

**MANDATORY REFERRAL REPORT NO. 05-11**

**Proposed Sale of Mecklenburg County Surplus Property – McLeod Addictive Disease Center Complex**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County has declared property at 102 Lancaster Street (tax # 147-017-18) surplus for County purposes, and proposes to dispose of the tract by conveyance to the McLeod Addictive Disease Center. The property lies within the McLeod Addictive Disease Center complex, near the intersection of South Boulevard and Remount Road, and is currently leased to the McLeod Addictive Disease Foundation, Inc.

The property is approximately 0.29 acres and contains a building used by McLeod as a kitchen commissary for occupants of the complex. The property is zoned I-2 (General Industrial) and is surrounded by parcels zoned I-2 and B-2 (General Business). The McLeod Addictive Disease Center owns properties on both sides of the parcel in question. The main facility is located directly to the east on acreage zoned B-2 (General Business), which permits the operation of health institutions. An office building associated with the Center is located directly west and northwest on property zoned I-2 (General Industrial), which allows office uses. The operation of the kitchen commissary on the County-owned parcel is considered an accessory use to the Center, and it is the Center's intent to continue the property in its current use.

**PROJECT JUSTIFICATION:**

The County has no use for the property and wants to make it available to the McLeod Addictive Disease Center for its operations.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The County wants the property to be utilized for highest and best use. This parcel had no future use for County purposes. To establish surplus status of County property, tracts are reviewed in-house, by the Joint Use Task Force, and through the Mandatory Referral process before Board of County Commission action is requested to dispose of said property.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The draft *New Bern Station Area Plan* for the South Transit Corridor recommends transit-oriented development on this parcel and in this area that lies within ½ mile of the future New Bern light rail transit station to be located near South Boulevard and New Bern Street.

The *Central District Plan* (1993), which will be replaced by the *New Bern Station Area Plan* when that document is adopted, recommends industrial use on this site.

Staff used the *General Development Policies (GDP)* (2003) that contain the Transit Station Area Principles as a policy guide for the draft *New Bern Station Area Plan*. The Principles promote creation of "compact neighborhoods with housing, jobs, shopping, community services, and recreational opportunities all within easy walking distance (i.e. ½ mile) of a transit station."

The *Joint Development Principles and Policy Guidelines* (2003) identify a framework to promote transit-supportive development at transit stations and state that "the ... success of the rapid-transit system is closely linked to creating dynamic, multi and mixed-(land) use stations". Specifically, the Principles state that public facilities offering medical services should be encouraged to locate at or near transit stations.

**PROJECT IMPACT:**

Conveyance of the property will enhance the potential of the McLeod Addictive Disease Center to better serve the community. In the near future, it is proposed that this property will continue in use as a freestanding food preparation/dining facility for residents/clients of the center. While such an operation is a zoning-appropriate accessory use to the McLeod Center, should the Center wish to expand its residential component onto this property, rezoning of the parcel to an appropriate zoning district (i.e., B-2 or Business District) would be required.

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

Conveyance of property can enhance the McLeod Addictive Disease Center. This parcel – with no street frontage – is surrounded by other tracts owned by the Center.

As indicated, the property lies within the proposed New Bern transit station area. Land use and development/redevelopment proposals within the station area are expected to comply with specific transit station area principles. Several rezoning petitions have been recently approved or are pending action that support station area developments within ½ mile of the New Bern station (see attached).

While the Center intends to continue the current use on the property in question, should any redevelopment of the site and/or change in use occur in the future, adherence to the zoning ordinance and incorporation of Station Area development form and design elements into any proposed projects is expected to the best extent feasible.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County Real Estate indicates that conveyance of the property will occur as soon as negotiations/arrangements are completed.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their September 7, 2005 meeting and had comments from a joint use perspective.

**CMPC STAFF RECOMMENDATION:**

Staff recommends that the property be conveyed to the McLeod Center as an addition to its campus; given that the Center is an institutional use and not an inappropriate land use for a transit station area. In the years to come, as the McLeod operation evolves, it is hoped that they incorporate the Station Area development form and design elements into their future campus capital investments. In addition, any change in use may necessitate rezoning of the parcel. .

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At its September 20, 2005 meeting the Planning Committee recommended approval by a vote of 5-0.

