

MANDATORY REFERRAL REPORT NO. 99-35
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

SALE OF PROPERTY BY
THE CHARLOTTE HOUSING AUTHORITY
NOVEMBER 1999

PROJECT PROPOSAL AND LOCATION

The Charlotte Housing Authority proposes to sell a 1.09-acre site located on East Tenth Street at North Alexander Street in First Ward. This property, which previously was part of the Earle Village development, is vacant.

PROJECT JUSTIFICATION

The Housing Authority has identified this site as excess property. The Authority has entered into negotiations with Bank of America CDC, who is interested in purchasing the property and incorporating the site into the larger development plan for First Ward.

PROJECT IMPACT

The subject property is located within the boundaries of the First Ward Master Plan, adopted in July 1997. The primary goal of the plan is to create a mixed-income neighborhood in First Ward. This sale will allow additional residential development in First Ward.

RELATIONSHIP TO OTHER PROJECTS

The adopted First Ward Plan calls for housing development on the subject property. Surrounding City-owned property is under contract to the Bank of America CDC. The land sales contract between the City and the Bank of America CDC includes design guidelines for development in this area, which is called the Garden District. Infrastructure improvements for the Garden District are underway and development is pending.

PROJECT COST

A sales price of \$375,000, based on a recent appraisal, has been established.

STAFF RECOMMENDATION

Planning Staff supports the sale of this property. Development of the property should be consistent with the Garden District development guidelines.

PLANNING COMMISSION RECOMMENDATION

Approve 4-1.