

MANDATORY REFERRAL REPORT NO. 16-02
Proposed Acquisition off Wilkinson Boulevard for MEDIC Facility

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase Tax Parcel 115-091-03 to assemble with other recently purchased adjacent properties along Wilkinson Boulevard for the relocation of MEDIC (Mecklenburg County Emergency Medical Services Agency). The parcel being proposed for purchase is vacant and approximately 0.38 acres and is zoned I-2 (General Industrial) according to the City of Charlotte Zoning Ordinance. Industrial properties surround this parcel on all sides as well as a Norfolk Southern railroad and right of way that runs along the southern property line.

PROJECT JUSTIFICATION:

Mecklenburg County acquired Tax Parcels 115-091-01, 115-091-02 and 115-091-04 (packaged in 2015 as Mandatory Referral MR15-06) and 115-091-05 (packaged as MR15-45) in 2015 for the relocation of MEDIC. The intent of this relocation is to create operating efficiencies and eliminate a lease expenditure at the agency's current facility while providing a facility that would support MEDIC's service to the community for the next 50 years. At that time the other properties were acquired, it was intended that the structures on the properties would be retrofitted to meet the current and future needs of MEDIC. Once a design consultant was engaged on the project, it was determined that the County's resources would be better focused on retrofitting the structures on Tax Parcels 115-091-01, 115-091-02 and 115-091-04, leaving the structure on Tax Parcel 115-091-05 to be renovated at some future time as growth needs present themselves. However, achieving MEDIC's current needs would require acquisition of additional property (Tax Parcel 115-091-03).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This land acquisition is consistent with the Mecklenburg County Capital Investment Plan and the Mecklenburg County Comprehensive Government Facility Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan (1991)* calls for a land use pattern that will strengthen Wilkinson Boulevard as an employment corridor. Both light industrial and office uses are appropriate for the property in question. The proposed use will function as an office use and therefore, is consistent with adopted land use policy.

PROJECT IMPACT:

The warehouses on the adjoining recently-acquired parcels have been unoccupied for some time, and this area has yet to benefit from the recent redevelopment activity around Charlotte/Douglas International Airport or the redevelopment activities that have taken place further east down Wilkinson Boulevard, closer to Uptown. The County will be renovating these unused structures and creating an employment center which could have positive impacts on surrounding properties. Additionally, ambulances are constantly stationed throughout the County instead of deploying from one location, thereby minimizing noise and traffic impacts on surrounding properties. Traffic will, however, be generated through employees departing and arriving during shift changes.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The renovation of these buildings and the modification of the grounds will significantly improve the streetscape along this portion of Wilkinson Boulevard. It is anticipated that bringing this facility on-line could allow MEDIC to close Post 64, which is currently on the grounds of the CMPD Freedom Division diagonally across Wilkinson Boulevard in the West Service Center.

ESTIMATED PROJECT COMPLETION DATE:

This project is for the acquisition of property only which is anticipated to be complete by late winter/early spring 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

