

MANDATORY REFERRAL REPORT NO. 05-18
Proposed Acquisition of Elementary and Middle School Sites on Belmeade Drive

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to acquire 55 acres of a 285-acre tract upon which to locate a future elementary school and a middle school in western Mecklenburg County in Charlotte's Extraterritorial Jurisdiction. The property (parcel 053-061-01) which is currently vacant is located on Belmeade Drive in the new Crosland "Riverside" development. The property is currently zoned MX-3 (Innovative).

Crosland will be providing infrastructure improvements on and adjacent to this site, in accordance with the conditions of the development.

PROJECT JUSTIFICATION:

The *CMS Long-Range School Facilities Master Plan (Interim report – 2005)* identifies the need to locate a new elementary school (800 students) at this approximate location by 2009, and a new middle school (1,200 students) in this approximate location by 2008.

The proposed school site is approximately 2.5 miles west of Pawtuckett Elementary school and within its 2005-06 attendance boundaries. Pawtuckett is one of the most crowded schools in the district with current (2005-06) utilization of 229% without its mobiles. Paw Creek Elementary school – 2.8 miles east of the proposed site – is currently at 124% utilization without mobiles. The proposed school site is also approximately 3.1 miles west of Coulwood Middle school and within its attendance boundaries. Coulwood is currently at 170% utilization without mobiles.

Anticipated residential growth in the area is expected to bring additional students. The nearby Crosland Whitewater development – when completed - is expected to add more than 600 elementary students and 270 middle students to CMS enrollment.

The co-location of multiple schools on single or contiguous campuses provides operating and facilities economies that might not otherwise be realized. For instance, it might be possible for two adjoining schools to share bus loading facilities, athletic facilities, parking, etc.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The need for an elementary and middle school in this vicinity has been identified for this area in the *Long Range School Facilities Master Plan (Interim Report February 2005)*. The property size (55 acres) meets both CMS and state guidelines of developable acres for a combined elementary and middle school site.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Mt. Holly Road Special Project Plan* (1994) was the former land use policy for this area that recommended industrial and single-family land uses. However, City Council approved Rezoning Petition 2005-077, referred to as "Riverside", on September 19, 2005 for approximately 642 acres rezoned to MX-3(INNOV), NS, and O-1(CD). This rezoning supersedes the *Mt. Holly Road Special Project Plan*, and includes the subject property. The overall development is approved for 2,245 dwelling units and 16,000 square feet of non-residential land uses (140,000 square feet of retail and 120,000 square feet of office).

As part of the rezoning, Crosland reserved a "school site" at the prescribed location for a potential elementary and/or middle school on a new Belmeade Drive right-of-way alignment. Schools are considered uses permitted under prescribed conditions within the MX-3 zoning district.

PROJECT IMPACT:

The site is strategically located to address future enrollment growth in this region of the district in Grades K through 5 (for elementary) and Grades 6 through 8 (for middle) and to relieve present overcrowding and/or anticipated crowding in nearby elementary and middle schools, most notably Pawtuckett and Paw Creek Elementary Schools, and Coulwood Middle School. Increased traffic around the school site is expected for two 30 minute periods, one each in the morning and the afternoon. CMS will work closely with Charlotte Department of Transportation, the NCDOT, and the site designers to minimize this impact. The site could potentially create a safe walk zone for the neighborhood students as well as some of the surrounding future residential neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property will be surrounded by the Crosland Riverside development. The U.S Whitewater Park is currently under construction on Mecklenburg County Park and Recreation property located southwest of the site.

ESTIMATED PROJECT COMPLETION DATE:

Funding for land acquisition would be from the 1999 bond referendum. The expected elementary school move-in date is 2009-2010. The construction funding is on the November 2005 bond referendum. The expected middle school move-in date is 2008-2009.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their November 2, 2005 meeting and the following comments were offered. While a school campus of this type represents an opportunity for a number of joint recreational opportunities, the 55 acres being contemplated does not provide land sufficient to accommodate the two schools envisioned in addition to a district park. County Park & recreation will work with CMS site and building designers to maximize joint use opportunities.