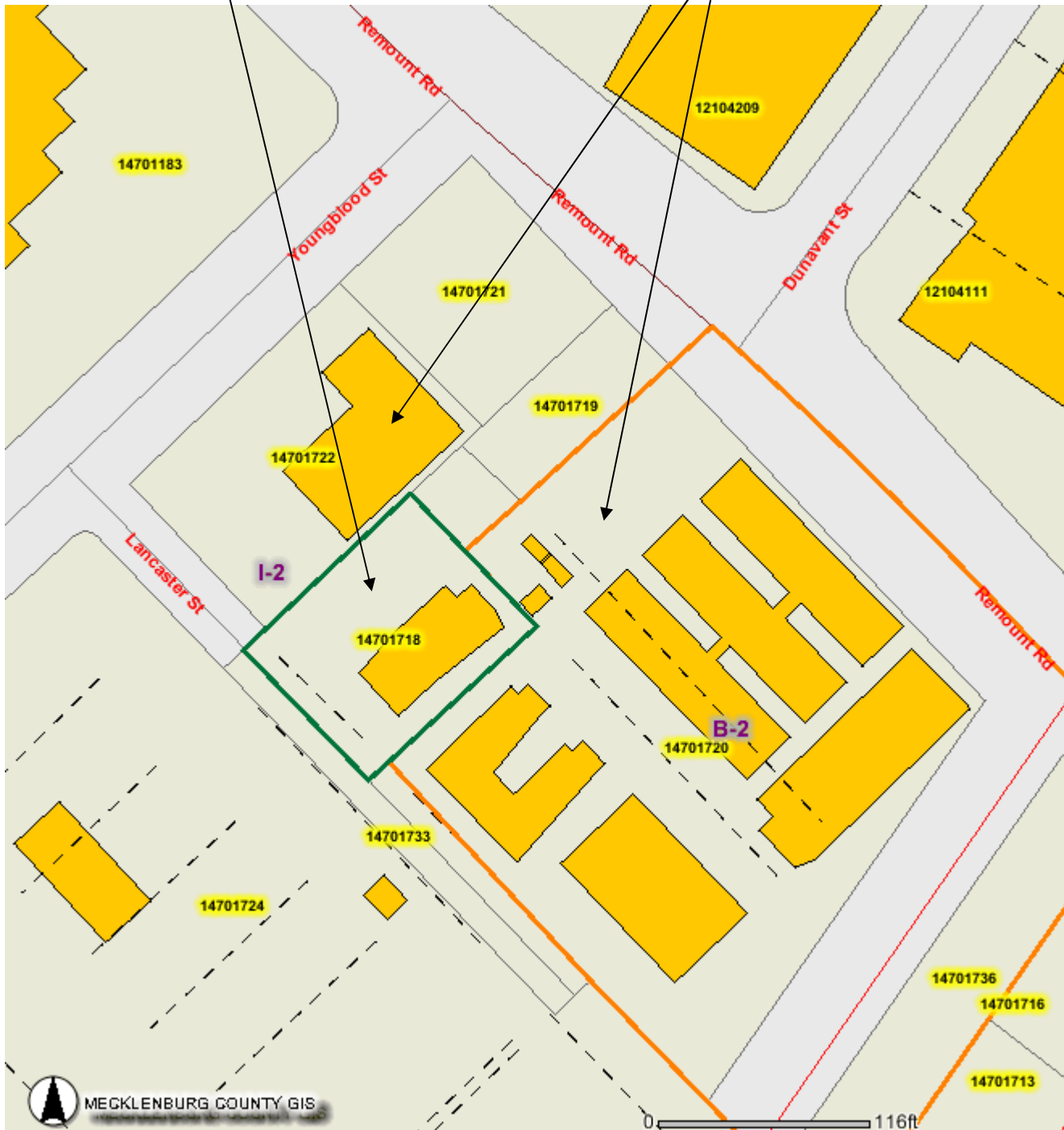
## **REZONING PETITIONS WITHIN PROXIMITY TO THE NEW BERN TRANSIT STATION**

- Rezoning Petition #2005-091*      On 7/18/2005 City Council approved rezoning of 4.919-acre parcel located west of South Boulevard and north of New Bern Street, from I-2 (General Industrial) to TOD-M (Transit-Oriented Development, Mixed-Use) to accommodate transit supportive development.
- Rezoning Petition #2005-117*      Pending formal action to allow the rezoning of a 4.78-acre parcel located northwest of South Boulevard and at the southwest end of Foster Avenue, from I-2 (General Industrial) to TOD-M (Transit-Oriented Development, Mixed-Use), to allow transit-supportive development.

