

MANDATORY REFERRAL REPORT NO. 99-07
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF CITY-OWNED LAND WEST SUGAR CREEK ROAD
MARCH, 1999

PROJECT PROPOSAL AND LOCATION

The City of Charlotte desires to sale land located at 4103 West Sugar Creek Road in the Hemphill Heights Community. This is a small site consisting of approximately 6,649 square feet of land (tax code 043-037-12).

PROJECT JUSTIFICATION

This property was acquired for a right-of-way project. The remaining 6,649 square feet is a nonbuildable remnant that a buyer has expressed an interest in purchasing. Staff's objective is to gain as much benefit/revenue as possible from City-owned real estate.

PROJECT IMPACT

The disposal of this land would not adversely impact any existing or proposed public projects. This land is no longer needed for any public purpose. The sale of the land would also generate additional revenue for the City.

The property is currently zoned R-5. Surrounding land uses include single family to the west and vacant land to the north and south. It is located in the Northeast District Plan, which recommends multi-family as the proposed future land use.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This property is located in the Hemphill Heights Community. The City recently completed constructing curbs and gutters in this neighborhood as part of a Neighborhood Improvement Program. The City has completed right-of way acquisition in this area.

PROJECT COST

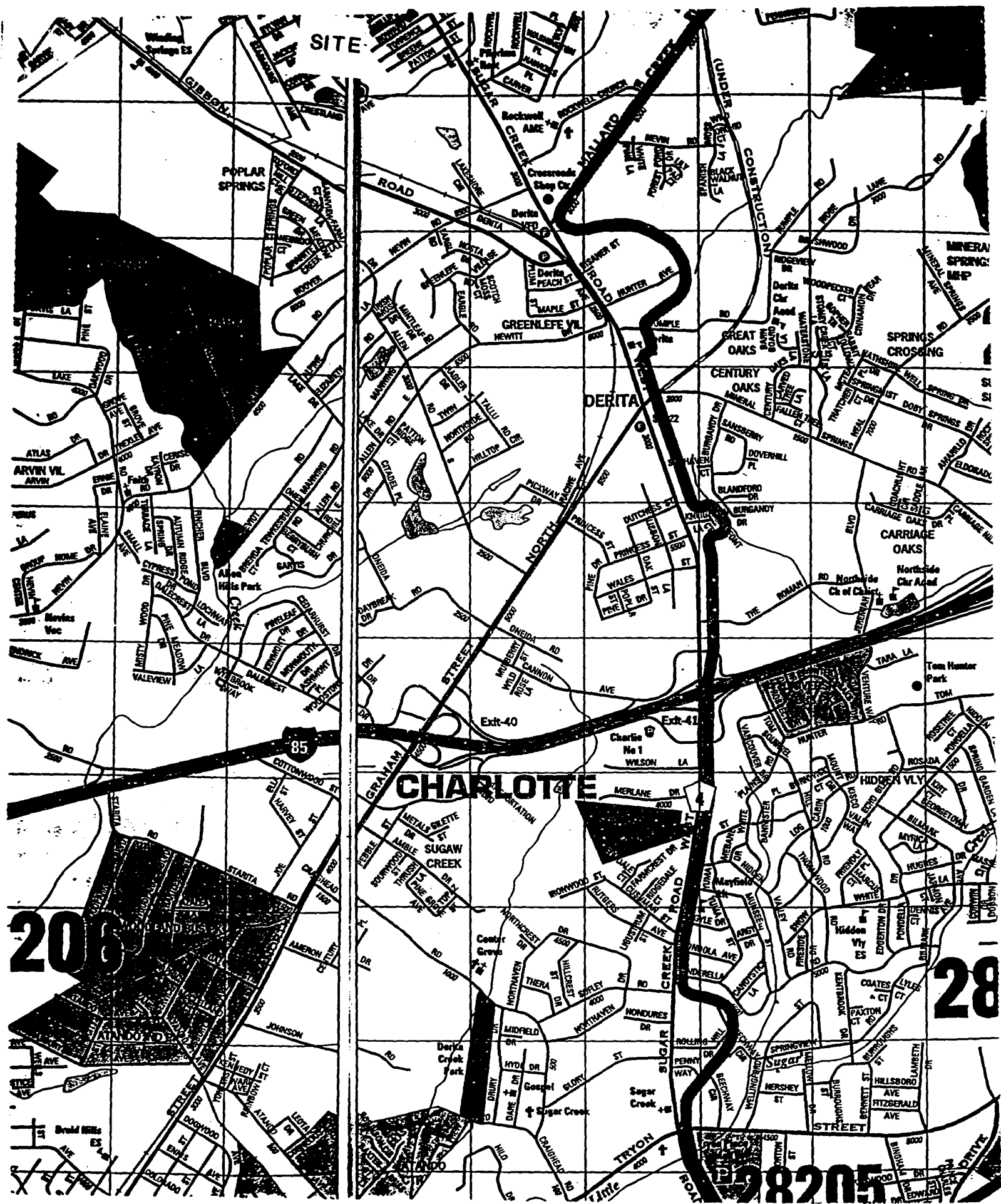
The estimated assessed value of this property is \$2,090 as shown on the tax records.

STAFF RECOMMENDATION

Planning staff supports the sale of this property.

PLANNING COMMITTEE RECOMENDATION

Planning Committee voted 5-0 to approve this mandatory referral.



SITE

CHARLOTTE

206

28

28205

IRE

CREEK TWP. LIMITS

CREEK

PG. 04 MALLARD

#2512 CHARLOTTE

ENBURY RD.

39

BLOCK LINE

RD.

ANDERSON RD.

RD.

W.

SUGAR

CREEK

RD.

SUBJECT

WOODWARD

CHURCH

PHILLIPS

HOWARD

LORENCE

ST. (NOT BUILT)

#2615 (NOT BUILT)

CHURCH

ST.

ST.

CHOLAS AVE.
#2513

35

38

37

36

35

34

39