

MANDATORY REFERRAL-REPORT NO. 03-11
Proposed Sale of Land on Harrill Street

PROJECT PROPOSAL AND LOCATION:

The City Real Estate Division proposes to sell a surplus parcel of land located at 1021 Harrill Street (parcel # 081-124-09). This 0.172-acre parcel is currently zoned R-5. The proposed use is for infill residential development.

PROJECT JUSTIFICATION:

The Asset Management Policy of the City of Charlotte has as part of its objectives, the sale/transfer of surplus properties to the private sector in furtherance of good economic development, to provide revenue, generate future tax income, and reduce maintenance costs. Presently, this property is unused for city functions and is a potential liability.

CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:

The recently-adopted *Belmont Area Revitalization Plan* recommends the use of this site for infill residential development, which is the proposed use.

PROJECT IMPACT:

This sale and resulting residential construction will add impetus to rejuvenation of Belmont as an affordable residential neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This proposed transaction supports City goals and objectives regarding residential development in the Belmont Community.

ESTIMATED PROJECT COMPLETION DATE:

The residence to be built upon this parcel is to be completed within 24 months of deed transfer, using private funds.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force considered this matter at their June 4, 2003 meeting and

CMPC STAFF RECOMMENDATION:

CMPC PLANNING COMMITTEE RECOMMENDATION:

Withdraw, per applicant

1021 Harrill Street

