

MANDATORY REFERRAL REPORT NO. MR05-23
Proposed Land Acquisition for an Elementary School Site – Dixie River Road/Garrison Road

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to locate an elementary school on approximately 17 acres of a 75 acre future Mecklenburg County Park and Recreation site (to be known as Berewick Park) in West Mecklenburg County within the Charlotte Extraterritorial Jurisdiction. The property (parcel #141-171-11), located on Dixie River Road in the new Berewick subdivision, is vacant and has an MX-1 (Mixed Use District) zoning classification according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The CMS *Long-Range School Facilities Master Plan (Interim Report – 2005)* identifies the need to locate a new elementary school in this approximate location by 2009. This proposed “Steele Creek Park elementary school” site is approximately 2.7 miles south of Berryhill Elementary School and lies within its attendance boundaries. Berryhill is currently at 114% utilization without mobile classrooms. Steele Creek Elementary School, 1.9 miles southeast of the site, is currently at 180% utilization without mobile classrooms.

In addition to the population growth that has already occurred in southwest Mecklenburg County, planned large developments (notably The Palisades, Berewick, and Sanctuary) will add hundreds of more elementary students as build-out occurs.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of land for an elementary school at this location is consistent with the *Long-Range School Facilities Master Plan (Interim Report – 2005)*. The property meets both the CMS and State guidelines of developable acres for an elementary school site.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Dixie Berryhill Strategic Plan (2003)* recommends Open Space on the subject site. Schools and open space (parks) are generally regarded as compatible land uses.

PROJECT IMPACT:

The site is strategically located to address future (and long term) elementary growth in this region of the district, and to relieve overcrowding in nearby elementary schools. Increased traffic around the school site is expected for two- 30 minute periods in the morning and afternoon. CMS will work closely with NCDOT, CDOT, 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 neighborhoods.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The site will be a joint use venture with Mecklenburg County Park and Recreation. The property was acquired by the County in 2002 to serve as a district park, and was discussed in Mandatory referral MR02-16. The site offers significant reciprocal benefits. The school will provide parking and two athletic fields for Park and Recreation's use. Park and Recreation will provide the property for the elementary school site.

It should be noted that Garrison Road will be extended south to run parallel to the western property line of the subject parcel. In addition, there is a pending County stormwater conservation/stream restoration project in adjacent Beaver Dam Creek.

ESTIMATED PROJECT COMPLETION DATE:

The expected elementary school move-in date is 2009/2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this proposal at their November 2, 2005 meeting and a related item noted pertains to a pending stormwater conservation/stream restoration project in the adjacent Beaver Dam Creek.

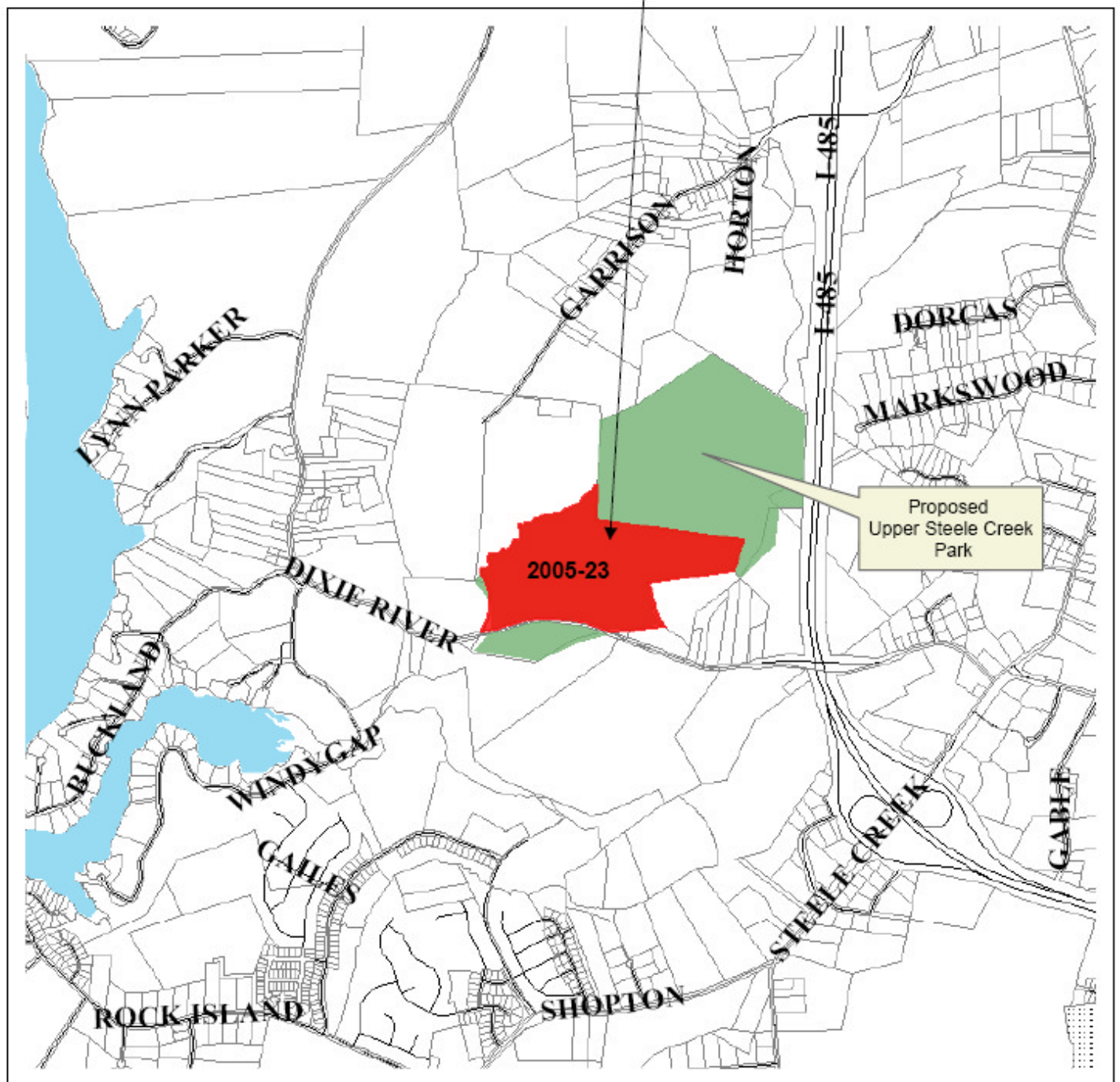
CMPC STAFF RECOMMENDATION:

Staff recommends approval of the development of an elementary school at the indicated location within the future Berewick Park. It is suggested that school, park, and community design all be coordinated so as to maximize shared facility use and to also maximize potential bicycle and pedestrian access between and among land uses.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

MR 05-23



Legend

Mandatory Referral