

**MANDATORY REFERRAL REPORT NO. 00-03**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**SALE OF PROPERTY BY CITY OF CHARLOTTE**  
**FEBRUARY, 2000**

**PROJECT LOCATION**

The subject property, tax parcel number 117-111-22 is located at 4201 Morris Field Drive. This property, located in the Plato Price community is the old Plato Price School site.

**PROJECT PROPOSAL**

The City of Charlotte is proposing to sell this 8.92 acres of vacant land to be developed with single family housing.

**PROJECT JUSTIFICATION**

The City acquired this property in 1983 and the school has since been demolished. Park and Recreation considered this site as a possible location for a neighborhood recreation center. After reviewing the site, Park and Recreation decided that they did not have an interest in the property.

The City received an offer to purchase the site in August, 1999. The prospective buyer is planning to develop the site with low to moderate single family housing. The City no longer needs this surplus property. The Asset Management Committee of the City of Charlotte has an objective to pursue the sale or transfer of all City owned surplus property. The sale of this property will generate revenue and reduce the cost of maintenance to the City's operating budget.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

This property is located within the Central District Plan area. The Central District Plan identifies this as an area for mixed use housing with up to 8 units to the acre. The property is currently zoned R-8.

**PROJECT IMPACT**

There is a great deal of housing in need of repair in the Plato Price neighborhood. New housing in this community, in conjunction with the improvements being made in the nearby Wingate neighborhood could provide a positive impact for new housing on the Westside.

**PROJECT COST**

An independent appraisal indicates the value of the property is \$171,000 - \$179,2000. The current tax value is \$171,810.

**STAFF RECOMMENDATION**

Staff supports the sale of this property to be developed for residential purposes.

**PLANNING COMMITTEE RECOMMENDATION**

Planning Committee unanimously approved staff's recommendation to sale this property.

CAROLINA AVE.  
CONNELLY CIR  
BK. 115-08  
DR. ACRES  
BK. 115-10  
BK. 115-09

MORRIS

FIELD 4100

DR.

BK. 115-03

III

BK. 61-03

BK. 115-01

PG. 10

PG. 12

FOR TAX PURPOSES ONLY

TAX LINE MAP BOOK 117 PAGE 11  
MECKLENBURG COUNTY, NORTH CAROLINA  
REVISED 5-19-98 FM SCALE 1" = 200'