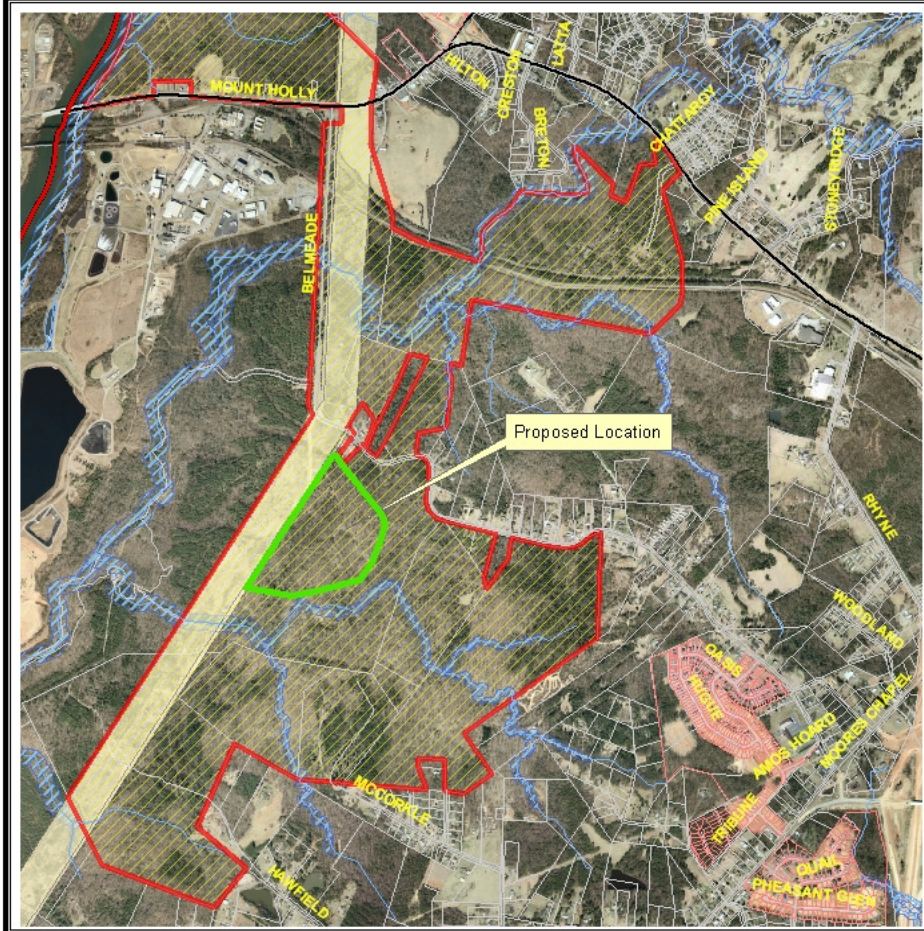
Additionally, the potential for co-location of a regional library was discussed, however the amount of land currently available may not be sufficient to accommodate this facility as well as the two schools. Library and CMS staffs will jointly approach Crosland to explore opportunities.

CMPC STAFF RECOMMENDATION:

Staff recommends approval of the proposed acquisition of this property to serve as the site for a future elementary school and a middle school.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 15, 2005 meeting the Planning Committee recommended approval by a 5-0 vote.

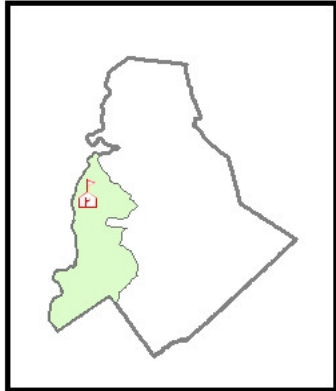


**PROPOSED CROSLAND
DEVELOPMENT SITES
MS & ES (MS 02/ES 07)**

Size: Approx. 55 ac
Region: West
Zoning: R3
Parcel(s): Multiple
Owner(s): Crosland
Location: Belmeade Road
School Type: Elementary/Middle
Notes: Proposed move-in ES 2009
MS 2008

