

**MANDATORY REFERRAL REPORT NO. 07-32**  
**Proposed Acquisition of an Office Building at 3101 Stafford Drive for CMS Administrative Functions**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to purchase an existing office building on 7.65 acres on the east side of Stafford Drive adjacent to the CMS Maintenance building. The subject property is located at 3101 Stafford Drive between Little Rock Road and Billy Graham Parkway just south of the Interstate 85 and Scott Futrell Drive. The site has a tax parcel number of 061-266-02. The parcel is located within the City of Charlotte.

The parcel is located within an area which is zoned I-2, General Industrial District. The immediate vicinity includes industrial and commercial uses. The building is currently occupied by a graphics business that owns the property.

Adjacent to the north is a vacant lot, followed by office buildings fronting Scott Futrell Drive and Interstate 85. To the south and east is the CMS Maintenance facility building, followed by vacant land and a truck terminal. Across the street to the west is a storage yard.

**PROJECT JUSTIFICATION:**

In an effort to reduce costs and increase efficiency, Charlotte-Mecklenburg Schools wants to acquire permanent office space for employees currently located in more expensive leased space which will be expiring soon. This building is located adjacent to another CMS office facility which is fully utilized. The proposed purchase of this building will add 24,010 square feet of office and warehouse area to house departments that are related to the facilities operation and maintenance groups currently working on Stafford Drive. Locating these groups in close proximity will improve coordination and reduce travel time.

The functions envisioned to be housed in this facility are:

- § Facilities Planning and Real Estate (Currently in CMS's Stafford Drive facilities & maintenance building)
- § Enlarged Program Management function (Currently housed at Stafford Drive)
- § Transportation (to be re-located from Airport Center office park and from old First Ward elementary school)
- § Planning (to be re-located from Walton Plaza uptown)
- § Inventory Management (to be re-located from Marsh Road)

Many of these functions (for instance Facilities Planning & Real Estate and Planning) must work closely together and this physical consolidation will allow such operations to operate more efficiently than they are currently able, given their current physical separation.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Office use is consistent with the current zoning.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) calls for this area to have office/industrial land use. The proposed land use is consistent with that designation.

**PROJECT IMPACT:**

The property is located immediately north of our existing maintenance facility. A graphics business is being operated out of this building, so there should be no change by replacing the building occupants with CMS employees.

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

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

The City's Aviation Key Business purchased several residential properties on Boyer Street east of the CMS property, under the Federal Aviation Regulation (FAR) Part 150 Noise Compatibility Program, whose goal is to eliminate residential property under flight paths. Future CMS operations expansion on these properties might be possible, as Aviation has no specific land use plans for these properties.

**ESTIMATED PROJECT COMPLETION**

Acquisition of the building is proposed within one year of approval by the Board of Education and the Board of County Commissioners.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

