

**MANDATORY REFERRAL REPORT NO. 97-33  
CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
SALE OF CITY -OWNED PROPERTY-ALLEN STREET  
NOVEMBER 1997**

**PROJECT PROPOSAL AND LOCATION**

The City of Charlotte Engineering and Property Management Department is proposing to sell a 0.161 acre vacant lot (Zoned R-5) located at 1901 Allen Street (Tax Parcel 083-095-11). See Attached Map.

**Project Justification**

The City of Charlotte owns real estate throughout Mecklenburg County. The City of Charlotte's staff is dedicated to improving the management of these assets and reducing the financial burden on the City's operating budget. Staff's objective is to gain as much benefit/revenue as possible from City-owned real estate.

An offer to purchase this property has been received from Habitat for Humanity for the fair market value which was determined by an in-house value finding. Habitat is wanting to proceed with the development of affordable housing.

**Project Impact**

The sale of this lot would put it back on the tax rolls and would eliminate the City's responsibility to maintain this property. It would also have a positive impact on the Villa Heights neighborhood by providing a reasonable priced lot upon which to build an affordable house.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The property is located in the Villa Heights community. The Villa Heights Small Area Plan calls for single family residential uses at this location. The property is currently zoned R-5. The proposed use of the property for affordable housing is consistent with the adopted land use plan for this area.

**PROJECT COST**

The only project cost involved staff time to make an in-house appraisal on the vacant lot.

**STAFF RECOMMENDATION**

Planning staff supports the sale of this property for the indicated purpose.

**PLANNING COMMITTEE RECOMMENDATION**

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The Planning Committee unanimously approved the sale of this vacant lot on Allen Street.

