

MANDATORY REFERRAL REPORT NO. 98-24
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF CITY OWNED LAND

JULY 1998

PROJECT LOCATION

The two parcels are located in Reid Park located west of Clanton Road between West Boulevard and Irwin Creek. The parcel located at 2915 Amay James Avenue (145-182-05) is .24 acres and the parcel located at 3146 Amay James Avenue (145-224-05) is .33 acres. (See attached map).

PROJECT PROPOSAL

This is a proposal to sale both vacant parcels to Reid Park Associates, Inc. for the development of low/moderate income housing.

PROJECT JUSTIFICATION

Reid Park currently has a lot of vacant land, therefore selling the land for infill housing will help eliminate vacancies, provide low/moderate income housing, and promote homeownership opportunities. It will also improve the livability and image of Reid Park as identified in the Reid Park Small Area Plan (Charlotte-Mecklenburg Planning Commission – Approved November, 1991) and the Reid Park Neighborhood Action Plan (1995). Selling the parcels will also improve the management of these assets and reduce the financial burden on the operating budget of the City of Charlotte.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Reid Park has been identified as a fragile *City Within A City (CWAC)* neighborhood targeted by the City for improvements. Funds have been spent to build new houses, sidewalks, curbs and gutters, roadway improvements, drainage, and waterlines in the Reid Park neighborhood.

The parcel located at 2915 Amay James Avenue is currently vacant and zoned R-5. The surrounding land uses are commercial adjacent to West Boulevard and a combination of single family, duplexes, and vacant land within the neighborhood.

The parcel located at 3146 Amay James Avenue is currently vacant and zoned R-5. The rear of the parcel abuts Amay James Montessori School. Other surrounding land uses are a combination of single family, duplexes, and vacant land.

PROJECT IMPACT

The selling of the parcels to Reid Park Associates, Inc. will result in two new homes being built, provide homeownership opportunities for low/moderate income residents, and help stabilize the Reid Park community.

