

MANDATORY REFERRAL REPORT NO. 03-24
Proposal to acquire property to expand the campus of Oakdale Elementary school

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase approximately 3.3 acres located adjacent to Oakdale Elementary School for expansion of the school. The additional acreage is located off Pleasant Grove Road and is further identified by tax parcel identification number(s) 035-162-06, 07, 08, 12 and 13. The subject property is zoned R-4 and is partially vacant with the exception of a portion that is developed with single family homes. Immediately surrounding the site are residential and institutional land uses.

PROJECT JUSTIFICATION:

Oakdale Elementary School is designated as a partial replacement school in the Charlotte-Mecklenburg Schools *Long-Range School Facilities Master Plan 1999-2000—2008/09*. Oakdale is classified as an EquityPlus II school. As a part of this program, the school will receive differentiated staffing, which will reduce teacher-to-student ratios in an effort to meet student needs. In order to accommodate the smaller class sizes, the school needs to be expanded. The proposed additional seats that will be created by the construction will reduce the school's current utilization of 120% to a more manageable 92%. This expansion will be accomplished using 2002 Bonds.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The property is zoned R-4, which allows for schools. The current school site consists of 9 acres. With the addition of 3.3 acres, the 12.3-acre school site would still fall below CMS and state guidelines of 18 acres for an 800-student elementary school.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Northwest District Plan (1990) recommends single-family land uses up to 4 dwelling units per acre for the subject property. A school is considered to be consistent with plans for residential development. *The Westside Strategic Plan* (2000) recommends upgrading Westside schools to ensure equity in education and facilities.

PROJECT IMPACT:

This is an addition to an existing school site as part of a partial school replacement. The majority of the existing school will be torn down to make room for new construction. The increase in school size should have minimal impact on traffic in the area and the reduction in class size should improve the learning environment.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other projects are occurring in the immediate vicinity.

ESTIMATED PROJECT COMPLETION DATE:

Project delivery is expected in 2006-07. Estimated cost, developed in conjunction with the Charlotte-Mecklenburg Schools Capital Needs Assessment process is approximately \$11.3 million dollars including construction, furnishings and equipment, design and project management.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their meeting on October 1, 2003 and has indicated no joint use opportunities exist with the exception of shared use of the playfields between the schools and Park & Recreation.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the purchase and recommends that the new school's design keep with the character of the neighborhood.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 16, 2003 meeting, the Planning Commission recommended approval of this transaction by a 6-0 vote.

MR 03-24

