

**MANDATORY REFERRAL-REPORT NO. 16-50**

**Proposed Classroom Development and Related Site Improvements on CPCC Merancas Campus (Phase 4)**

**PROJECT PROPOSAL AND LOCATION:**

Construction of a new 95,000 square foot, three story classroom building and related site improvements are proposed at the existing Central Piedmont Community College (CPCC) Merancas Campus utilizing 2013 Mecklenburg County Bonds funding. The property is parcel 017-421-07, located at 11920 Verhoeff Drive in Huntersville. The 49.224 acre campus currently consists of three Buildings: Claytor Administration Building, Belk Center for Criminal Justice and the Transportation Systems Building.

The property's zoning Classification is CI (campus institutional) according to the Huntersville Zoning Ordinance. Adjacent properties are developed with a number of commercial and institutional land uses.

**PROJECT JUSTIFICATION:**

Prior to the 2013 Mecklenburg County Bond program, CPCC had approximately 60 square feet of building area per student total for all of its campuses. The NC Community College System recommends 100 square feet per student. Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The project reflects a response to the County Commission's directive to increase campus space from the then current 60 square feet per student to 90 square feet per student. The project will also address specific curriculum needs for the programs offered at this campus.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

There is no specific Small Area Plan that covers this portion of the Town. However, the proposed development is within the existing campus, most of which is zoned CI (campus institutional). The proposed development is consistent with the intent of that zoning classification in the Zoning Ordinance which in part states that the intent of the campus institutional district is "to provide for large institutional complexes which are already in place and for new institutional complexes on 15 acres or more which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. Campus districts... are buffered from neighboring properties; nonetheless, buildings in the campus district that front a town street shall relate to the street as prescribed by building type. Campus districts are intended primarily for existing institutions, as most new institutional projects can and should be designed within the fabric of the town."

**PROJECT IMPACT:**

The Merancas Campus will become a Comprehensive College Campus meaning that students will be able to enroll and complete all of their curriculum course work at this campus. The project will provide needed additional classroom/lab spaces as well as improvements to current programs including additional Transportation Systems Technology Labs and Shops as well as addressing a major need for additional general classrooms and computer classrooms throughout the college. The new building will also provide a new, larger library facility to serve the growing campus enrollment and additional Administrative and Enrollment Support functions. Additional surface parking will be developed to accommodate the increase in student enrollment at the campus.

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

The Project and its related site improvements should not result in any degradation of any of the adjacent properties.

**ESTIMATED PROJECT COMPLETION DATE:**

The new classroom building is scheduled for completion in time for its full use starting fall 2020.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and no joint use comments were offered.

**TOWN OF HUNTERSVILLE PLANNING STAFF RECOMMENDATION:**

Staff recommends the construction of the proposed three story classroom building within the existing campus site.