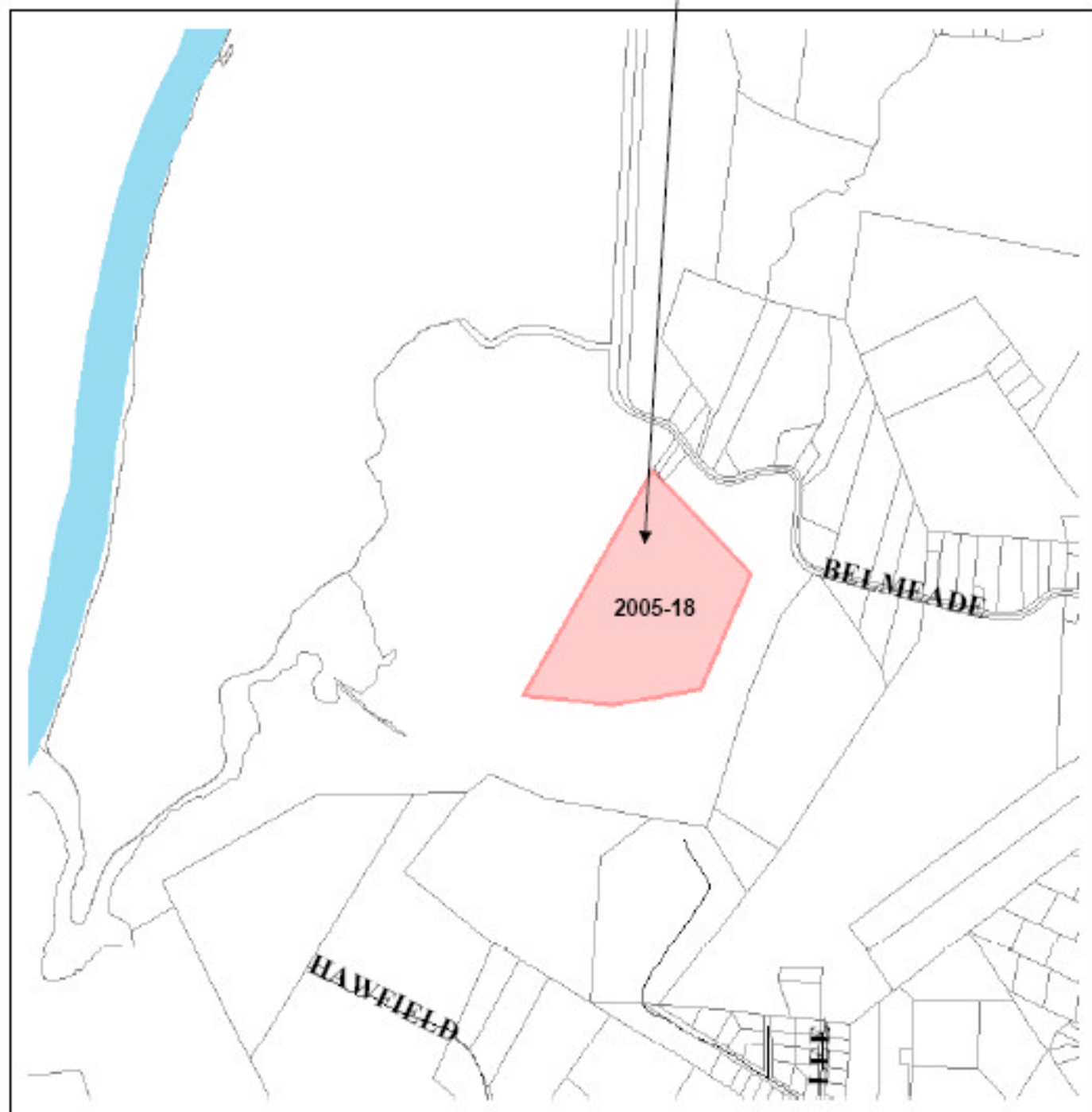
LEGEND

Streets	Dr. Parole	County Boundary
Creeks & Channels	Swim Buffer	
Water Subdivisions	Power Line Easement	
	Crosland Development	




Charlotte-Mecklenburg Schools
Building Services
305

MR 05-18



Legend

 Mandatory Referral