

**MANDATORY REFERRAL REPORT NO. 04-14**  
**Proposed Expansion of Cornelius Elementary School Campus**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes the purchase of approximately 2.28 acres off Smith Street in Cornelius using 1999 land banking funds. The parcel (Parcel Identification Number 005-201-28) is currently vacant and adjoins the southwestern portion of the Cornelius Elementary School site. The zoning for the parcel is NR (Neighborhood Residential).

**PROJECT JUSTIFICATION:**

The subject parcel will help improve the master plan at the existing campus. Because of existing crowding at the school (141% of capacity, not including mobile classrooms) and expected growth in the northern region of Mecklenburg County, the need for additional mobile units is projected. Placement of these additional units will reduce the capacity of the existing bus and vehicular parking lots. Acquisition of this land and its addition to the school campus will provide needed space relief.

The campus master plan includes the following components:

- Bus lot expansion
- Increase in parking and vehicular circulation
- Relocation of athletic fields
- Completion of storm water improvements

This parcel will provide additional flexibility for expansion of the existing campus.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 1999 *Cornelius Land Use Plan* calls for medium density residential development at this location, which allows for a density of approximately seven dwelling units per acre.

The proposed acreage has NR (Neighborhood Residential) zoning, which permits schools as long as certain conditions are complied with.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The proposed expansion of the elementary school property, while not contemplated specifically in the 1999 Land Use Plan, is consistent with uses typically allowed in a single-family district.

**PROJECT IMPACT:**

This is an addition to an existing school site. No specific impacts are contemplated, although site improvements that could be undertaken as the result of the campus expansion have the potential to relieve school crowding and relieve traffic congestion around the school.

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

No other projects have been identified.

**ESTIMATED PROJECT COMPLETION DATE:**

The land will be purchased with 1999 land banking funds. Funding for future construction has not been identified.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

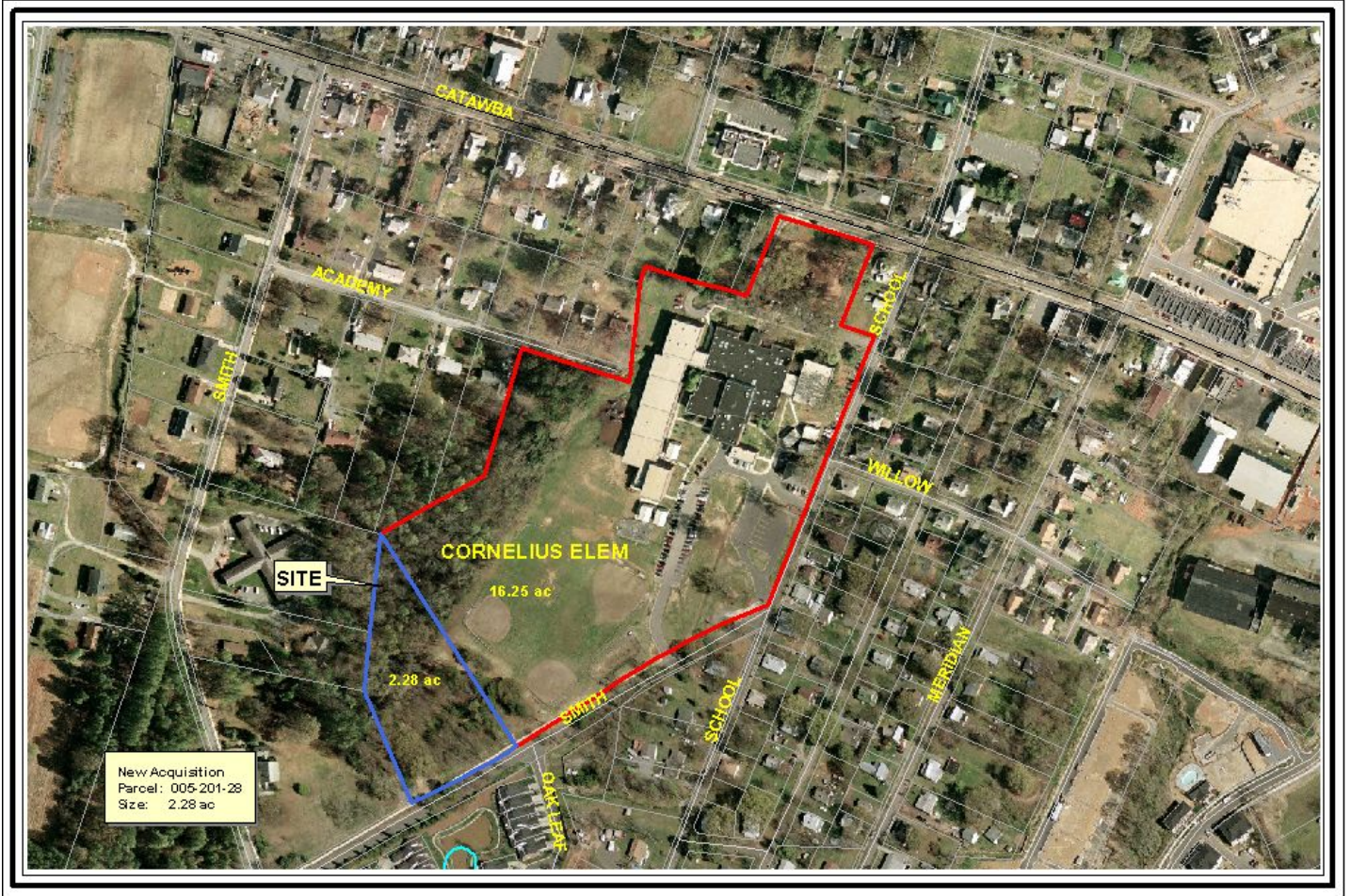
The Joint Use Task Force considered this matter at their June 2, 2004 meeting, and no joint use comments were offered.

**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of this request.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee recommended approval by a 6-0 vote at their June 15, 2004 meeting.



# MR 04-14

