

**MANDATORY REFERRAL REPORT NO. 99-37**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**

**SALE OF PROPERTY BY**  
**CHARLOTTE HOUSING AUTHORITY**  
**NOVEMBER 1999**

**PROJECT PROPOSAL AND LOCATION**

The Charlotte Housing Authority proposes to sell approximately 2 acres of vacant land on Closeburn Drive, located southwest of the Fairview Road and Park South Drive intersection. This property is adjacent to the Parktowne Terrace Public Housing Development.

**PROJECT JUSTIFICATION**

The Housing Authority has determined that the vacant land is excess property and that disposition will not interfere with continued operation of the Parktowne Terrace Housing development. The Housing Authority intends to use the proceeds of this sale for the provision of low-income housing or to benefit the residents of the Charlotte Housing Authority.

**PROJECT IMPACT**

Sale of this property is not expected to have a negative impact on the Parktowne Terrace Housing development, because this site is not an integral element of that project. However, development of this site is likely. Development should be limited to three units per acre, as allowed by the current R-3 zoning, because of the property's location in the interior of the low density Closeburn/Glenkirk neighborhood.

**RELATIONSHIP TO OTHER PROJECTS**

The subject property is located within the boundaries of the South District Plan. That plan calls for single family residential development on this site. The base residential density in the South District Plan is three units per acre.

**PROJECT COST**

An appraisal performed in January 1999 placed the value of this property at \$320,000. The Housing Authority has received a high bid of \$351,000 for the property.

**STAFF RECOMMENDATION**

Planning Staff supports the sale of this property. The sale should insure that development of the property is limited to single family development consistent with the current R-3 zoning.

**PLANNING COMMISSION RECOMMENDATION**

Approved, 5-0.