

**MANDATORY REFERRAL REPORT NO. 07-06**  
**Proposed Land Acquisition for an Elementary School in Davidson's Extraterritorial Jurisdiction**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to purchase 9.93 acres of land located at 16912 Davidson-Concord Road to construct an elementary school. The property (parcel number 007-191-04) is located on the north side of Davidson-Concord Road, east of its intersection with Sam Furr Road. The subject property is within the Town of Davidson's extraterritorial jurisdiction. The property is currently zoned NG (Neighborhood General) according to Davidson's planning ordinance and improved with one single-family residence and outbuildings. Uses that are allowed by right in that zoning classification are: agriculture, arboretum, business support services, civic, commercial, indoor and outdoor recreation, office, residential, retail, restaurant, and temporary business.

**PROJECT JUSTIFICATION:**

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (Interim Report-2005) identifies the need to build a new elementary school in this approximate location by 2010-2011.

The opening of a new elementary school in this area would relieve overcrowding at nearby Davidson and Huntersville Elementary Schools. The proposed elementary school site lies within the 2006-2007 Davidson Elementary School attendance boundary. Davidson is approximately 5.5 miles north of the site and is currently at 142% utilization without mobile classrooms. Huntersville Elementary School lies approximately 5 miles southwest of this site and is currently at 122% utilization without mobile classrooms.

The proposed property is near existing densities of CMS elementary school students, as well as near areas of future growth, thus providing for the long-term populating of a school at this site.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed acquisition is consistent with the Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (Interim Report-2005) which includes new school site locations based on current and projected student enrollments. The plan identifies the need to build a new elementary school in this approximate location by 2010-2011.

The property's 9.93 acres is less than both Charlotte-Mecklenburg Schools and State of North Carolina guidelines of 18 developable acres for an elementary school site.

The zoning of the property was recently changed from Rural Planning Area to Neighborhood General subsequent to the adoption of the NC 73 Small Area Land Use & Economic Development Plan. A school site in the area has been discussed with the Town of Davidson and they are supporting this land use in order to keep pace with the residential growth in this area.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

This proposed land use is consistent with the NC 73 Small Area Land Use & Economic Development Plan, that was undertaken jointly by the Towns of Davidson and Huntersville, Cities of Concord and Kannapolis, and Cabarrus County, whose governing bodies adopted the Plan recommendations. The Neighborhood General land use classification – designated for this site in the Plan – allows "civic" uses by right.

**PROJECT IMPACT:**

The property is strategically located to address future (longer term) elementary enrollment growth in this region of Mecklenburg County. There are currently several residential developments in the ground or under development nearby, including a 500 unit planned subdivision in close proximity of the site, the Summers Walk subdivision to the east with 350 units, and River Run (Phase 5) with 120 units to the north.

The opening of a new elementary school in this area could relieve overcrowding at the above referenced schools.

Increased traffic around the school campus is expected for two 30-minute periods in the morning and evening. Charlotte-Mecklenburg Schools works closely with the Town, the North Carolina Department of Transportation and the site designers to minimize this impact.

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

Adjacent to the east side of the subject property, a mixed-use (residential, retail, commercial) development is proposed. Schools are generally considered to be compatible with residential uses. Therefore the residential portion of the mixed-use development would allow for the integration of schools and neighborhoods.

South of the site (across Davidson-Concord Road) is Robert Caldwell Bradford District Park. Increased use of this park is expected as this area grows and as the school is brought on-line.

**ESTIMATED PROJECT COMPLETION DATE:**

The elementary school is identified in the *Long Range School Facilities Master Plan* as being needed by 2011.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

