

**MANDATORY REFERRAL-REPORT NO. 02-20**  
**Proposal to Sell City-owned Property on West Trade Street and Frazier Avenue**

**PROJECT PROPOSAL AND LOCATION:**

The proposal is to sell surplus City-Owned Property through the competitive bid process. The vacant business zoned triangular parcel is located on **1554 W. Trade Street (tax parcel # 078-181-01)** and located west of I-77 by Montgomery Street. The property is surrounded by commercial uses to the north and west, by a vacant parcel to the south and by multi-family to the east. The property is zoned B-2. The lot is less than .121 acres, and has little value due to the small size of the property and the shape of the lot. The setback requirements also severely limit the use of the property.

A second vacant lot is residential and is located nearby at **127 Frazier Avenue (tax code #078-182-03)** and is located just west of I-77, off of W. Trade Street, containing .123 acres. This lot is between two residential buildings and could be developed with another residential unit. The property is surrounded by multi-family uses and is zoned R-22MF.

**PROJECT JUSTIFICATION:**

The Asset Management unit of the Real Estate Division is charged with the responsibility 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.

**CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY:**

Asset Management Guidelines were established in June 1994 to direct the activities of the City staff to meet the City Council's charge to improve the management of the assets of the City of Charlotte and to reduce the financial burden of the operating budget of the City.

**1554 W. Trade Street** The *Central District Plan* (1993), recommended the findings of the *Project Catalyst Special Project Plan* (1988), recommending the property be land banked by the City in order to allow commercial development further north to occur. Once the property to the north was developed, it was recommended that the strength of the market be evaluated to determine if the subject property and parcels south could support additional retail. If retail was not appropriate or the property could not be land banked then medium density residential was recommended.

**127 Frazier Avenue** The *Central District Plan* recommends commercial in the area of the site.

**PROJECT IMPACT:**

None

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

None

**ESTIMATED PROJECT COMPLETION DATE:**

N/A

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 3, 2002 meeting and at that time no joint use opportunities were identified.

**CMPC STAFF RECOMMENDATION:**

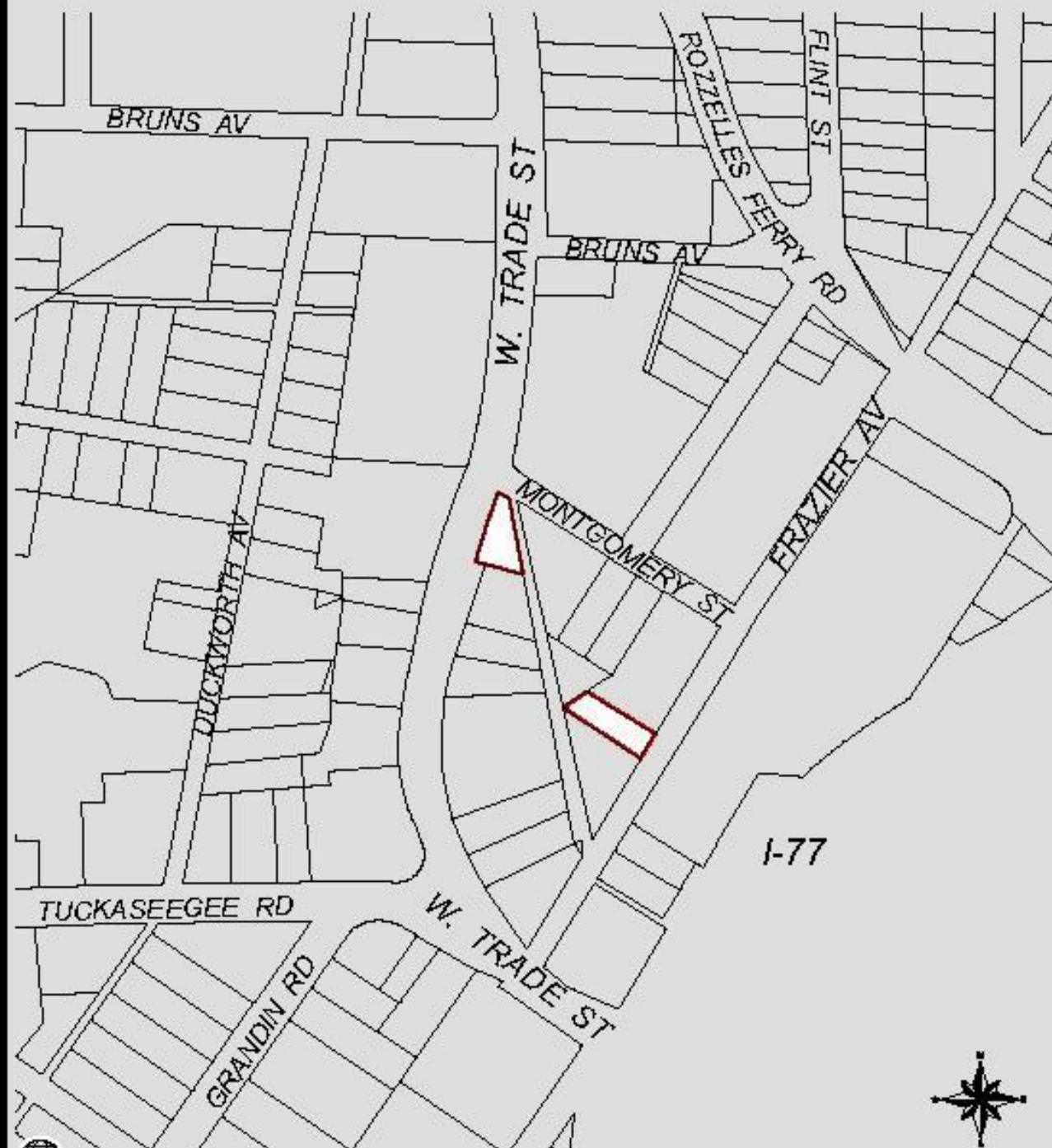
**1554 W. Trade Street** At this point, the commercial revitalization for the area north of the subject property discussed above under *Consistency with adopted land use and public policy* has not occurred. The land use analysis for the west transit corridor shows the subject area outside of the options for the corridor. Due to the still uncertain nature of the West Trade Street area staff recommends retaining ownership of the subject property.

**127 Frazier Avenue** The proposal is consistent with adopted policy of Asset Management and staff recommends approval of the proposal. Additional multi-family use seems appropriate for the property in context of the surrounding area.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee approved the staff recommendation by a vote of 7-0 at its July 16, 2002 meeting.

# Mandatory Referral: MR02-20



Produced by the Charlotte-Mecklenburg Planning Commission, July 2002.

SCALE: 1" = 200'  
0 50 100 150 200