

MANDATORY REFERRAL REPORT NO. 07-34

Proposed Acquisition of an Elementary School Site within the "Vineyards on Lake Wylie" Development

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools proposes to acquire 16 acres of a parcel to construct an elementary school within the Vineyards on Lake Wylie development. The parcel is located on the southwest corner of Clos du Val Road and River Walk Way just east of Amos Smith Road. The proposed site is a portion of tax parcel number 113-221-17, improved with obsolete structures in need of major repairs which will be demolished prior to the construction of the school.

The parcel is located within the city of Charlotte's extraterritorial jurisdiction, near the center of a 355 acre development known as the Vineyards at Lake Wylie subdivision. Plans for the neighborhood include 1,030 new homes, a recreational facility, boat docks and boat storage. The parcel is located within an area which is zoned MX-2(Innov)LLLW-CA (Mixed-use innovative within Lower Lake Wylie critical watershed area), according to the Charlotte Zoning ordinance.

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 2010.

The proposed elementary school site currently lies within the Berryhill Elementary School attendance boundary and will relieve overcrowding at Berryhill Elementary school, whose enrollment is at 146% of capacity for the 2007-2008 school year. Berryhill Elementary is approximately 1.2 miles to the southeast of the proposed school site.

The overcrowding of Berryhill Elementary school is a result of the population growth that has occurred in the western portion of Mecklenburg County as a result of the construction of the I-485 corridor. Growth is expected to continue as the final sections of the I-485 are completed, and particularly as the 1,030 homes in Vineyards on Lake Wylie are developed.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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

The property is located within a proposed residential subdivision of The Vineyards at Lake Wylie, and a school site at this location was included as part of the developer's master plan for the community.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use, as approved by rezoning case #2005-014 (adopted 2005), is mixed residential less than or equal to 4 dwelling units per acre. The City of Charlotte Zoning Ordinance allows for elementary schools within this zoning classification and therefore this transaction is consistent with the current adopted land use policies.

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 Berryhill Elementary School.

Amos Smith 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 the NC Department of Transportation 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 through donation, subject to approval by the Board of Education and the Board of County Commissioners.

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:

The Joint Use Task Force reviewed the matter at their December 5, 2007 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

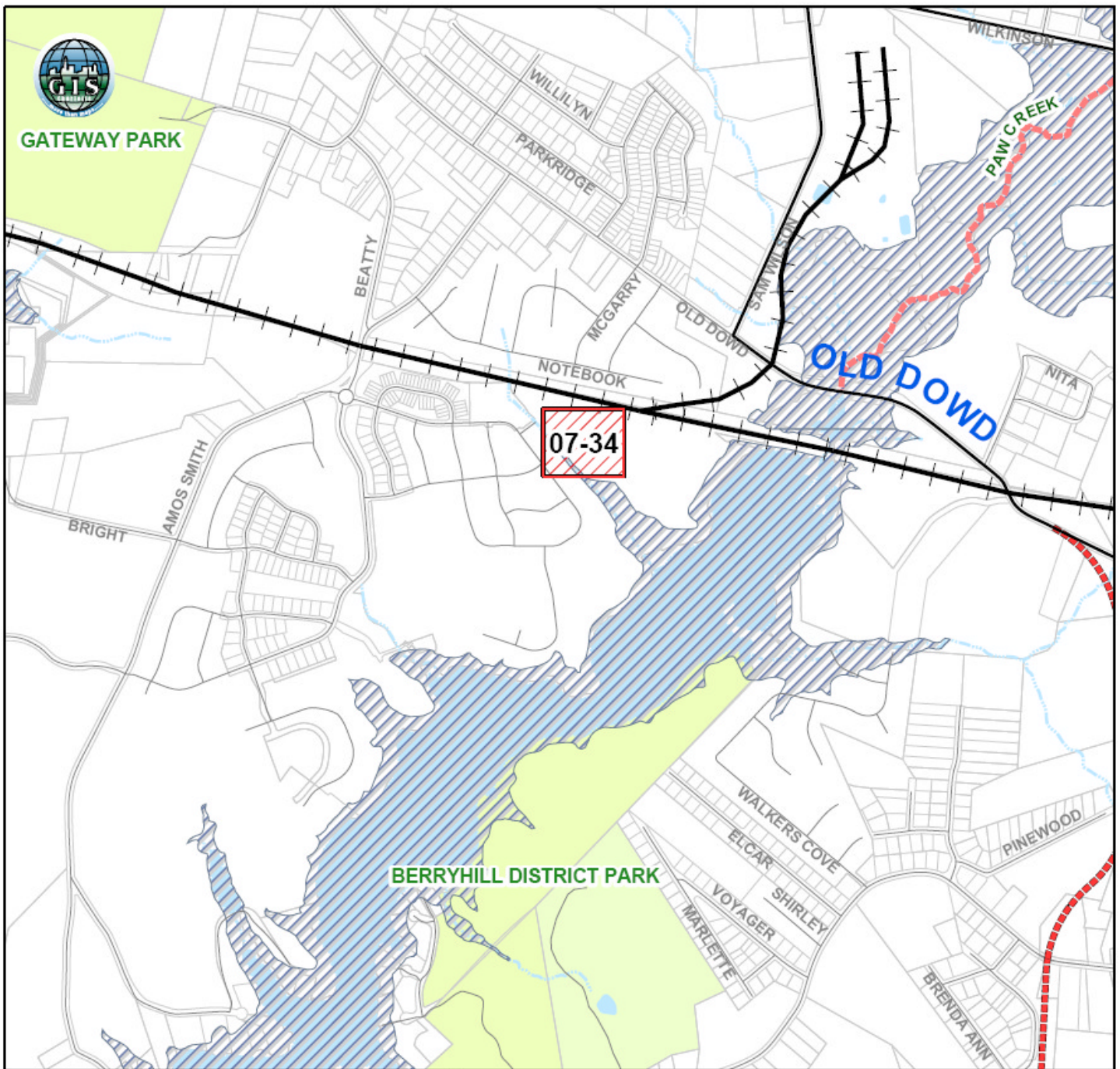
The Planning staff recommends approval of this proposed transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



GATEWAY PARK



Mandatory Referral 07-34

CMS Real Estate Department

- | | | |
|-------------------------|-----------------------|---------------|
| — Existing Thoroughfare | — Owned Greenway | Existing Park |
| Proposed Thoroughfare | Proposed Greenway | Proposed Park |
| Developed Greenway | Greenway Construction | Greenway |
| Mandatory Referral | | Preserve |