PROJECT COST

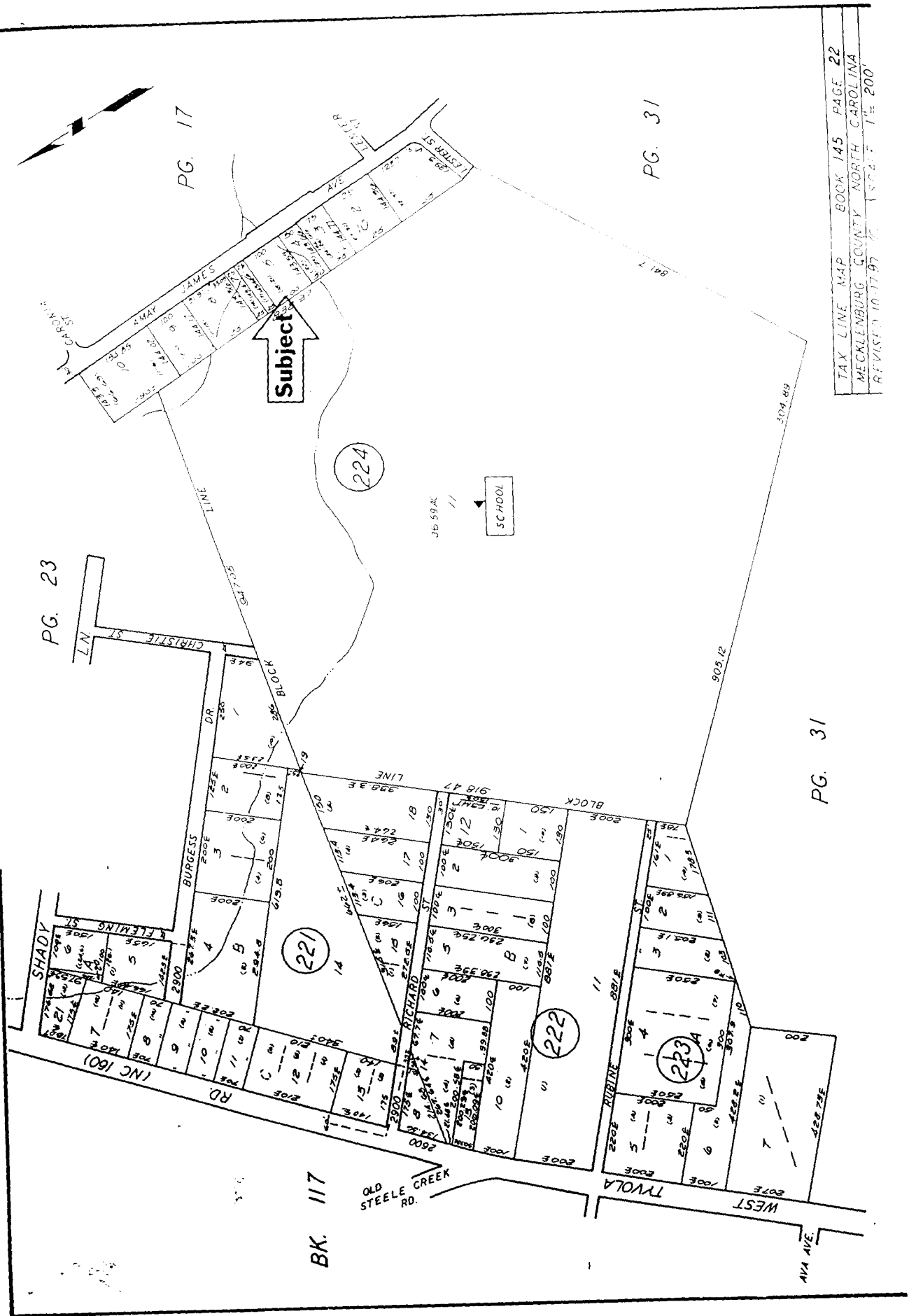
N/A

STAFF RECOMMENDATION

Staff recommends the selling of parcels located at 2915 and 3146 Amay James Avenue to Reid Park Associates, Inc. The proposal will have no adverse impacts on the neighborhood. Providing new homeownership opportunities to the Reid Park community is consistent with the Reid Park Neighborhood Action Plan and the Reid Park Small Area Plan which indicates that nonprofit organizations be contacted for potential infill projects.

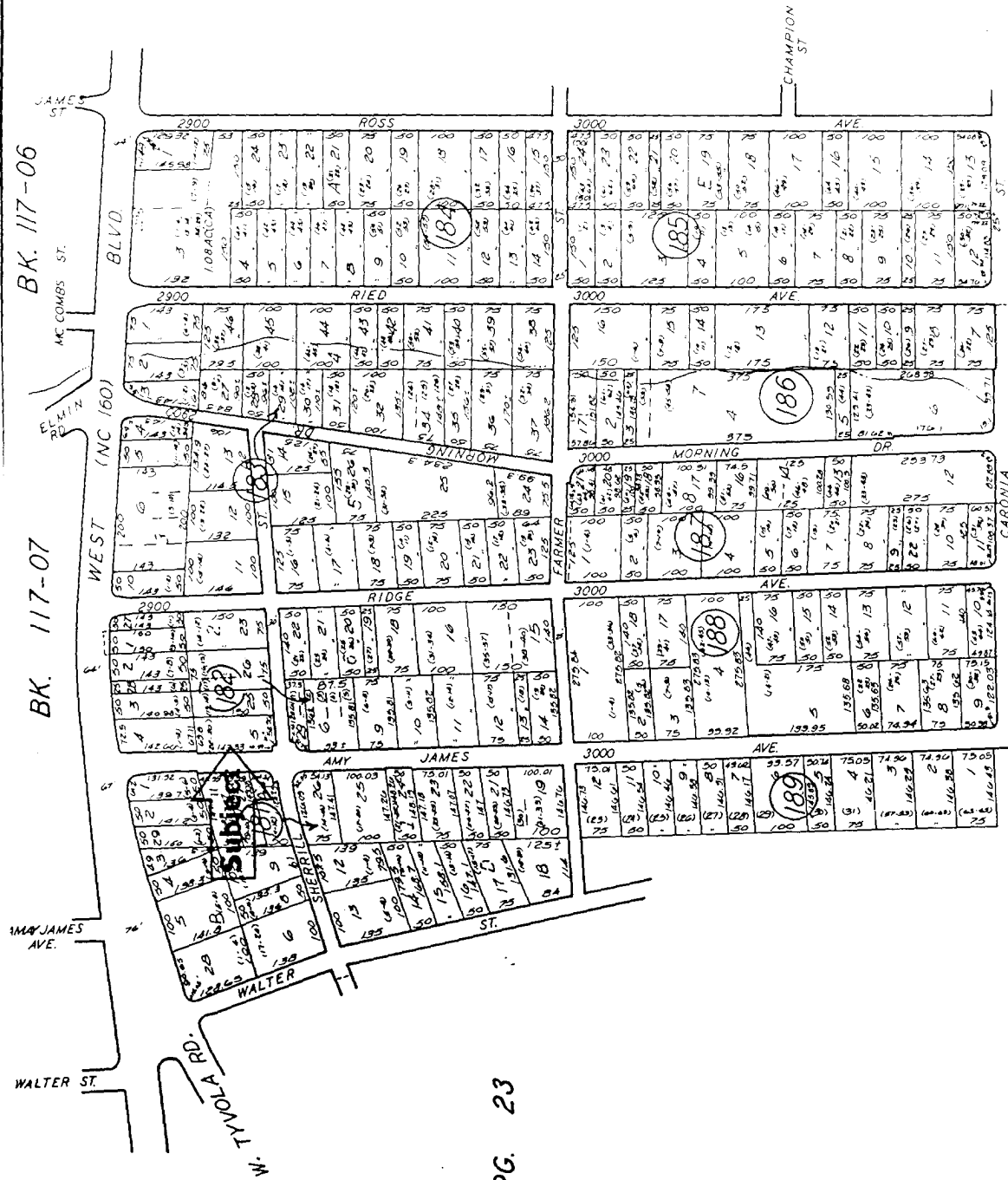
PLANNING COMMITTEE RECOMMENDATION

Planning Committee recommends the selling of parcels located at 2915 and 3146 Amay James Avenue to Reid Park Associates, Inc.



TAX LINE MAP BOOK 145 PAGE 22
MECKLENBURG COUNTY NORTH CAROLINA
REVISED 10-17-97 SCALE 1"=200'

TAX MAP FOR 2915 AMAY JAMES AVENUE



PG. 23

PG. 12

PG. 22

PG. 17

TAX LINE MAP BOOK 145 PAGE 1