**Rationale:**

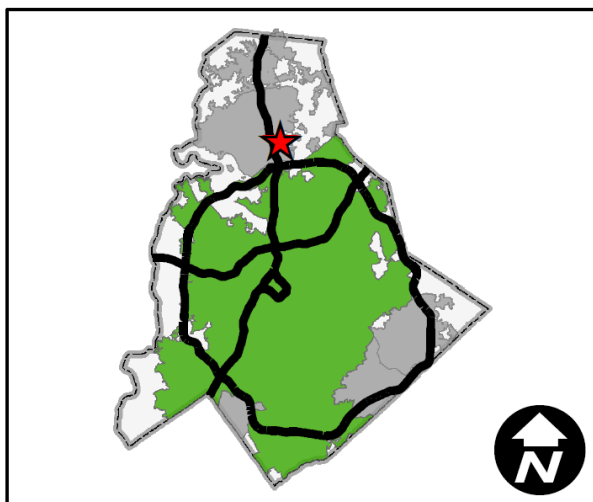
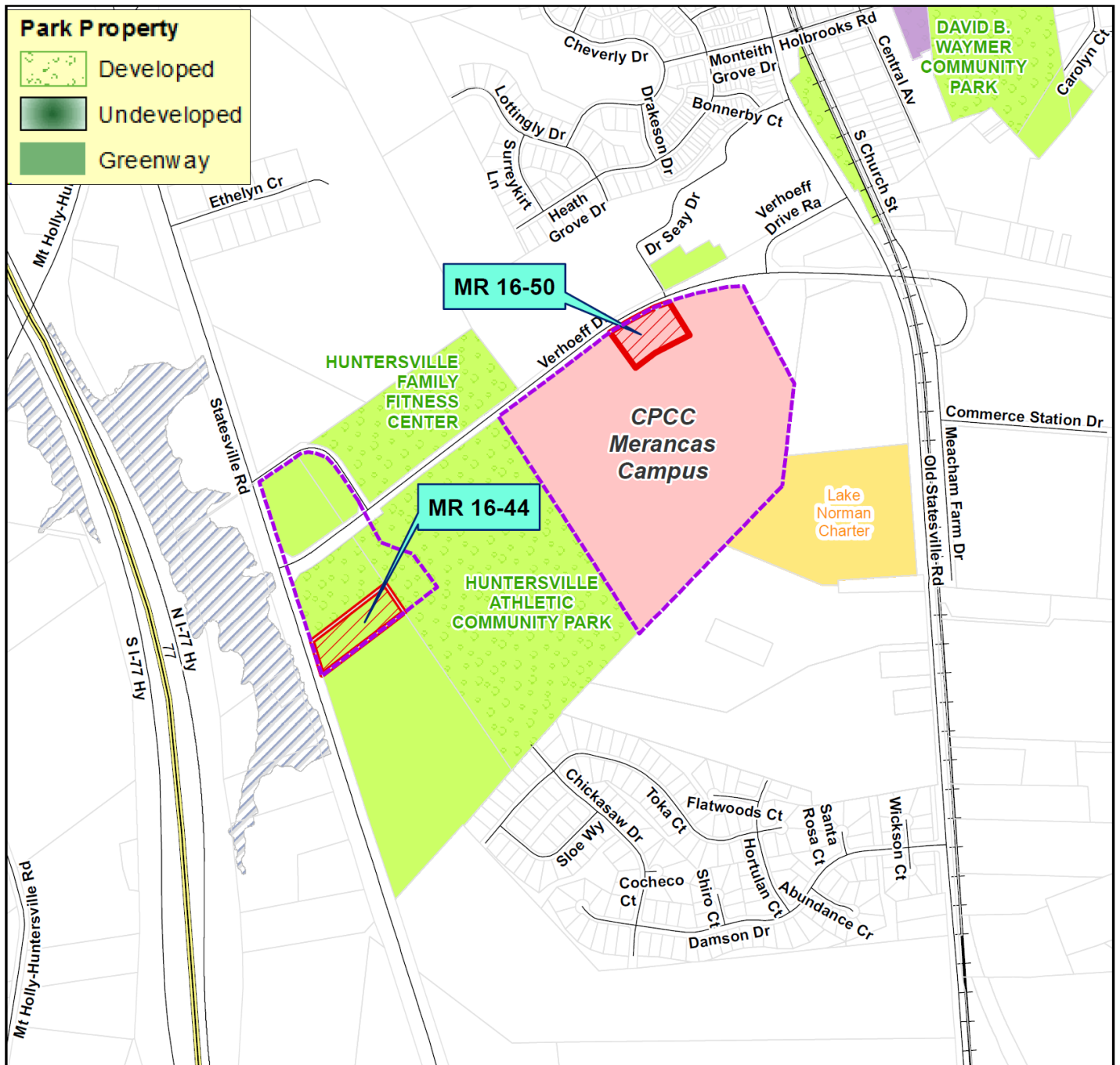
- Parcel 017-421-07 is zoned for Campus Institutional and allows the proposed use.
- The proposal will allow the CPCC to expand its current size to provide more classroom space per student, as recommended by the NC Community College System.
- Town Staff will review the building plans to ensure they meet town's ordinance(s).

**Adopted Goals and Policies:**

- The plan meets overall intent of the zoning district.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their November 15, 2016 meeting the Planning Committee recommended approval by a 7-0 vote.



## Mandatory Referral 16-44 & 16-50

Initiated Submitted by:  
CPCC Facilities Services

- Mandatory Referral
- Schools
- Colleges
- County Property
- Local Historic Landmark
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department



