

MANDATORY REFERRAL REPORT NO. 99-26
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF CITY OWNED PROPERTY
SEPTEMBER, 1999

PROJECT LOCATION:

This property consists of a .168 acre tract of land located at 1301 Harrill Street in the Belmont Community. (See attached map 1)

PROJECT PROPOSAL:

The City of Charlotte's Engineering and Property Management Department wants to sell property in the Belmont Community. The lot currently has a house on it that has been condemned. The house would be torn down and the land would be used for the development of low and moderate-income housing.

PROJECT JUSTIFICATION:

The City of Charlotte's objective is to pursue the sale/transfer of all surplus properties as a means to generate revenue and reduce the cost of maintenance to the City's operating budget. The sale of this property would also result in the development of affordable housing in an area the City has been trying to revitalize for several years.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:

This property is located in the Belmont Community. In the early 1990's the City designated the area as an action plan neighborhood. Both a small area plan and action plan was developed to guide redevelopment efforts in the neighborhood. The provision of decent and affordable housing is a major need identified by residents and in the various plans developed for the neighborhood. The proposed project would add to the housing stock and remove an eyesore in the neighborhood.

PROJECT IMPACT:

The property is an abandoned house and zoned R-5. Surrounding land uses consists of single family homes on all sides of the property. The property is located in the Belmont Action Plan and Small Area Plan. Both plans call for low-density single family development for this site. The use of this site for low-income housing is consistent with adopted plans for the area.

PROJECT COST:

The acquisition price is estimated at \$33,497 which includes the land and building.

STAFF RECOMMENDATION:

Staff recommends the land be sold to further redevelopment efforts in the area.

PLANNING COMMITTEE RECOMMENDATION:

Planning Committee voted unanimously 5-0 to sale city owned property for the purpose of building affordable housing.

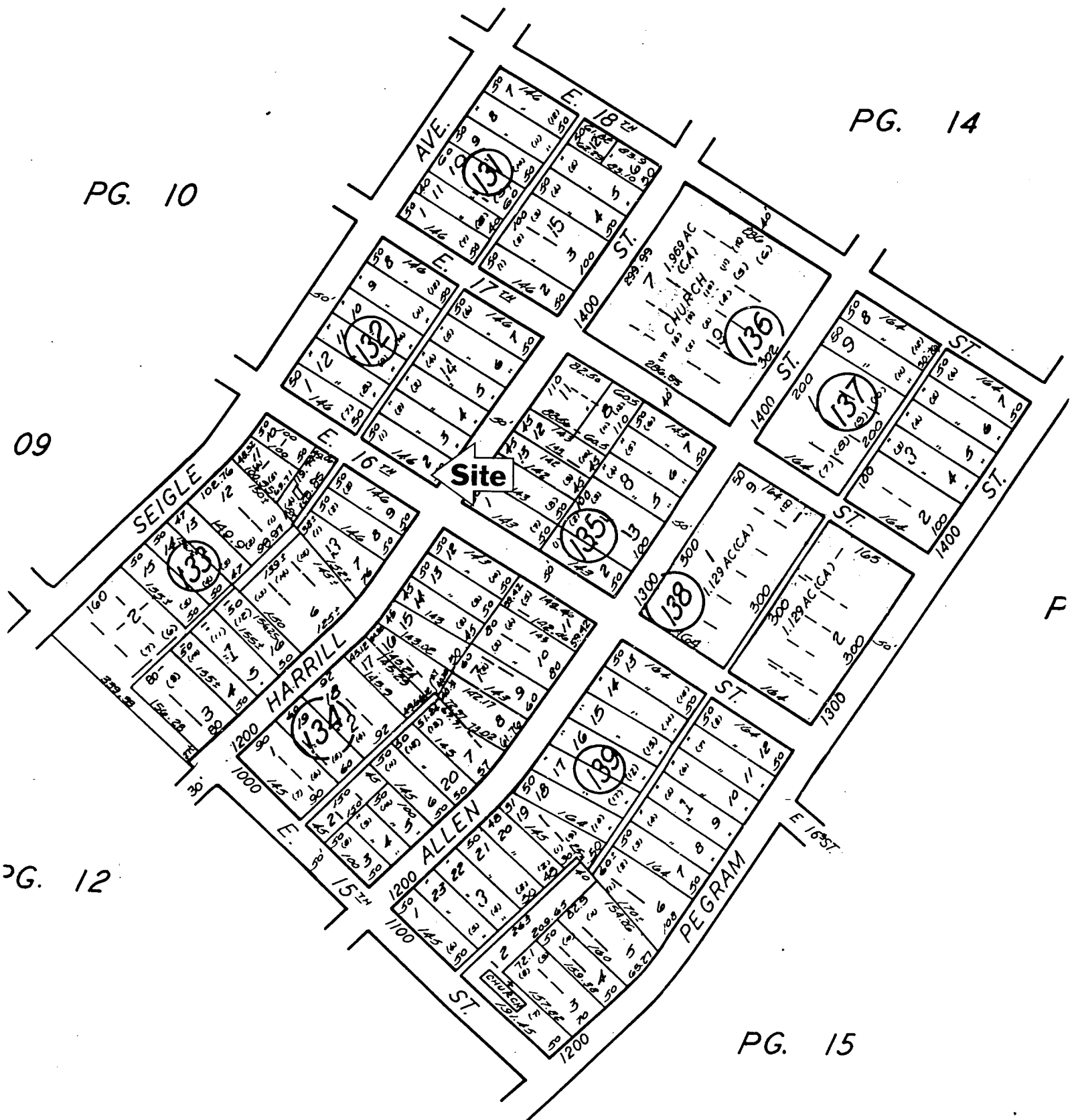
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