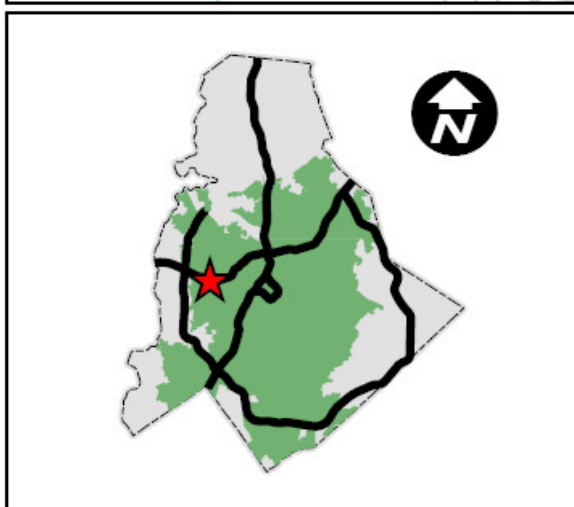
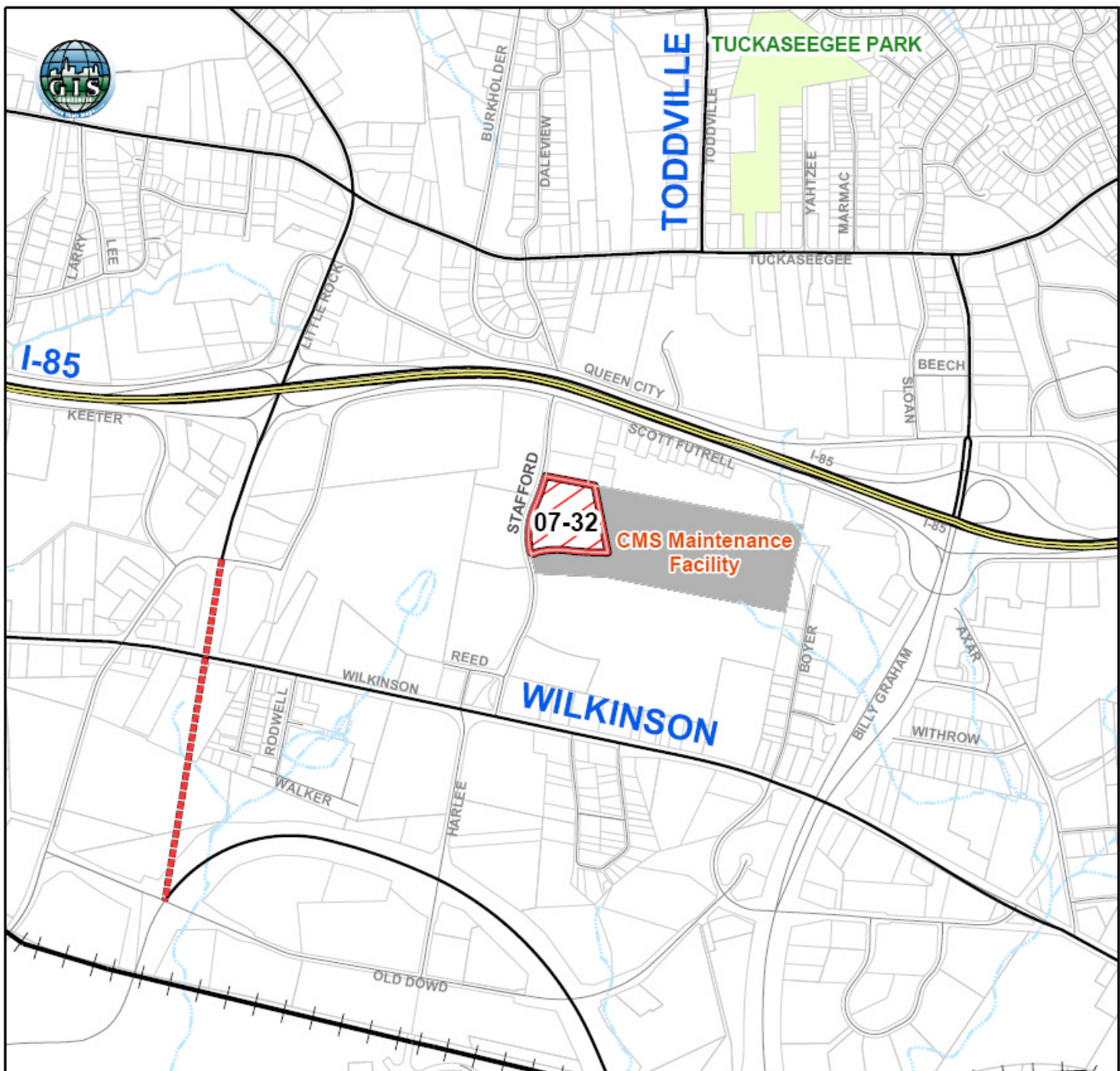
This matter was discussed at the December 5, 2007 Joint Use Task Force meeting and no comments were offered at that meeting.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed transaction for the stated purpose.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee recommended approval by a 7-0 vote at their December 18, 2007 meeting.



## Mandatory Referral 07-32

*CMS Real Estate Department*

- |                       |               |
|-----------------------|---------------|
| Existing Thoroughfare | Existing Park |
| Proposed Thoroughfare | Proposed Park |
| Mandatory Referral    | Greenway      |
|                       | Preserve      |