

MANDATORY REFERRAL-REPORT NO. 07-01
Proposed Sale of Surplus Land Adjoining Oakhurst Elementary School Campus

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell approximately one acre of surplus property on the campus of Oakhurst Elementary School located on the northwest corner of Monroe and Chippendale roads (portion of tax parcel 161-043-38). Additionally, Mecklenburg County proposes to sell approximately 0.6 acre of surplus property located to the rear of Oakhurst Elementary School that is bounded by Chippendale Road and Mantle Court (portion of tax parcel 161-043-01). Combined, a total of approximately 1.6 acres is for sale. Both properties are vacant and are to be sold to the developer of property located on the northeast corner of Monroe and Chippendale Roads, across Chippendale from the school campus. The proposed transaction will allow for the potential realigning Chippendale Road with Richland Drive onto property owned by CMS and expansion of the proposed development site onto the current Chippendale Road right-of-way. It is further proposed to transfer the remaining County-owned property to CMS ownership and combine it with the adjoining school campus.

PROJECT JUSTIFICATION:

As part of this transaction, the prospective buyer agrees to relocate Oakhurst Elementary School's bus lot to a more desirable location on the school's campus (to the northern portion of the property between the school and the proposed road); realign the school's entrance drive areas to the newly relocated Chippendale Road (if approved by Charlotte Department of Transportation (CDOT)); construct 30 additional parking spaces on the school campus and install a canopy from the school building to the bus loading area. The school currently has 123 parking spaces on-site (not including the bus lot).

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Charlotte-Mecklenburg Schools has notified Mecklenburg County, as required by G.S. 115C-518, of its intent to declare said property as surplus and thereby giving the county first opportunity to purchase, as the statute requires.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *East District Plan* (adopted 1990) recommends institutional land uses on the school site, northwest corner of Monroe and Chippendale Roads and industrial land uses on the northeast of corner of Monroe and Chippendale Roads, recognizing the former Woonsocket Factory located there for many years. This proposal to sell property to the developer of the adjacent property to allow for a mixed use development is inconsistent with publicly adopted plans which recommend institutional and industrial land uses for the subject property. However, a mixed use development at this location is considered an appropriate land use adjacent to a school. However, the adjoining site is zoned I-2 Industrial and the County property is zoned R-5 (Residential) and the developer has not petitioned for rezoning nor submitted development plans at this time.

PROJECT IMPACT:

This minor decrease in the size of Oakhurst Elementary School campus is not expected to decrease the functionality of the school or the campus. Also, transportation improvements made by realigning Chippendale Road and Richland Drive will improve traffic flow around the school campus and is to be funded by the buyer.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

If allowed to purchase this surplus property, the prospective buyer plans to petition CDOT to have Chippendale Road relocated onto the acquired property and realigned with Richland Drive. Also, a rezoning petition to change the zoning of the former Woonsocket site is necessary to change the Industrial zoning classification to allow for mixed use development (residential, office and retail) as verbally indicated by the prospective buyer.

ESTIMATED PROJECT COMPLETION DATE:

Sale closing will occur once the formal process has been completed, i.e. advertisement/upset bid, Board of Education approval, and County Commission approval. This will probably be completed by fall 2007, with construction thereafter.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their February 7, 2007 meeting, and no substantive comments were offered.