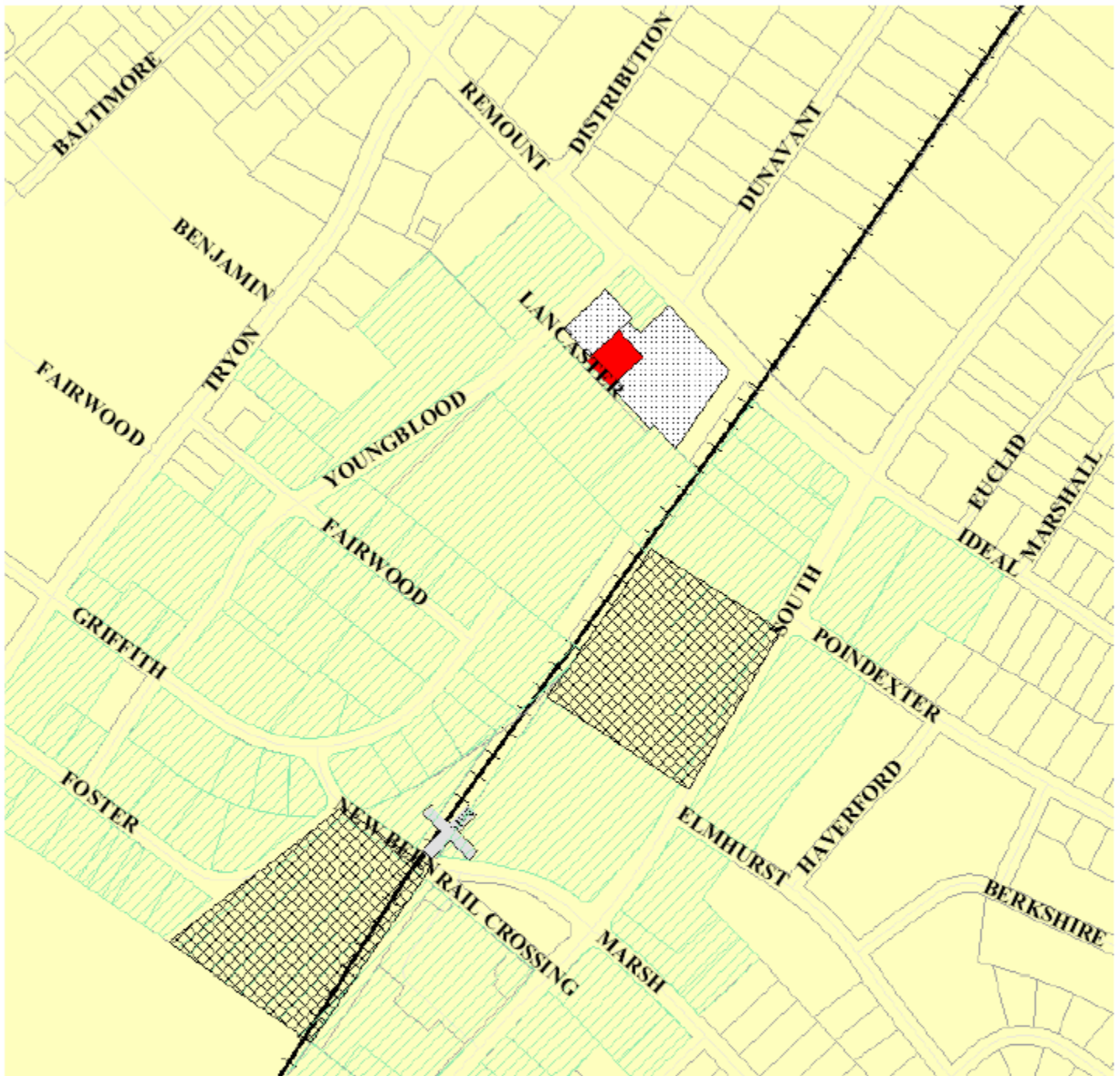
## Mandatory Referral – Surplus County Property

Surplus County Property

McLeod Addictive Disease Center



# MR 2005-11



## Legend

-  Mcleod Property
-  Rezoning 05\_91-117
-  New Bern Transit Station Area
-  New Bern Light Rail Station

0 175 350 700 1,050 1,400 Feet