

**MANDATORY REFERRAL-REPORT NO. 08-31**

**Proposed Land Transaction Associated with Construction of Student Parking Deck on CPCC Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Mandatory Referral MR 08-18 was approved by the Planning Committee with conditions on June 17, 2008 for the construction of a student parking deck on CPCC's Central Campus. It has since become apparent that a transfer of real property between CPCC and Mecklenburg County will be required in connection with the development of this project. . The purpose of this Mandatory Referral is to review the transfer of real property only; the conditions articulated in MR08-18 are to remain in effect.

**PROJECT JUSTIFICATION:**

As part of the development of this project, CPCC proposes to transfer Parcel # 08017201 (currently used for surface parking) to Mecklenburg County. The transfer will eliminate building code issues associated with the construction of a building (the proposed parking deck) that crosses property lines and it will enable Mecklenburg County to collateralize the property if it chooses to do so. The funding for the proposed deck is proposed to be County Certificates of Participation (COPS) funding, that require a certain percentage of collateral to secure the loan. Mecklenburg County wishes to have the ability to use the parking deck property as collateral toward the required percentage, and can do so once the property is transferred to the County. This proposed transaction will result in Mecklenburg County owning all the property associated with the proposed deck.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

CPCC and Mecklenburg County Park & Recreation have a long standing history of joint use and cooperation to utilize the site for mutual benefit.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

Proposed transfer of real estate will have no impact upon land use; land use implications associated with the parking deck were discussed in MR08-18. The *Central District Plan* (adopted 1993) recommends institutional, office and/or retail development on the subject parcels. The proposed land use on these parcels is consistent with that recommendation in order to serve CPCC.

**PROJECT IMPACT:**

The impact of the transfer is that Mecklenburg County will own all the property associated with the proposed parking deck.

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

A lease between Mecklenburg County and CPCC is currently in development. That lease will describe permitted uses and the rights and responsibilities of the two parties with regard to the development and operation of the parking deck.

**ESTIMATED PROJECT COMPLETION DATE:**

The proposed approval of this transfer is scheduled to be considered by the Board of CPCC on September 3, 2008, by the State Community College Board during the third week of September, and the Mecklenburg Board of County Commissioners on October 7, 2008. The actual date of the transfer will immediately follow the BOCC action in October.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