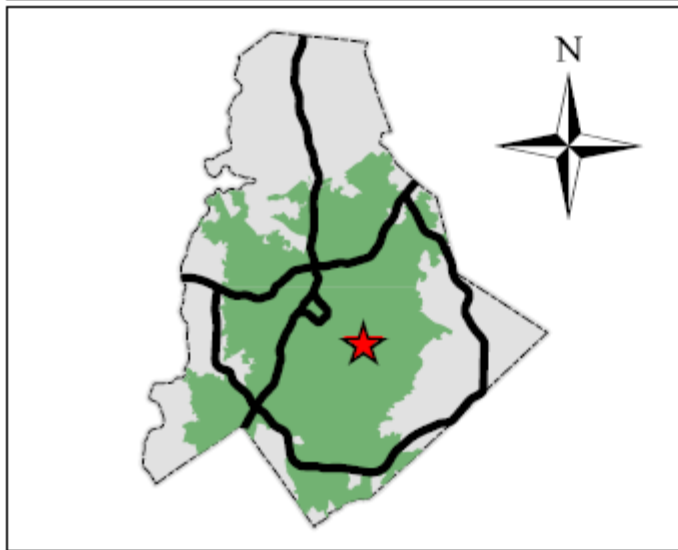
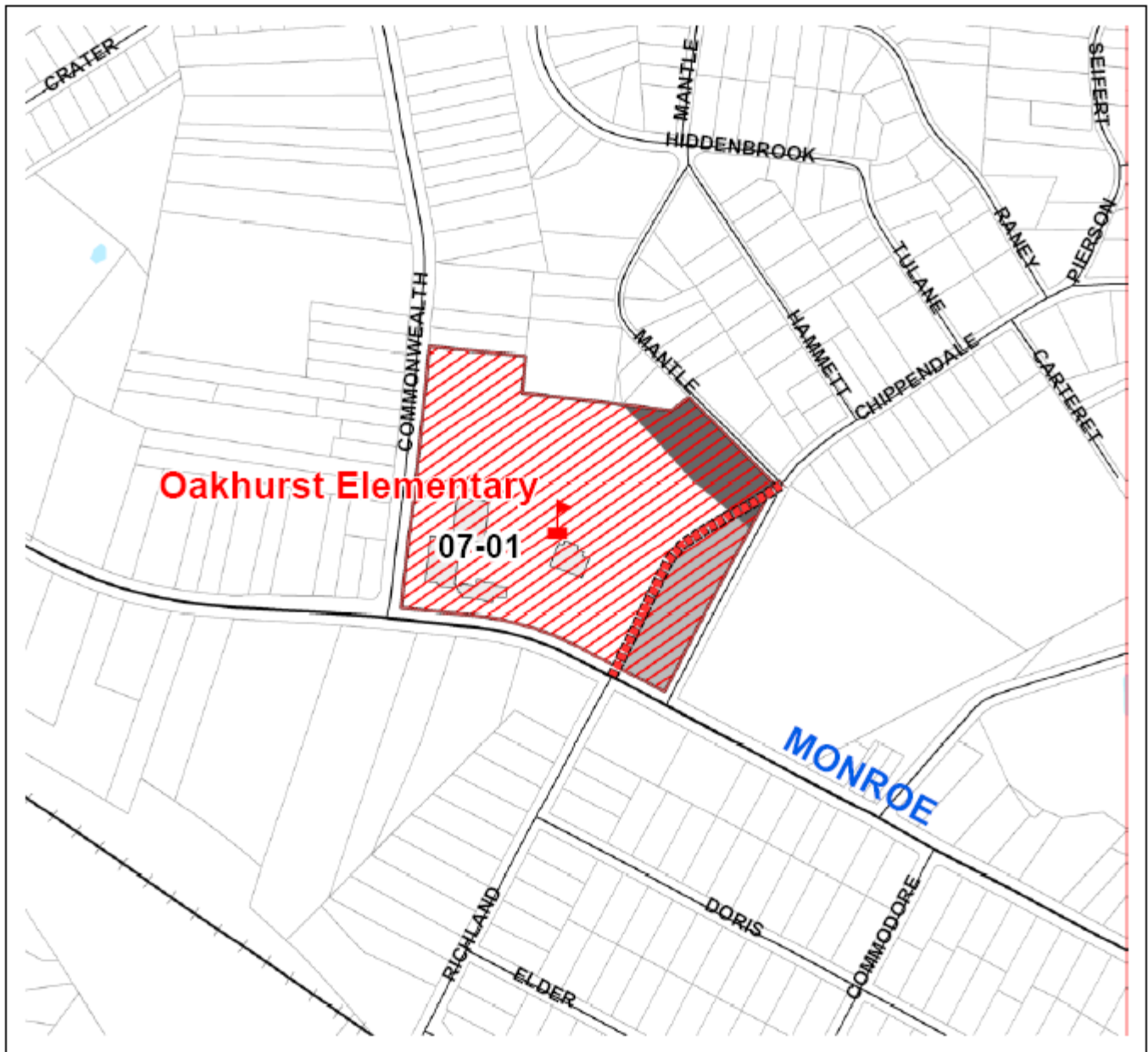
CMPC STAFF RECOMMENDATION:

Staff recommends approval of these proposed transactions, although there is concern about the lack of specifics with regard to the "mixed use" development proposed by the prospective buyer and owner of the industrial property east of the school. While the owner's current plans reportedly do not include I-2 type industrial redevelopment, current zoning would allow that development by right. By making completion of the proposed transaction with the adjoining party conditioned

upon implementation of development plans that may be more compatible than industrial land use with the adjoining school, CMS can positively influence future land use on the adjoining property.






CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 27, 2007 meeting the Planning Committee voted 6-0 to recommend approval of the proposed transaction, subject to receipt of a property redevelopment plan for the I-2 property that is acceptable to Charlotte-Mecklenburg Planning Department staff.



Mandatory Referral 07-01

*Mecklenburg County Real Estate Services
for CMS*

-  Mandatory Referral
-  County Owned Property to be Conveyed
-  CMS Property to be Conveyed
-  Building Outline
-  Chippendale Rd Realignment

Map Produced by the Charlotte-Mecklenburg Planning Commission for illustrative purposes only.