

**MANDATORY REFERRAL REPORT NO. 08-44**  
**Proposed Acquisition of Land to Facilitate Replacement of McClintock Middle School**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to purchase 5.57 acres located on the northwest side of Rama Road in Charlotte to allow for a driveway and parking areas needed for the replacement of McClintock Middle School on the same site as the existing school, without the need to utilize temporary classroom space during construction. Portions of the existing school facility will be retained and used for community activities. The location of the existing school building – following construction of the new school and demolition of the existing building – will be graded and converted to athletic fields and open space.

The subject property is located in front of McClintock Middle School on Rama Road between Monroe Road and the railroad tracks. The proposed site consists of three adjacent parcels (tax number 163-061-01, 163-061-02 and 163-061-03). The parcels are zoned R-4 (residential) according to the City of Charlotte Zoning Ordinance. All three parcels are vacant.

McClintock Middle school is located at 2101 Rama Road (parcel 163-061-04) on a 30.3-acre parcel, which is slightly smaller than the 32 acres recommended for a middle school of the proposed size by the guidelines established by the NC department of Public Instruction. Addition of the proposed acreage will allow McClintock to slightly exceed the guideline.

Adjacent to the south are railroad tracks. To the west is a Duke Power switching substation and McClintock Middle School. To the north is the existing McClintock Middle School campus. Across the street to the east is a vacant lot surrounded by a neighborhood of single family homes.

**PROJECT JUSTIFICATION:**

Charlotte-Mecklenburg Schools *Long Range School Facilities Master Plan* (2008) identifies the need to replace the aging middle school at this location by the year 2009-2010. The newer portions of the existing school (such as the media center) will be retained for community use.

The plan is to construct a 54-classroom replacement school that will be slightly larger than the current (45-classroom) McClintock building. The 54-classroom middle school design prototype is being developed elsewhere in CMS, most notably at planned middle schools at Highland Creek and Belmeade. The larger building will allow overcrowding currently present at McClintock to be relieved.

The purchase of this land is also necessary to ease traffic congestion along Rama Road by aligning the school driveway with Donegal Drive across the street.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte Zoning Ordinance allows for middle schools within R-4 Residential zoning. Middle schools are permitted under Prescribed Conditions. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

The property is located within .25 miles of several existing multifamily residential complexes. The remaining area is developed with single family home subdivisions, a cemetery and religious institutions. The surrounding area within one mile has been almost completely developed with few vacant tracts remaining.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *East District Plan* (1990) shows the property as Institutional. Immediately across Rama Road are single family neighborhoods. Because of the adjacent railroad track and shallow depth of this property, it is not suitable for new single-family residential development. A number of retail developers have looked at this property over the years and explored rezoning for retail use, but the proximity to single family residential makes such use inappropriate. The proposed school use is consistent with the land use recommendation of the plan.

**PROJECT IMPACT:**

The property is strategically located to address longer term middle school enrollment growth in this region of Charlotte.

Rama 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 Charlotte 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 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 the 2007 Bond.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

