

## **MANDATORY REFERRAL REPORT NO. 00-19**

### **PROJECT PROPOSAL AND LOCATION**

The Charlotte Housing Authority desires to sell 5,855 square feet of vacant land on Savings Place in the Live Oak public housing community. The land is currently zoned R-15MF(CD) as a result of a 1979 rezoning action. The property is part of a larger site included in pending Rezoning Petition No. 2000-46. This petition seeks rezoning from R-15MF(CD), O-1(CD) and CC to MUDD-O to allow an expansion of the Phillips Place mixed use development. A decision on the rezoning is scheduled for April 17, 2000.

### **PROJECT JUSTIFICATION**

The Housing Authority anticipates the sale of the land to the owner of the abutting property to accommodate an expansion of Phillips Place. The site is currently undeveloped and disposal will not interfere with the continued operation of the Live Oaks community. Proceeds from the sale will create capital to be used toward the development of other affordable housing units.

### **PROJECT IMPACT**

The disposal of this land would not adversely impact any existing or proposed public projects. This land is no longer needed for any public purpose. The sale of the land would also generate additional revenue for the City.

### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

None.

### **PROJECT COST**

The property was offered to the potential buyer for the fixed price of \$175,650.00.

### **STAFF RECOMMENDATION**

Planning Staff supports the sale of this property.

### **PLANNING COMMITTEE RECOMMENDATION**

At the April 18 meeting, the Planning Committee approved the sale of the land by the Charlotte Housing Authority in a 6 to 1 vote. The minority opinion noted the Housing Authority should be providing low-income housing, rather than affordable housing, with

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**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**SALE OF HOUSING AUTHORITY PROPERTY LOCATED ON SAVINGS PLACE**  
**APRIL 2000**

**PROJECT PROPOSAL AND LOCATION**

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**PROJECT JUSTIFICATION**

The Housing Authority proposes to sell this site to the owner of the abutting property to accommodate an expansion of Phillips Place. The site is currently undeveloped and disposal will not interfere with the continued operation of the Live Oaks community. Proceeds from the sale will create capital to be used toward the development of other affordable housing units.

**PROJECT IMPACT**

The disposal of this land would not adversely impact any existing or proposed public projects. This land is no longer needed for any public purpose. The sale of the land would also generate additional tax revenue for the City.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The South Park Small Area Plan and the South District Plan recognize the existing multi-family zoning of the site. The previous rezoning petition for Phillips Place was accompanied by a request for an amendment to the South District Plan to recognize the feasibility of a mixed-use development. That request was approved.

**PROJECT COST**

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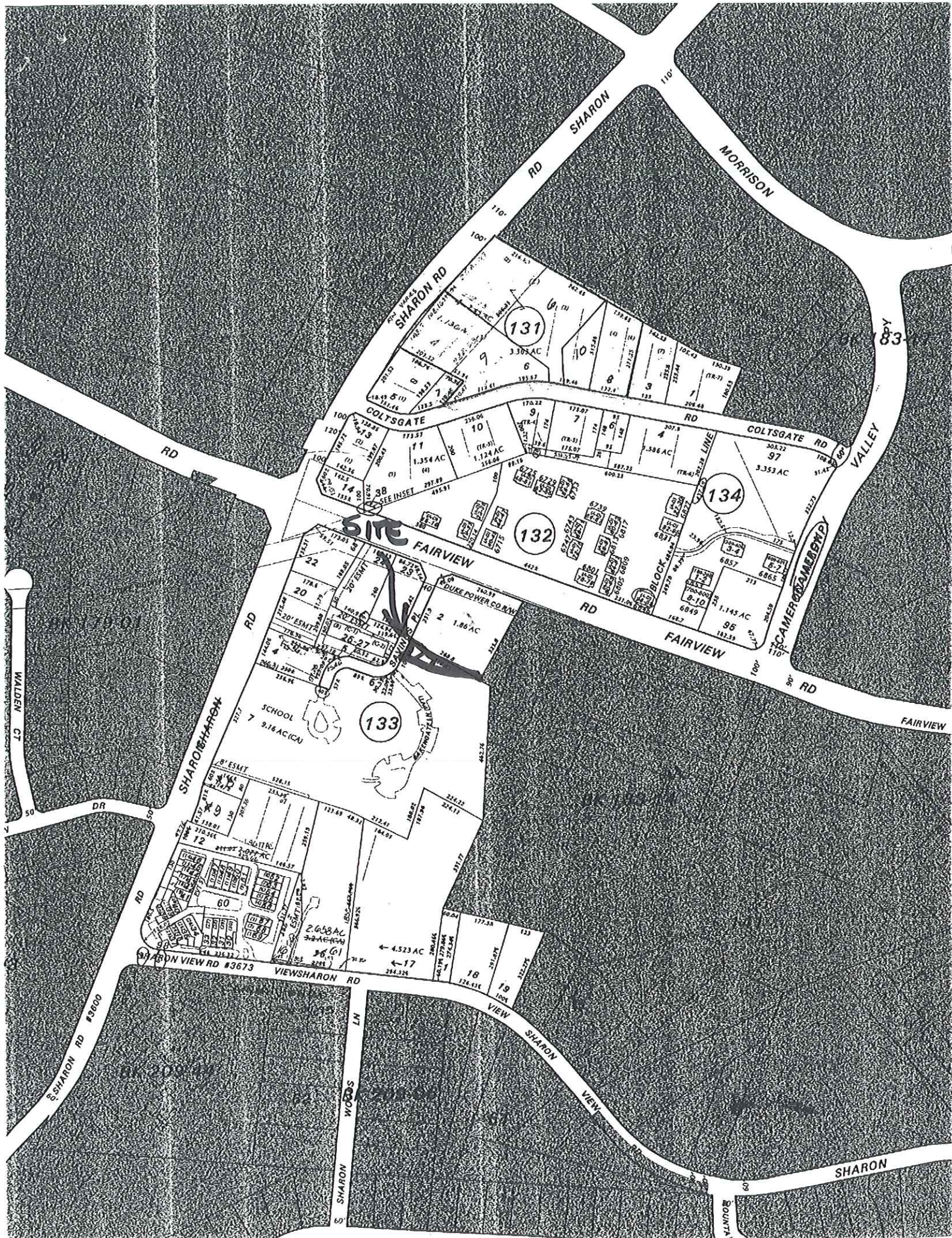
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48 AC.  
SOUTH PARK

B-1  
S.C.D



**the proceeds from the land sale.**