

MANDATORY REFERRAL REPORT NO. 08-11

Proposed Acquisition of Land on Davidson-Concord Road to Improve Access to Future School Site

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to purchase approximately 2.77 acres of a larger site (parcel 007-191-01) located on the north side of Davidson Concord Road to facilitate the construction an elementary school. This property is located immediately west of a 10 acre site (Mandatory Referral Report No. 07-06) being acquired for a future elementary school site. The purpose of the proposed acquisition is to improve accessibility to and from the adjoining future school site.

The property is located on the north side of the Davidson-Concord Road to the east of Ramah Church Road and west of McAuley Road in the Town of Davidson's extraterritorial jurisdiction. The proposed site is located immediately to the east of the future entrance road into an approved mixed use development known as Davidson East. The precise western boundary of the property proposed for acquisition will be determined by the final location of the proposed entrance road right-of-way. This vacant parcel is zoned NC, Neighborhood Center, according to the Davidson Planning Ordinance.

Adjacent to the west and north are vacant tracts of land that will be part of the Davidson East development. Adjacent to the east is a single family home on a ten acre parcel owned by CMS. Across the street to the south is Bradford Park which is owned by Mecklenburg County.

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 2010-2011.

The NC Department of Transportation (that maintains and controls Davidson-Concord road upon which the site fronts) has required enhanced frontage for the proposed school, necessitating the acquisition of additional property. The narrow slip of land that will be created by the construction of the access road to the Davidson East development (that will have limited development opportunities) provides a suitable opportunity to meet the state's requirement, while positioning the future school on the corner of two streets with greater accessibility opportunities to the proposed Davidson East development.

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 vicinity by 2010-2011.

The property's three acres – combined with the adjacent 10 acres already acquired – will bring the site closer into alignment with Charlotte-Mecklenburg Schools and the State of North Carolina's guidelines of 18 developable acres for an elementary school site.

The zoning of the property was changed from Rural Planning Area to Neighborhood Center 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.

The Town of Davidson Local Thoroughfare Network Plan illustrates a regional greenway (connecting NC73 with the County's proposed South Prong River greenway to the north) running north and south in this approximate location.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This proposed land use is consistent with the *NC 73 Small Area Land Use and 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 Center land use classification – designated for this site in the Plan – encourages "civic" uses (such as schools) to be located within Centers, at prominent locations (such as intersections) and to be connected to neighborhoods by greenways. Expansion of the proposed school campus to the proposed Davidson East access road places the future school at an intersection in accordance with the Plan recommendation.

PROJECT IMPACT:

The property is strategically located to address future elementary school enrollment growth in this region of Mecklenburg County. The opening of a new elementary school in this area will relieve overcrowding at Davidson Elementary School and Huntersville Elementary School. There are currently several residential subdivisions in the ground or under development nearby, including a 500 unit planned subdivision north of the site, the Summers Walk subdivision to the east with 350 units, and River Run (Phase 5) with 120 units to the north. Along Ramah Church Road and Gilead Road, the

Huntersville subdivisions of Bellington (88 single family units), Toll Brothers (235 single family) and Mirabella (205 single family) are in the grading phase.

Davidson-Concord Road (NC Highway 73) 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 will work closely with NC Department of Transportation and the site designers to minimize this impact.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Adjacent to the east and west side of the school site, a mixed-use (residential, retail and commercial) development is proposed. 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 the school is brought on-line.

ESTIMATED PROJECT COMPLETION

Acquisition of the land is proposed to be funded by 2007 Bonds. The funding for the site is to be approved 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 2011-2012.

JOINT USE TASK FORCE REVIEW COMMENTS:

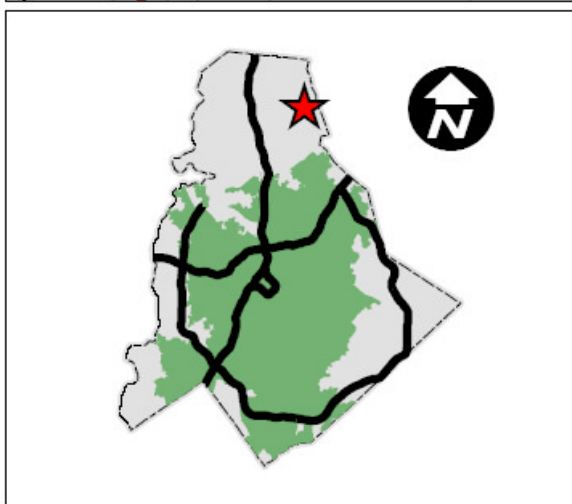
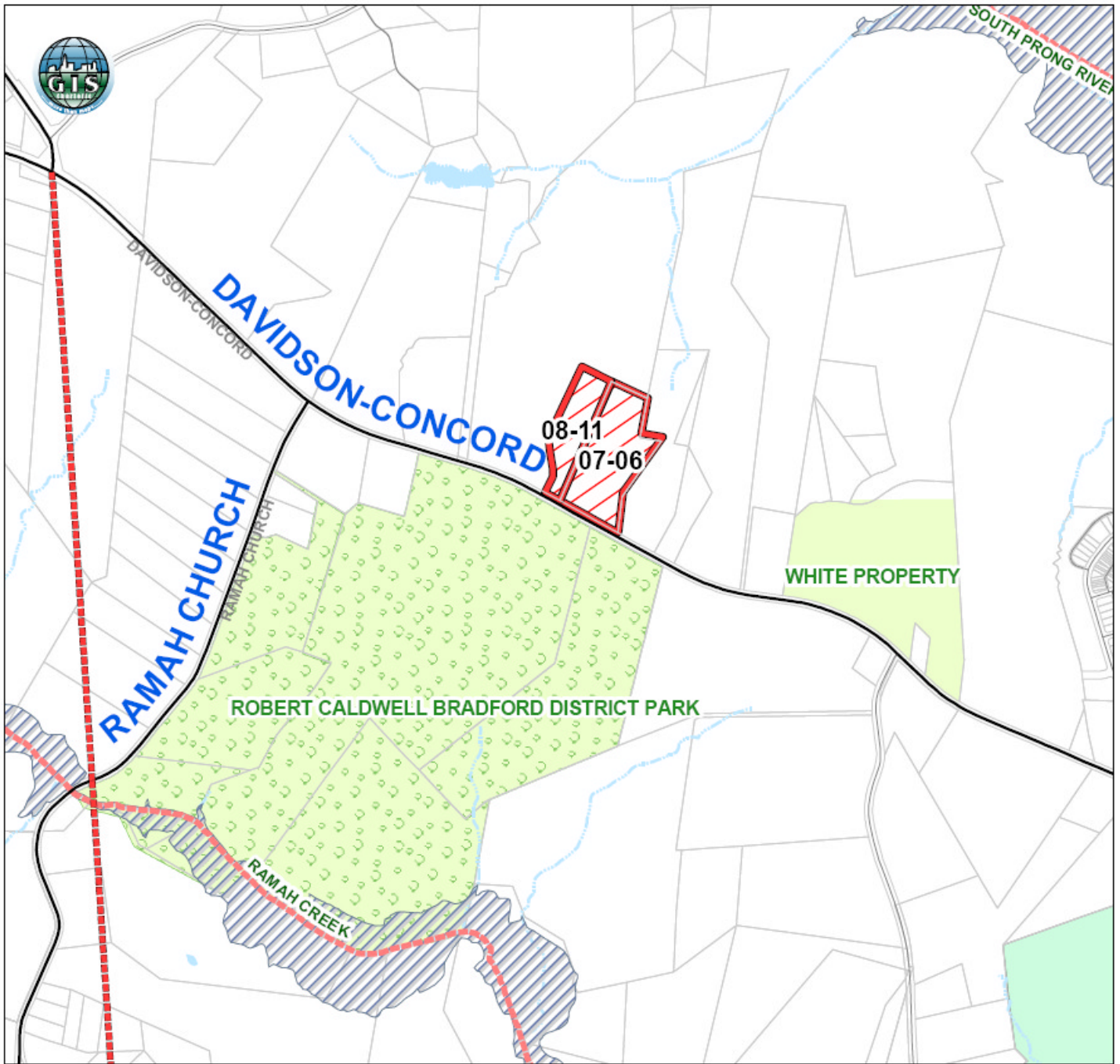
The Joint Use Task Force discussed this matter at their February 5, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of this recommended transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 19, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



Mandatory Referral 08-11

CMS Real Estate Department

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| | Mandatory Referral | | Developed Greenway |
| | Existing Park | | Owned Greenway |
| | Proposed Park | | Proposed Greenway |
| | Greenway | | Greenway Construction |
| | Preserve | | |