

**MANDATORY REFERRAL REPORT NO. 97-29**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**SALE OF CITY OWNED PROPERTY**  
**SEPTEMBER, 1997**

**PROJECT LOCATION**

The subject property, tax parcel number 125-243-42, is located at 621 Welker Street in the Cherry community.

**PROJECT PROPOSAL**

The City of Charlotte would like to sell this vacant lot as a part of its asset management program. The prospective buyer has offered fair market value for the site upon which he plans to build affordable housing.

**PROJECT JUSTIFICATION**

This is surplus property and is no longer needed by the City. The sale of this property will generate revenue for the City, help reduce somewhat the financial burden on the City's operating budget, and possibly provide affordable housing in the Cherry community.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The property, zoned R-6, is located within the boundaries of the Central District Plan and the Cherry Small Area Plan. Both plans recommended single family development for this site.

**PROJECT IMPACT**

Staff is not aware of any adverse impacts associated with the sale of this property.

**PROJECT COST**

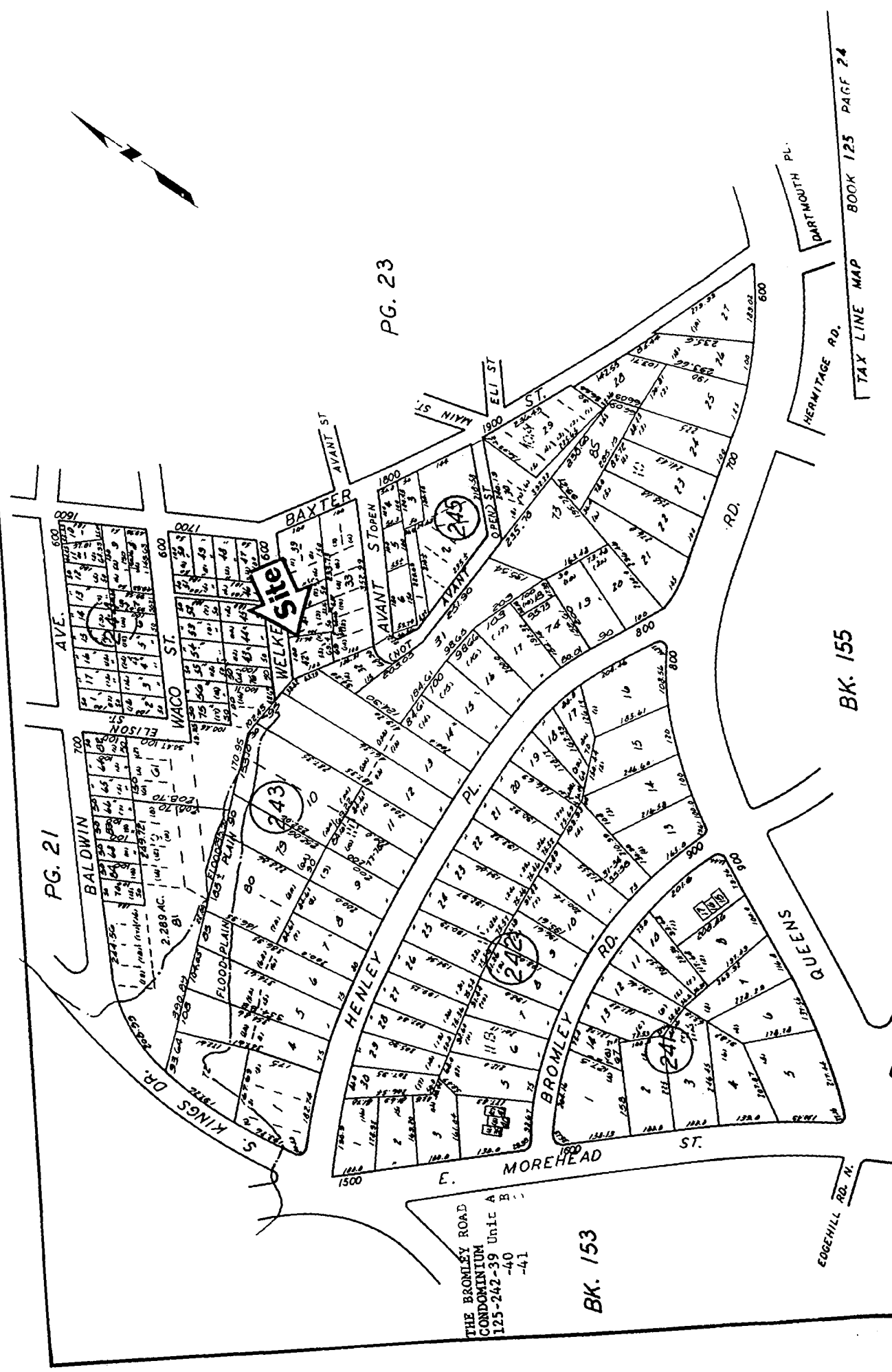
The only cost associated with the sale of this property is the staff time used to conduct an in-house appraisal.

**STAFF RECOMMENDATION**

Staff supports the sale of this property to be used for single family housing.

### **PLANNING COMMITTEE RECOMMENDATION**

The Planning Committee unanimously supported the sale of this property. The deed, however, is to restrict any site construction to single family housing only.



THE BROMLEY ROAD  
CONDOMINIUM  
125-242-39 Unit A  
125-242-40  
125-242-41

BK. 153