

**MANDATORY REFERRAL REPORT NO. 03-14**  
**PROPOSED SALE OF PROPERTY LOCATED AT 215 MILL ROAD**

**PROJECT PROPOSAL AND LOCATION:**

This City of Charlotte is proposing to sell a vacant lot located at 215 Mill Road (Tax ID # 069-035-31) in the Biddleville neighborhood, which is zoned R22MF. This proposal is in response to an unsolicited offer from a taxpayer. The property will be sold by the upset bid process and is to be developed with a single family residence.

**PROJECT JUSTIFICATION:**

The City has owned this vacant parcel since 1987. The Departmental Polling process determined that no City department has a need or use for the property. The sale of this parcel provides the opportunity for affordable housing at this site.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** The City's Asset Management Policy sets the disposition of surplus properties as a goal. This sale would support that policy goal.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan*, adopted 1993, recommends single family housing at this site. The sale of this lot for a single family structure would be consistent with publicly adopted plans for this area.

**PROJECT IMPACT:**

Development of this single lot will have minimal impact upon the infrastructure, traffic volume, and neighborhood quality of life and may provide an homeownership opportunity.

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

The development of this single lot will be a private sector undertaking and will not be coordinated with any city projects.

**ESTIMATED PROJECT COMPLETION DATE:**

None

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their July 2, 2003 meeting and no joint use opportunities were identified.

**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of this request to sell the site to be developed for a single family home in the Biddleville community.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 15, 2003 meeting, the Planning Committee approved the staff recommendation by a 7-0 vote.

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