

**MANDATORY REFERRAL REPORT NO. 02-02**  
**PUBLIC LIBRARY OF CHARLOTTE/MECKLENBURG COUNTY**  
**BEATTIES FORD RD BRANCH LIBRARY EXPANSION**

**PROJECT PROPOSAL AND LOCATION:** The Beatties Ford branch library is located at 2412 Beatties Ford Road. This project involves the proposed acquisition of an adjoining parcel at 2213 Gilbert Street (Parcel ID 07501220) which will enable the construction of an approximate 5,000 SF building addition and required parking. The additional building square footage will be used to expand the public services provided by the library. The parcel proposed for acquisition is improved with a single-family house.

**PROJECT JUSTIFICATION:** The existing building was opened to the public in 1997. Since that time, the community has requested that several improvements be made to the library, including the addition of a teen center, additional program spaces, additional computer workstations and more study seats. Several community meetings were held to identify specific space and facility requirements.

**PROJECT IMPACT:** Impact upon the surrounding area will be little to none, with a slight increase in traffic off of Gilbert Street, as parking ingress/egress is from Gilbert.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** The current zoning of the Gilbert Street parcel proposed for acquisition is R-5. The Central District Plan calls for this parcel to remain in single family residential development. Public facilities (such as libraries) are considered an appropriate use for single family residential areas. The current library is zoned O-1 (CD) and a re-zoning of the additional parcel will be necessary. Through the rezoning process, staff will monitor the design of the expansion in order to mitigate negative impacts on adjoining residential areas.

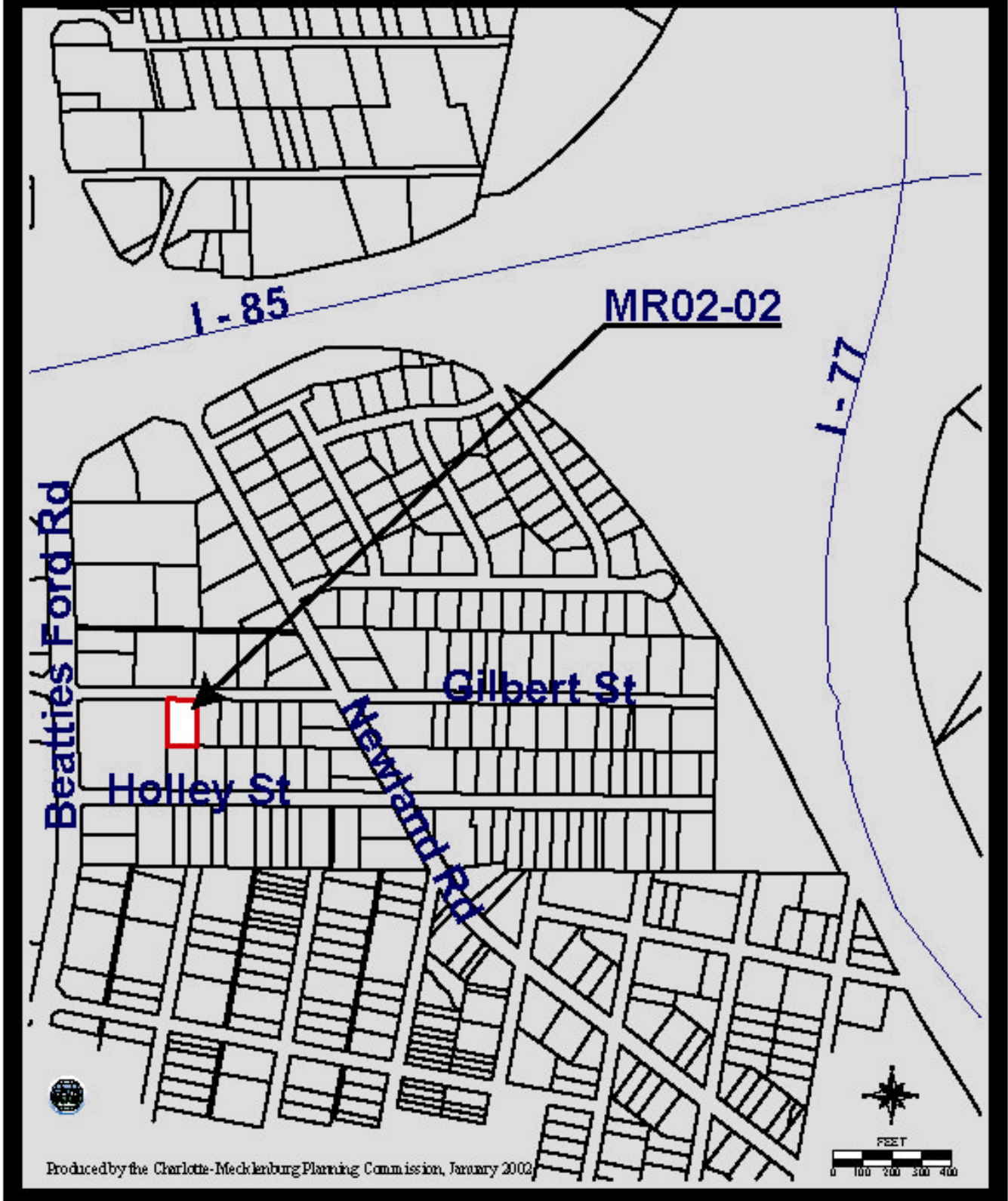
**PROJECT COST:** \$1,250,000 for land and improvements.

**STAFF RECOMMENDATION:** The Joint Use Task Force reviewed this application and had no comments regarding joint use for this site.

This area of the city will be better served in its library needs by an expanded facility. CMPC staff recommends approval of this request, conditioned upon the applicant securing rezoning of the property to be acquired.

**PLANNING COMMITTEE RECOMMENDATION:** The Planning Committee approved the request by a 7-0 vote at its January 15, 2002 meeting.

# Mandatory Referral: MR02-02





## CAPITAL PROJECT PROPOSAL FORM

### Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department Public Library Date 12/20/01

Submitted by Rich Rosenthal, Chief of Operations

Department Representative Rich Rosenthal, Chief of Operations

II. Project Name Beatties Ford Rd Branch Library Expansion

Location and Description of Project 2412 Beatties Ford Rd, Charlotte, NC 28216. This project will add approximately 5,000 SF and required parking to the existing facility by acquiring the adjacent property-2213 Gilbert Street Parcel ID 07501220. The additional space will be used to expand public services

III. Project Justification/Need The existing building was opened to the public in 1997. The community has requested several improvements including a teen center, additional program spaces, additional computer workstations and more study seats. Several community meetings were held to identify space requirements.

IV. Project Status (check those that apply)

Nothing done but this report ☐

Preliminary plans completed ☐

Detailed plans completed ☐

No land acquisition involved ☐

Land Not yet acquired ☐

Land acquisition underway ☒

Land acquired ☐

Project under contract ☐

V. Proposed Development Schedule

Begin

Completed

Planning  
Land  
Construction

(Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school.)

A project timeline has not been developed. Probably timeline is:

Land Acquisition	Complete 2nd Quarter 2002
Design	Complete 4th Quarter 2002
Construction	Complete 2nd Quarter 2003
Open to Public	3rd Quarter 2003

VI. Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)

No

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made).

\$1,250,000

VIII. Assistance Funds - (If State or Federal assistance funds are proposed indicate the specific assistance program, and the status of any application for project funding assistance).