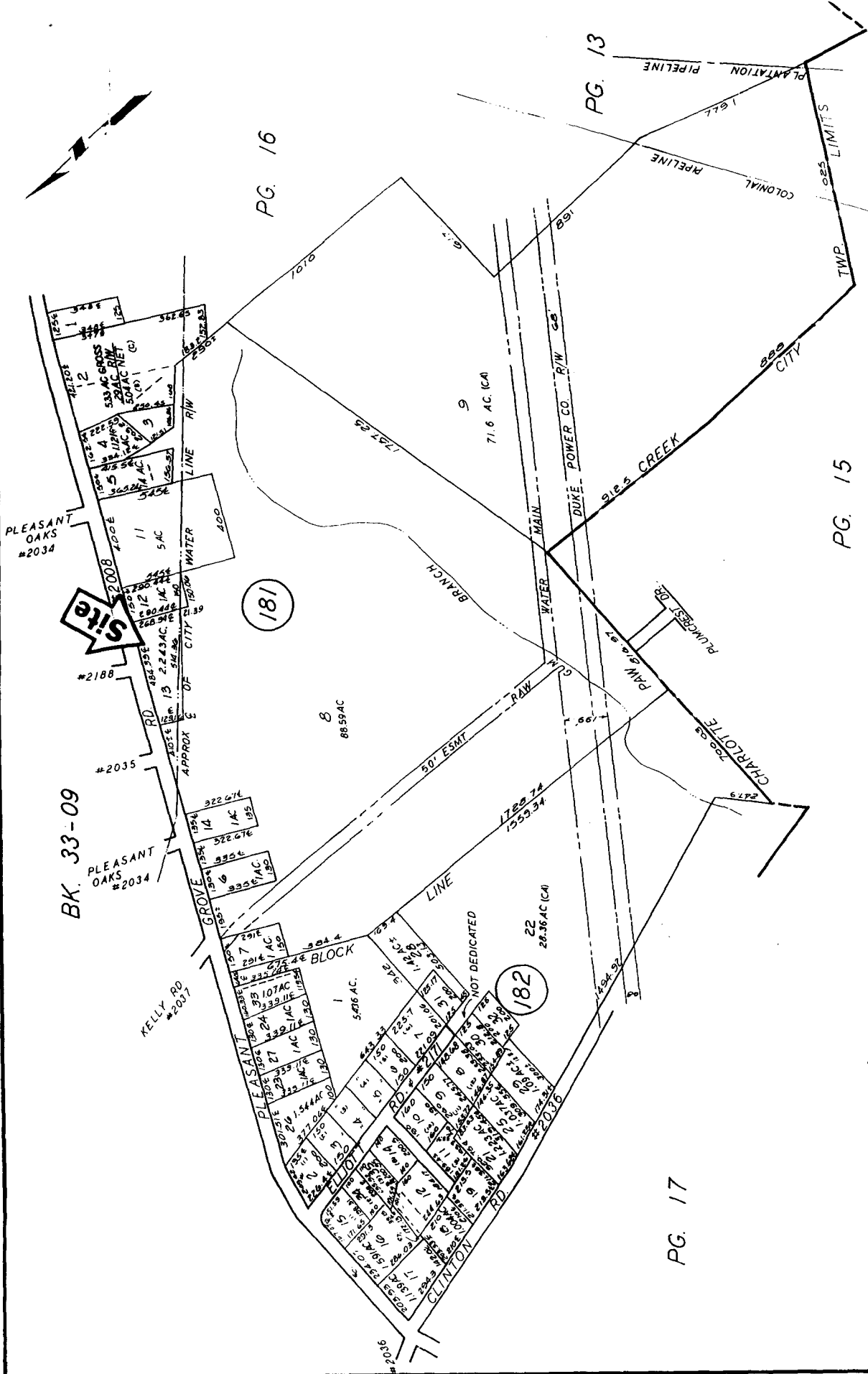
There is no cost associated with this transaction at this time..

STAFF RECOMMENDATION

Staff supports the sale of this property and is supportive of the City's policy to return surplus property to the private sector and reduce the cost and staff time necessary to manage and maintain these properties.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee recommended approval of this mandatory referral on September 16, 1997.



[illegible]

The map is a detailed plat of a residential subdivision, labeled "R-3" in the center. The map shows a network of streets including Charlotte, Plumcrest, and Brookshire Blvd. A large area is shaded with diagonal lines, indicating a specific lot or zone. The map also shows a creek labeled "GUN BRANCH" and various utility lines like "DUNE POWER" and "PIPELINE". The map is oriented with North at the top.

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