

MANDATORY REFERRAL REPORT NO. 07-29
Proposed Acquisition of an Elementary School Site on Mt. Holly-Huntersville Road

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase approximately 25.9 acres located on the northwest side of Mt. Holly-Huntersville Road in Charlotte, upon which to construct an elementary school.

The subject property is located on the northwest side of the intersection of Mt. Holly-Huntersville Road and South Ford Road. The proposed site consists of six adjacent parcels (tax numbers 031-451-09 through 031-451-14).

The parcels are located within an area which is zoned R-3 (single family residential), according to the Charlotte Zoning Ordinance. Five of the parcels are improved with older single family residences while the remaining parcel is vacant. Two of the five homes are vacant while the remaining three are occupied by owner-occupants interested in selling.

Adjacent to the north and northwest of the site are two tracts of vacant land. One tract (the proposed "Upper River Point" project) extends from the Brookmere subdivision and contains 48 acres currently offered for sale (zoned R-4 for development of 118 single family detached homes). The other vacant tract is a potential extension of the adjoining Catawba River Plantation subdivision. Adjacent to the northeast is a single family residence, and adjacent to the west is vacant common area owned by the homeowners' association of Catawba River Plantation. To the southwest are newer single family residences in the Catawba River Plantation subdivision. Adjacent to the south is an older single family home.

PROJECT JUSTIFICATION:

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (2005 interim report) identifies the need to build a new elementary school in this approximate location by the year 2009-2010.

The proposed elementary school site currently lies within the Paw Creek Elementary School attendance boundary and will relieve overcrowding at Mountain Island and Paw Creek elementary schools. Mountain Island Elementary is approximately 1 ¾ miles east of the Mt. Holly-Huntersville Road site and is at 198% utilization without mobile classrooms as of 20th day 2006-07. Paw Creek is approximately 3.5 miles east and is at 127% utilization without mobile classrooms (as of 20th day 2006-07).

The overcrowding of Mountain Island Elementary school is a result of the population growth that has occurred in the western portion of Mecklenburg County with the construction of the I-485 corridor. Growth is expected to continue as the final sections of the I-485 are completed.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The City of Charlotte Zoning Ordinance allows for elementary schools within R-3 Residential zoning. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

The property is located near the existing residential subdivisions of Northwoods, Brookmere and Catawba River Plantation. There are other subdivisions in the construction and planning stages within a two mile radius including Stratford Pond on Mt. Holly-Huntersville Road, currently under development and approved for 117 new homes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (1990) recommends single family development up to 4 dwelling units per acre for the site. Schools are generally considered to be compatible with residential areas, thus a school would be considered consistent with the *Northwest District Plan*.

PROJECT IMPACT:

The property is strategically located to address immediate elementary school enrollment growth in this region of Mecklenburg County. The opening of a new elementary school in this area would relieve overcrowding at Mountain Island Elementary School and Paw Creek Elementary School.

Mt. Holly-Huntersville Road is the main thoroughfare through the area. Increased traffic around the school campus is expected for two 30-minute periods in the morning and afternoon. Charlotte Mecklenburg Schools works closely with transportation agencies and the site designers to minimize this impact.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this project.

ESTIMATED PROJECT COMPLETION

Acquisition of the land is proposed to be funded by 2007 Bonds.

School design and construction will be funded by a future bond referendum. The expected elementary school completion date and move-in date is 2009-2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

