

MANDATORY REFERRAL REPORT NO. 04-10
Proposed Expansion of Campus of Druid Hills Elementary School

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase a .88 acre parcel located off of Norris Avenue on Lucena Street in the Druid Hills Neighborhood to provide additional parking for Druid Hills Elementary School, which is located adjacent to the site. The land would be purchased with 1999 land banking funds. The subject parcel (tax parcel 077-091-02) is primarily vacant; but does have a concrete basketball court that is overgrown and no longer used. In addition to the school, other parcels surrounding the site are used for auto and truck repair.

PROJECT JUSTIFICATION

The subject parcel is located at the entrance to the new school facility that was re-constructed in 2001. Access to this parcel is through the school property. The parcel houses an abandoned basketball court. Loitering and alcohol and drug use are problems at this location and the site is often littered with bottles and various drug-related paraphernalia.

Druid Hills Elementary School is located on an inner city site with compromised vehicular space. The school site hosts two school facilities: Druid Hills Elementary School and swing space for Oakdale Elementary School students during reconstruction of that school. The addition of Oakdale staff and students will severely deplete available parking. Acquisition of this parcel will improve bus and car circulation/parking and potentially eliminate a safety hazard for the students and community.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The site is currently zoned R-22MF zoning, this zoning classification allows schools under prescribed conditions.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Statesville Avenue Area Corridor Plan (adopted 2001) recognizes the existing school and recommends mixed use development for the subject parcel. The plan states that the mixture of uses could include retail, institutional, and office land uses.

PROJECT IMPACT:

Acquisition of this parcel will improve circulation and parking for the school. It may also discourage illegal activity that currently takes place at this site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

None have been identified.

ESTIMATED PROJECT COMPLETION DATE:

The land will be purchased with 1999 land banking funds and the construction of the parking lot will be funded through 2002 Bond funds. Construction is projected to begin in June, 2004 and be completed by August, 2004. The parking lot construction is estimated to cost less than \$200,000. The tax value of the parcel is \$37,900.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this proposed action at their April 7, 2004 meeting. Both CMS and Park & Recreation staffs reported that upon completion of the redevelopment of this campus (including demolition of the remaining portions of the old school that are still being used as "swing space"), that joint recreational facilities will be created.

CMPC STAFF RECOMMENDATION

Acquisition of the subject site, adjacent to an existing school's parking area, to improve circulation and parking is appropriate. The most recently adopted plan for the area, *Statesville Avenue Area Corridor Plan*, recommends mixed use development, including institutional land uses. This project is consistent with recommendations in publicly adopted plans for the area.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 20, 2004 meeting, the Planning Committee recommended approval by a 6-0 vote.

MR 04-10