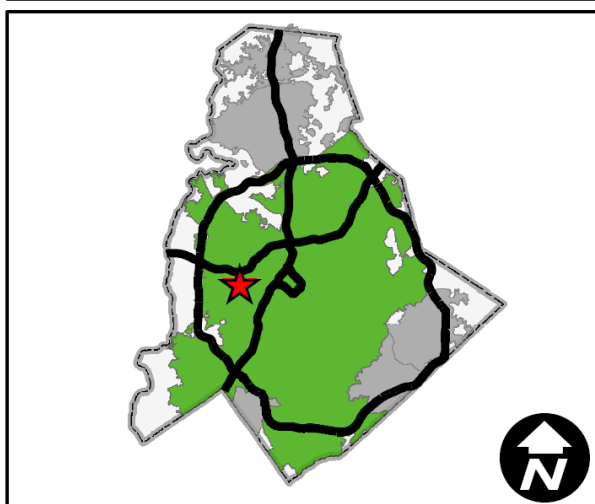
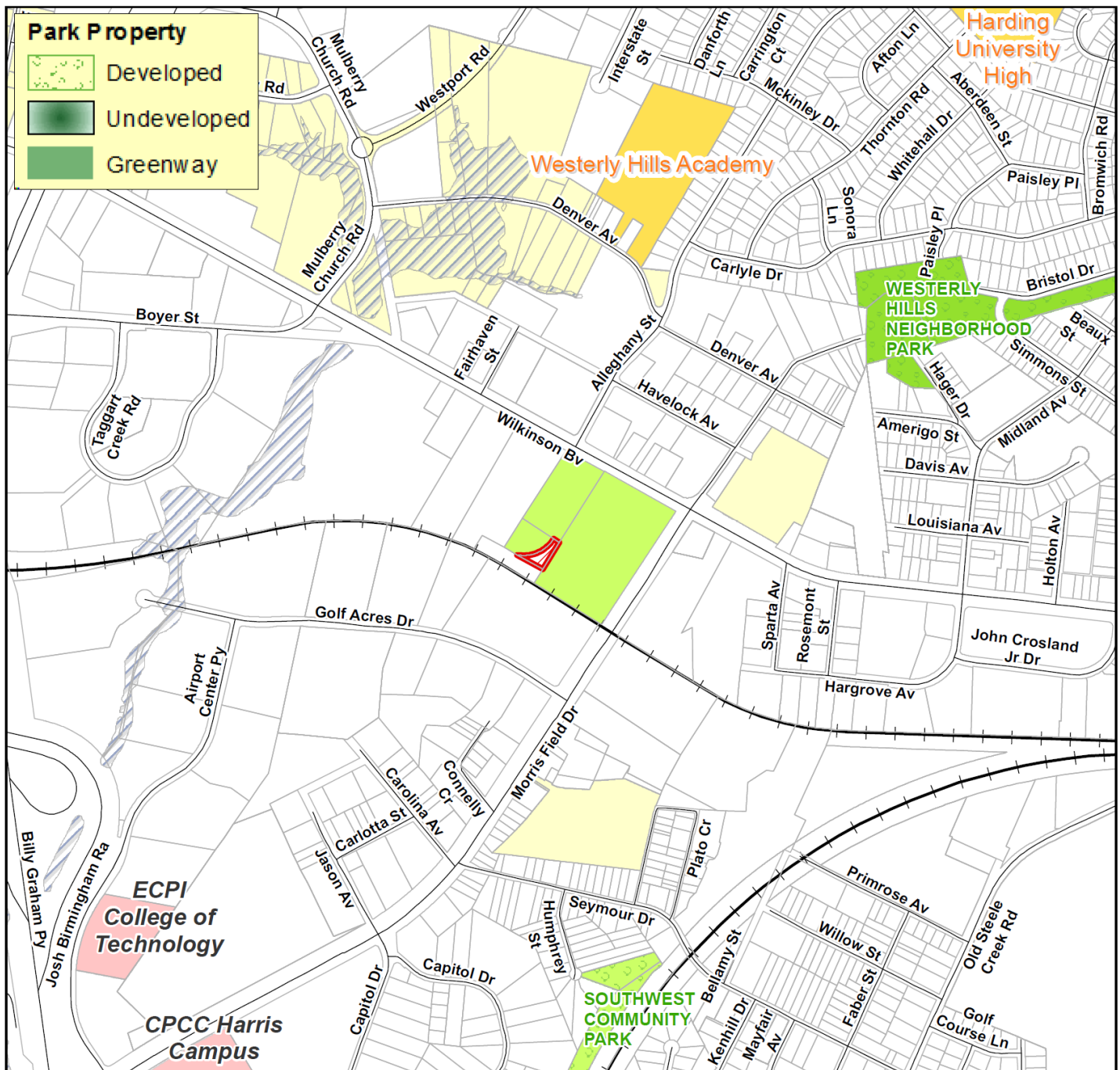
The Joint Use Task Force discussed this matter at their January 6, 2016 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

The proposed land use is consistent with the *Southwest District Plan (1991)*. Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their January 19, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 16-02

Initiated & Submitted by:
Asset and Facility Management

- Mandatory Referral
- Schools
- Colleges
- City Property
- County Property