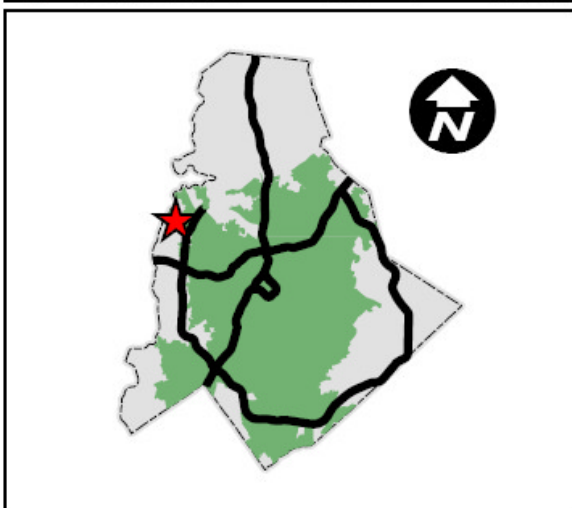
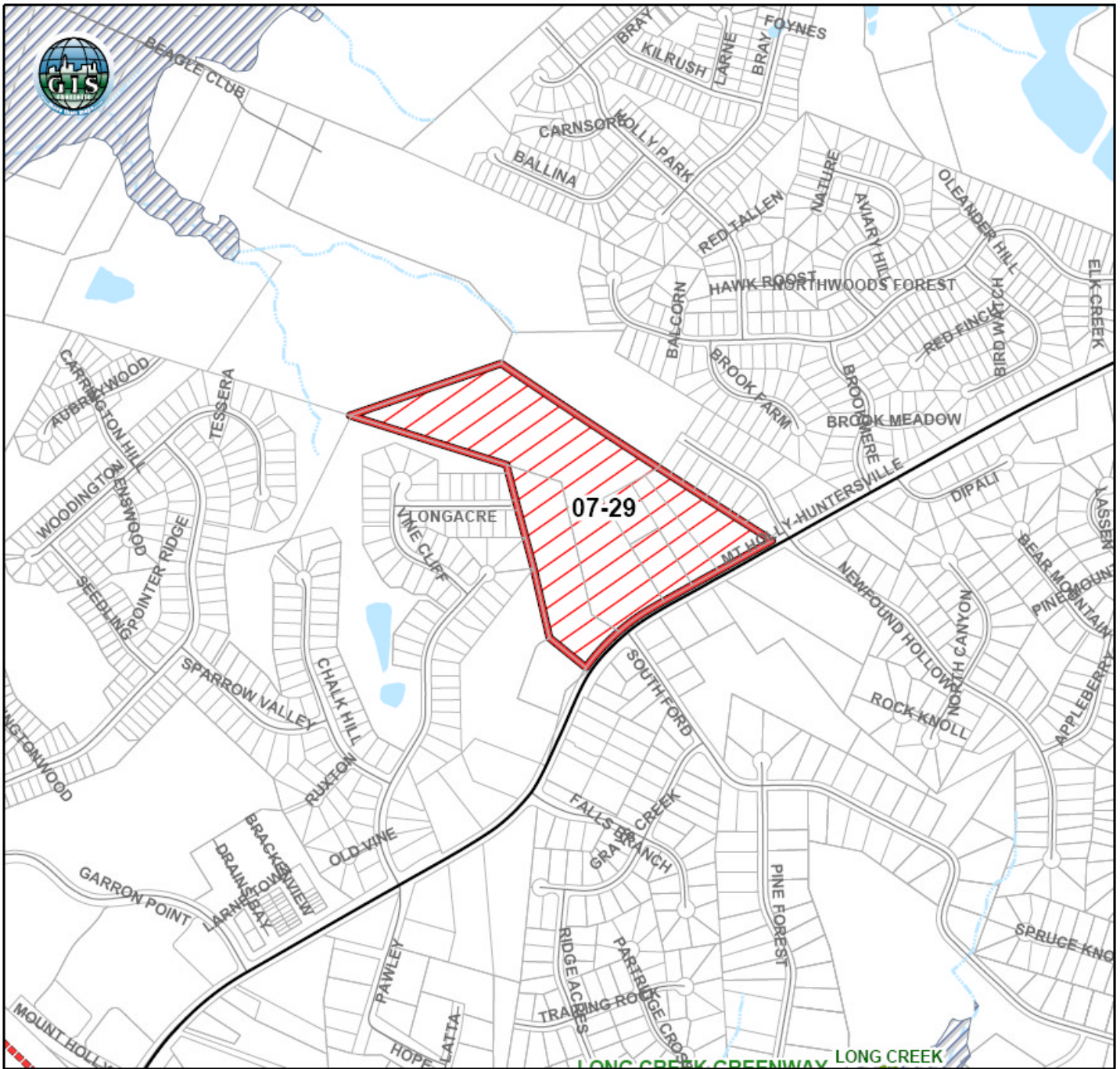
At their December 5, 2007 meeting, the Joint Use Task Force reviewed this matter and a comment was made that, given the amount of land involved (nearly 26 acres) relative to the amount typically needed for an elementary school (18 acres), that park possibilities should be considered along with the school.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee recommended approval by a 6-0 vote at their December 18, 2007 meeting.



Mandatory Referral 07-29

CMS Real Estate Department



Mandatory Referral