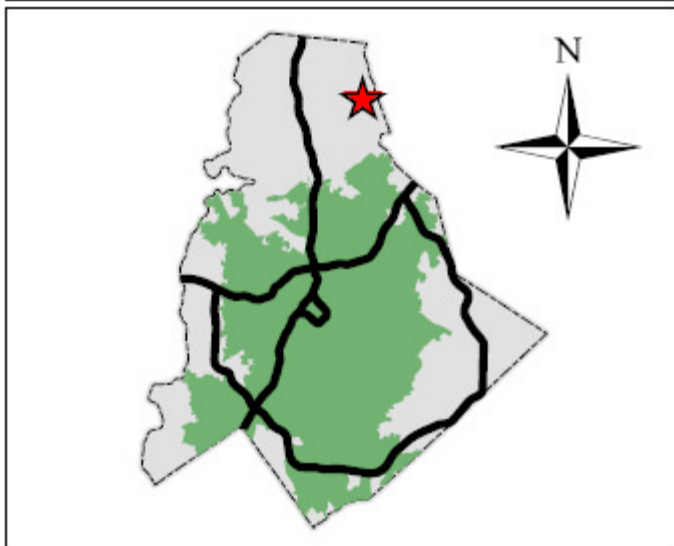
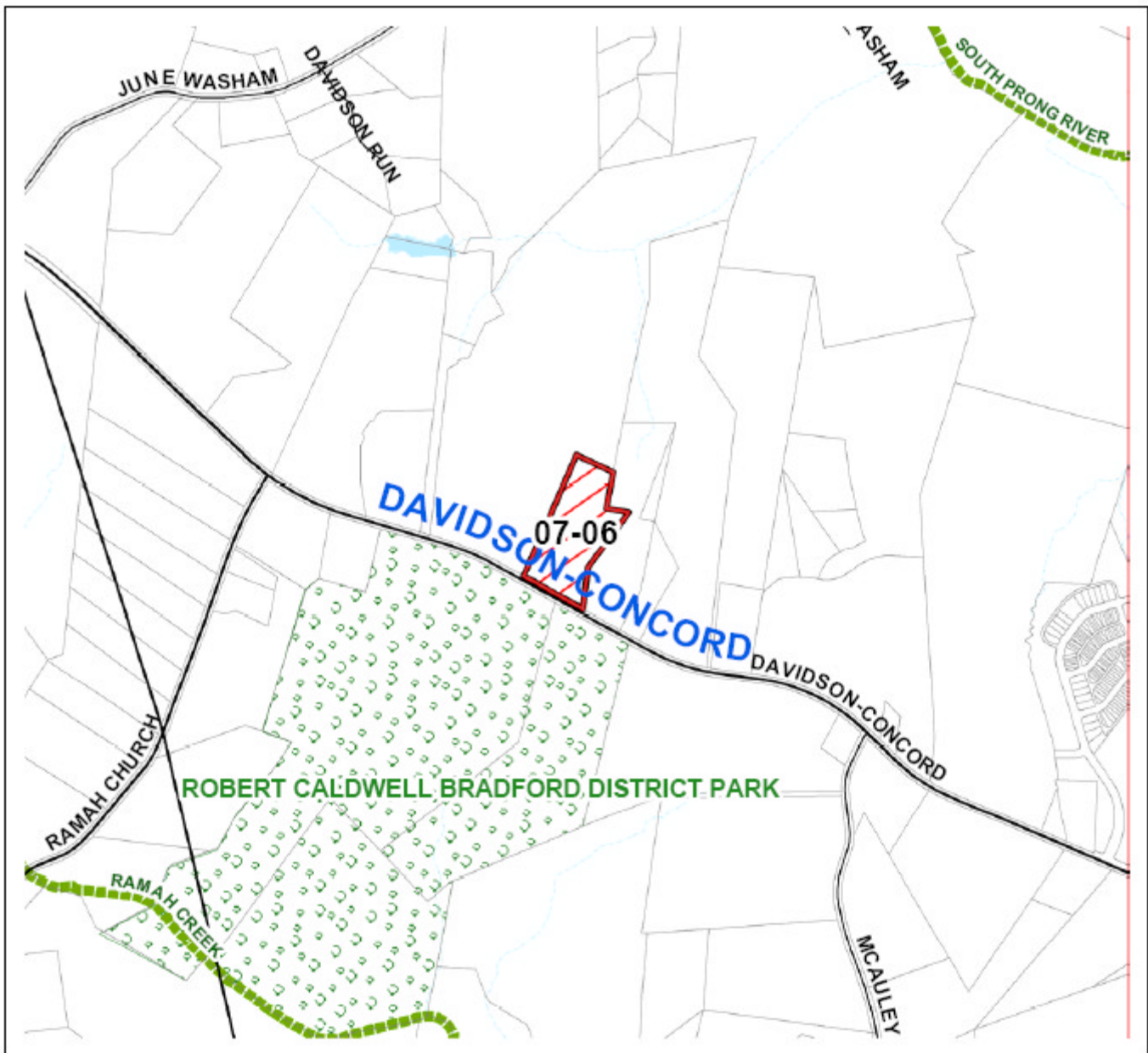
The Joint Use Task Force discussed this matter at their March 7, 2007 meeting. Members discussed the potential opportunity to locate the elementary school in the park across the street. However, the park is already well under construction and has been master planned without a school. The Town of Davidson reportedly is reviewing some neo-traditional neighborhoods alongside the school site, to which the school campus can connect.

