

MANDATORY REFERRAL REPORT NO. 99-10
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Sale of City Owned Property

MAY 1999

PROJECT LOCATION

The vacant lot (#059-022-26) is located at 1240 Cheshire Avenue in the Edgewood community. (See attached map).

PROJECT PROPOSAL

This is a proposal to divide the lot into two parcels and sell the lots to potential buyers for \$3,500 each (\$7,000), which is the amount paid by the City to acquire the land. The property is approximately .52 acres and currently zoned R-4.

PROJECT JUSTIFICATION

The buyers were displaced due to code enforcement actions and became clients of the City's Relocation Program. Selling the property and assisting with the construction of homes will remove the clients from the relocation workload.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

N/A

PROJECT IMPACT

The project should not have any additional adverse impacts on the neighborhood since it continues to promote homeownership and stability in the neighborhood. It would also provide housing opportunities for displaced citizens.

PROJECT COST

Land Value = \$24,000.00

Selling Cost = \$7,000.00

STAFF RECOMMENDATION

Staff recommends dividing and selling the lots to the buyers. The proposal supports the City's relocation efforts and should not cause additional negative impacts on the neighborhood.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee recommends dividing and selling the city owned lots to interested buyers.

Instructors:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this for, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal, full description of the project is necessary. Please provide all of the information requested and all available graphic information.

- I. Initiating Department: Neighborhood Development Date: March 30, 1999
Submitted by: Stanley Watkins Prepared by: Andrea Sturm, Housing Referral Supervisor
- II. Project Name: Sale of City-Owned Property Location and Description of Project: Vacant Lot Located at 1240 Cheshire. Tax Code # 059-22-26; Zoning is R-4. The Tax value of real property is \$24,000.
- III. Project Justification/ Need: The City gained ownership for \$7,000 after foreclosing on an In-rem Demolition by way of Sheriff's sale. Neighborhood Development wants to divide the property into two lots to be sold to 2 residents on our Relocation Workload and assist them with building new homes on the lots. Both relocatees were displaced due to code enforcement. The two relocatees are: Johannus Chapman and Mary Lasco.
- IV. Project status (check those that applies):

Preliminary plans completed	<u>X</u>	Land acquisition	
Detailed plans completed	<u>X</u>	Underway	<u>X</u>
No land acquisition involved	<u> </u>	Land acquired	<u>X</u>
Project under contract	<u>X</u>		

Other X Sales contract pending on property with Mary Lasco and Johannus

Chapman

V. Proposed Development Schedule:

	<u>Begin</u>	<u>Completed</u>
Planning	_____	_____
Land	_____	_____
Construction	_____	_____

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or the construction of a new school).

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)

VII. Project cost estimate- (indicate the estimated total project cost and describe how this estimation has been made). N/A

VIII. Assistance Funds_ (if State or Federal assistance funds are proposed, indicate the specific assistance program, and the status of any application for project funding assistance). N/A

03/29/1999 CHAR-MECK TAX DEPARTMENT PUBLIC ACCESS SYSTEM

03:05 PM CURRENT REAL ESTATE DETAIL SUMMARY

TDPA030 (

059-022-26

FIRE: TWP: 1 SITUS: CHAR SD:

OWNER/MAILING ADDRESS

MORT:

ANNEXED:

CITY OF CHARLOTTE

TYPE : EXEMPT

600 E 4TH ST

DEED : 09993 720

DATE : 10/26/1998

CHARLOTTE NC 28202

TOT ACRE: .000 AC

LEGAL: L40-42 B2 M3-459

SITUS: 1240 CHESHIRE AV CHAR

CARD 1 OF 1

1999 APPRAISAL DATA

TOTAL VALUE

BUILT 0000 NET COND % : 1.00

LAND

24,000

SQFT: AUX SQ. FT :

BLDG

ZONE: R4 NEIGHBORHOOD: 05910

OBXF

ACRE: .517 <--CALCULATED

TAXABLE

24,000

USE/MODEL: SINGLE FAM/VACANT

<-TYPE CHOICE, HISTORY

PRESS ENTER. F1:HELP F2:OPTIONS F3:RETURN

F5:MORE INFO F7:UP CLEAR:RESE

F6:PREV INFO F8:DOWN F12:EXIT