

MANDATORY REFERRAL REPORT NO. 07-30
Proposed Acquisition of an Elementary School Site on WT Harris Boulevard

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to purchase 33.25 acres located on the east side of WT Harris Boulevard to construct an elementary school. The property owner has expressed interest in selling this entire property (both parcels) as opposed to subdividing them and selling CMS only as much land as needed for an elementary school.

The subject property is located on the east side of WT Harris Boulevard north of Albemarle Road. The proposed site consists of two adjacent parcels (tax number 109-161-60 containing 28.09 acres and tax number 109-151-09 containing 5.16 acres). The vacant parcels are located within the Charlotte city limits and are zoned R-20 MF. The CATS neighborhood bus line #222 has stops in front of these parcels.

Adjacent to the north is an airplane repair facility followed by The Landings at Hickory Grove condominium complex. Adjacent to the east is a condominium complex as well as the neighborhoods of Rolling Hills and Martin Lakes. Adjacent to the south is the Park Commons apartment complex. To the west across WT Harris are three apartment complexes, some vacant land and the Wallace Creek residential subdivision.

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 2011-2012.

The proposed elementary school site currently lies within the Albemarle Road Elementary School attendance boundary and will relieve overcrowding at Hickory Grove, Albemarle Road and JH Gunn elementary schools. Hickory Grove Elementary is approximately one mile to the north of this site. Albemarle Road Elementary is approximately 1.2 miles south of this site. JH Gunn Elementary is approximately 2.2 miles east.

The overcrowding of these elementary schools is a result of the population growth that has occurred in the eastern portion of Charlotte.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Prior to 1992, the City of Charlotte Zoning Ordinance recognized the R-20 MF (current zoning of the subject property) zoning district as a conditional district which required any development within that district to be build in accordance with a specific site plan. In March 1988, the subject property was rezoned to R-20 MF to accommodate a multi-family development (Petition No. 88-012). Generally, schools are considered to be compatible with residential land uses and integration with neighborhoods is encouraged. However, the current zoning for the subject property will only allow development consistent with the site plan associated with Petition No. 88-012.

The property is located within .5 miles of several existing multifamily residential complexes. The remaining area is developed with single family home subdivisions, with the exception of the properties near the intersection of WT Harris, Albemarle Road and Lawyers Road which are commercial uses. The surrounding area within one mile has been almost completely developed with few large vacant tracts remaining.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *East District Plan*, adopted in 1990, notes that multi-family residential land uses are appropriate for the subject property. Schools are considered to be compatible with residential land uses and are encouraged to integrate with existing and proposed neighborhoods.

PROJECT IMPACT:

The property is strategically located to address longer term elementary school enrollment growth in this region of Charlotte. WT Harris Boulevard 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 NCDOT 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. The proposed WT Harris/Lawyers Road/Albemarle Road intersection project limits are about 120 feet south of the southernmost portion of the site.

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.

JOINT USE TASK FORCE REVIEW COMMENTS:

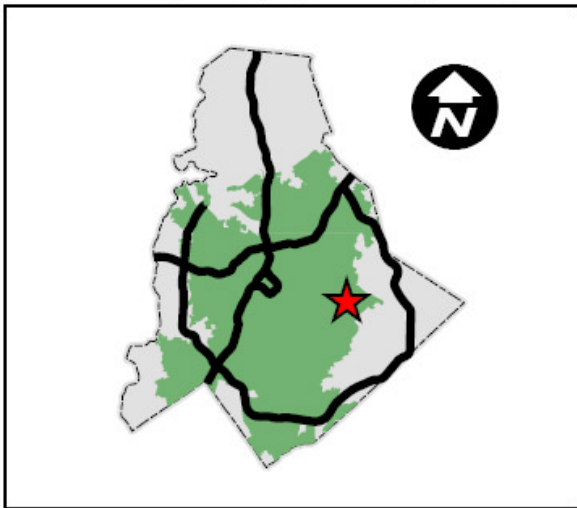
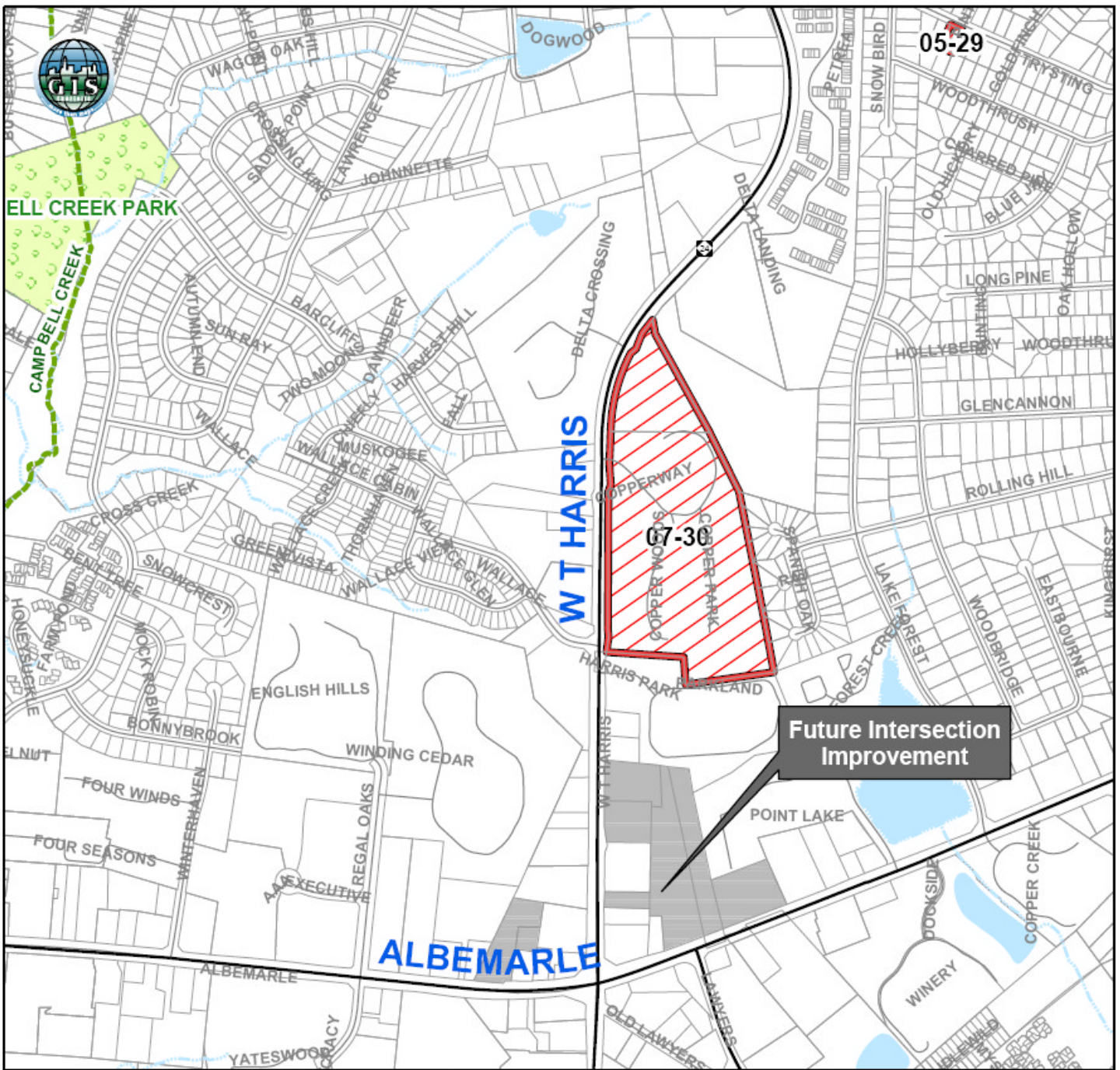
The Joint Use Task Force discussed this matter at their December 5, 2007 meeting and it was noted that, given the 33+ acres proposed for acquisition (relative to the 18 acres typically required for an elementary school) parkland opportunities in conjunction with the school site development should be considered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed transaction to acquire land to construct an elementary school, subject to the property being rezoned to an appropriate zoning district to accommodate an elementary school.


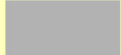
CMPC PLANNING COMMITTEE RECOMMENDATION:

At the December 18, 2007 Planning Committee meeting, CMS representatives requested that this Mandatory referral be withdrawn.



Mandatory Referral 07-30

CMS Real Estate Department

-  Mandatory Referral
-  City Property