

MANDATORY REFERRAL REPORT NO. 05-03

Proposed Land Conveyance to CMS at Latta Park for Dilworth Elementary School Campus Expansion

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to convey 1.73 acres of Latta Park property to Charlotte Mecklenburg Schools to accommodate the expansion of the Dilworth Elementary School campus and construction of a new recreation center. The subject property consists of a strip of land located along the northeastern edge of the existing school campus, and acreage extending from the campus to Euclid Avenue (including the old Euclid Center building). In conjunction with this proposed transaction, an agreement will be adopted for joint use of facilities associated with the rehabilitation of the ground floor of the old Euclid Center and construction of a new recreation center on the site.

The 1.73 acres will be conveyed from Tax Parcel 123-081-01, which is an 8-acre tract with frontage on East Park Avenue, Myrtle Avenue, Euclid Avenue and Berkley Avenue. Dilworth Elementary School occupies the balance of this block. The park tract is one of five tax parcels that comprise Latta Park (a total of 31.12 acres). The park and school are surrounded by the Dilworth residential neighborhood.

PROJECT JUSTIFICATION:

The conveyance of the property is being requested by CMS to allow improvements on the site for the expansion of programmatic and recreational opportunities, and to improve vehicular circulation on the site. The County Park and Recreation Department is committing to construct a recreation center, renovate the ground floor of the historic Euclid Center and to furnish these areas.

This project is intended to enhance the school presence at this location, provide a modern-size recreation center, and to preserve, renovate, and utilize an historic building. Upper floors of the Euclid Center will be renovated for school purposes. One tennis court will be relocated. (Please refer to maps.)

This proposal represents a strong joint planning and joint use effort that will provide improved school and park/recreation facilities to serve this neighborhood.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with joint planning/joint use objectives. In addition, objectives with respect to historic preservation and improved utilization of public lands are accomplished with this proposal.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan (1991) identifies the subject parcel as having a Parks land use classification. Given the encouragement for co-location and joint use of facilities, the current proposal for this site is appropriate. It should be noted that the development of a plan addressing land use, zoning, transportation and design issues in the Dilworth community is currently in process. The plan proposes no changes to the area in question.

PROJECT IMPACT:

A site plan has been submitted depicting the proposed improvements. The proposed transaction and related site improvements will result in a small reduction in available outdoor recreation space. However, there will be no loss of tennis courts, and the site improvements as proposed will result in a new recreation center and a more organized site overall.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The range of facilities available within the entire Latta Park site will be enhanced by the new recreation center and space on the ground floor of the Euclid Center.

In addition, it should be noted that inasmuch as the property lies within the Dilworth Historic District, that the building addition and site changes are subject to the review and approval of the Charlotte Historic District Commission. The Commission reviewed and granted conceptual approval to this project in April, 2004, and is expected to consider final approval at their January 12, 2005 meeting. (The HDC overwhelmingly approved this concept at their January 12, 2005 meeting)

ESTIMATED PROJECT COMPLETION DATE:

The recreation center is funded by COPS and the CMS portion of the project is funded with bonds. Project completion is expected to occur in approximately two years.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their January 5, 2005 meeting and had no comments.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the conveyance of the subject property to allow the expansion of Dilworth Elementary School, to accommodate enhanced educational and recreational facilities, and to encourage joint use of public facilities.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their January 18, 2005 meeting, the Planning Committee recommended approval by a vote of 6-0.



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Charlotte-Mecklenburg Schools
Dilworth Elementary School









DATE:	07/05/04
EXP NO:	03001
GNA EXP NO:	52435
REC'D BY:	
MD DATE:	06/03/04



100% Construction Documents
EXISTING CONDITIONS

C000
SHEET NUMBER

[illegible]

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	8' x 7'
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	20% BITUMINOUS CONCRETE
	10% BITUMINOUS CONCRETE
	0% BITUMINOUS CONCRETE

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Dilworth Elementary School

DATE:	07/06/04
FOR NO:	07001
DATA FOR NO:	52835
REVISION:	NO DATE DESCRIPTION



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