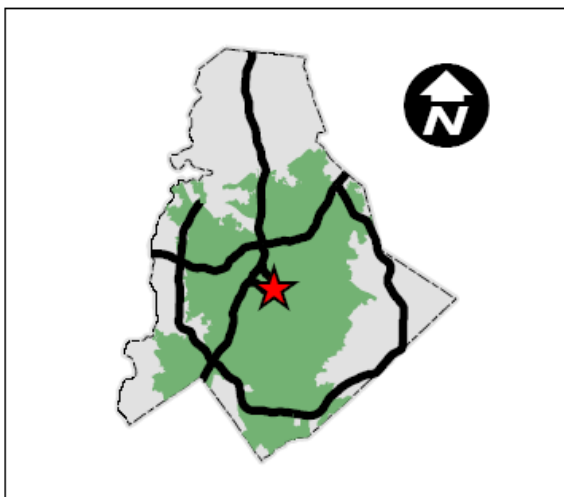
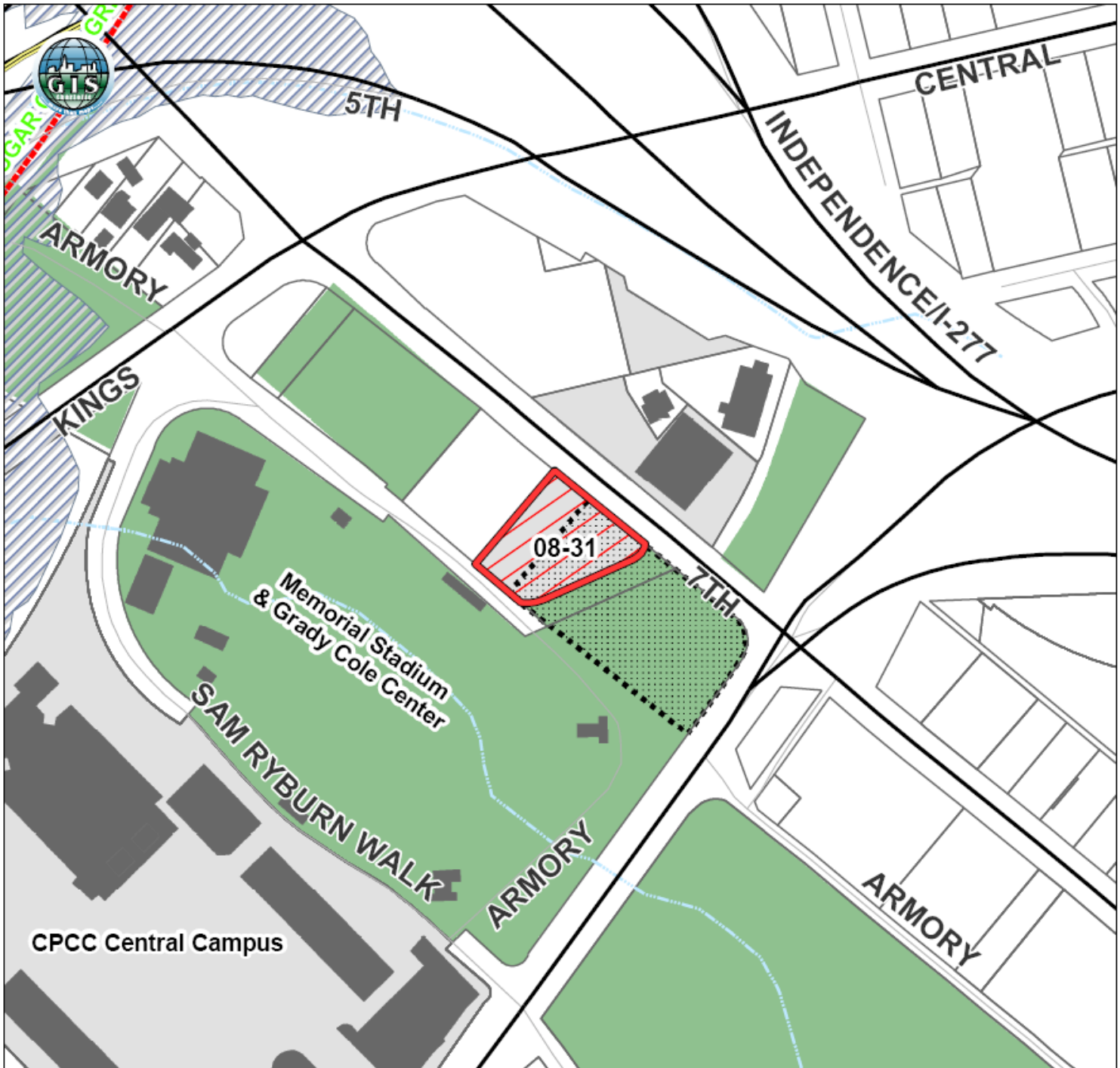
The Joint Use Task Force discussed this matter at their September 3, 2008 meeting. Charlotte Department of Transportation expressed concern about the proposed driveway location in relation to the 7<sup>th</sup> Street and Charlottetown Avenue intersection. CDOT recommended moving the parking deck driveway further away from the intersection, and CPCC offered to work with CDOT in this regard.

**PLANNING STAFF RECOMMENDATION:**

Staff supports the land transfer proposal to facilitate development plans for CPCC.





**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their September 16, 2008 meeting the Planning Committee recommended approval by a 6-0 vote.



# Mandatory Referral 08-31

CPCC

-  Mandatory Referral
-  Proposed CPCC Parking Deck
-  CPCC Property
-  County Property