**CMPD STAFF RECOMMENDATION:**

Planning staff supports this land acquisition for an elementary school in the Town of Davidson's extraterritorial jurisdiction.


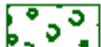
**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At the March 27, 2007 meeting, the Planning Committee recommended approval by a 6-0 vote.

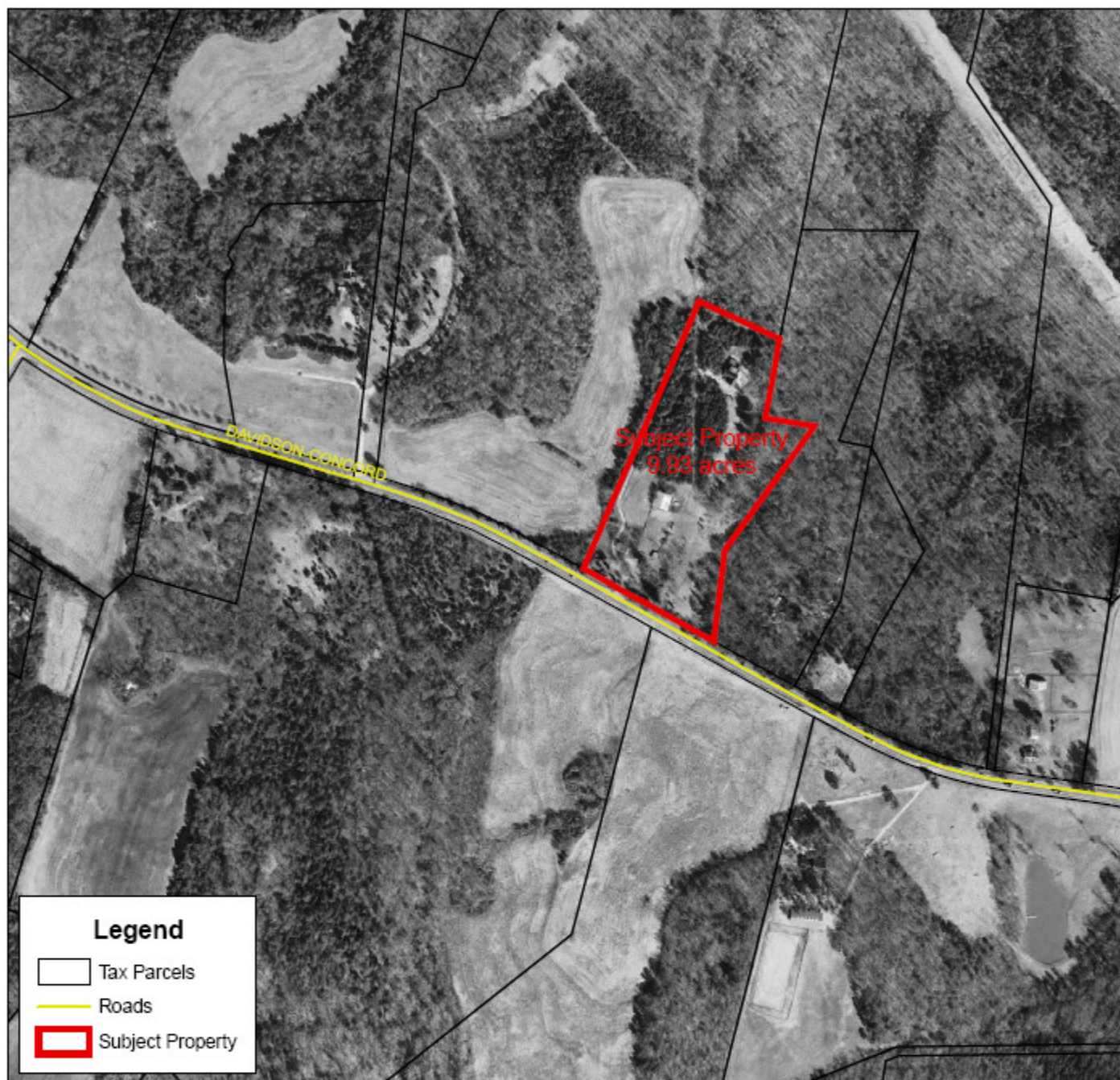


## Mandatory Referral 07-06

*CMS Real Estate Department*

-  Mandatory Referral
-  Park Property

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



# Andry Davidson-Concord Road Site Acquisition