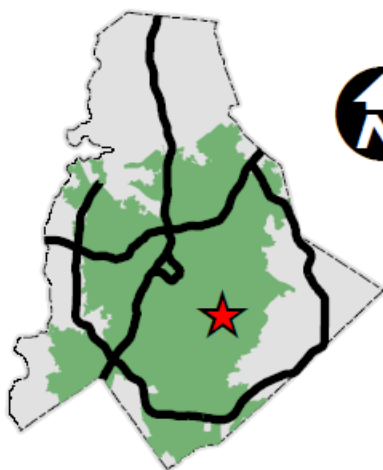
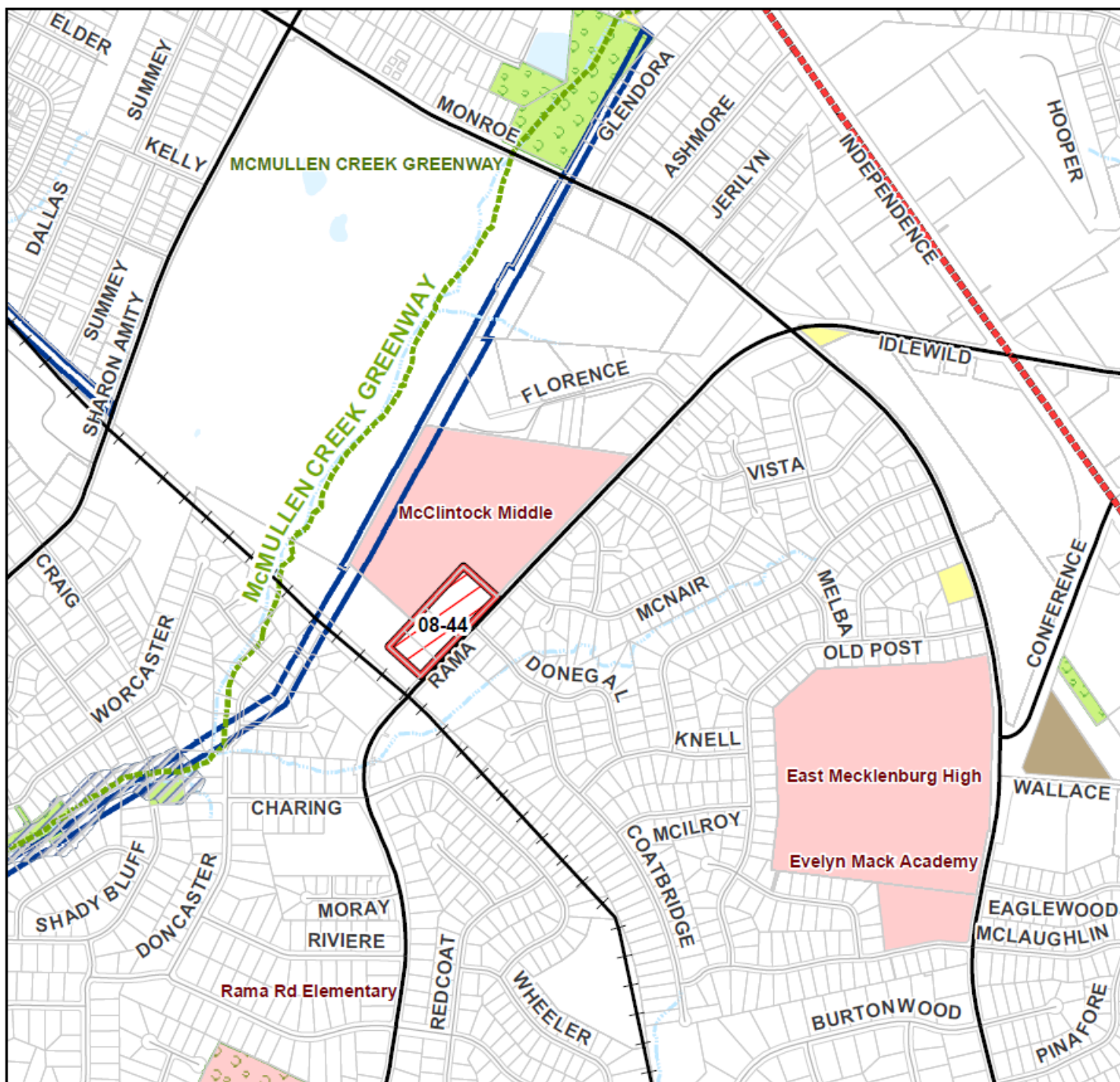
The Joint Use Task Force discussed this matter at their November 5, 2008 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed property transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

The Planning Committee discussed this matter at their December 16, 2008 meeting and recommended approval by a 5-0 vote.



# Mandatory Referral 08-44

**CMS**

- Mandatory Referral
- City Property
- Park Property
- Overhead Electrical Transmission Lines
- Existing Greenway
- Greenway Construction
- Proposed Greenway



Produced by the Charlotte-Mecklenburg Planning Department



# McClintock Middle School Project



0 210 420 840 Feet

## Legend

- 163-061-03
- 163-061-01
- 163-061-02
- McCLINTOCK MIDDLE SCHOOL

