

MANDATORY REFERRAL REPORT NO. 08-49
Proposed Library Branch Near Shopton Road/Steele Creek Intersection

PROJECT PROPOSAL AND LOCATION:

The Public Library of Charlotte and Mecklenburg County (PLCMC) proposes to purchase a 5-acre portion of Tax Parcel 201-072-26 near the intersection of Steele Creek Road and Shopton Road (near I-485) for a future library branch. The subject parcel is on the southeast corner of Shopton Road and the new Steele Creek Place Drive in Charlotte's extraterritorial jurisdiction. The property is currently vacant and zoned I-1(CD) – light industrial conditional – according to the Charlotte Zoning Ordinance (petition #2002-05). The library – proposed to be sized as a Regional Library - will be a part of the Steele Creek Place development which will be a mixed use retail/hotel development. The owner/developer of Steele Creek Place anticipates that the majority of the development's establishments will be constructed by 2012. PLCMC will construct a 40,000 square foot single story building (with related parking) on the site that will front Shopton Road.

It is anticipated that the site is of sufficient size to accommodate the envisioned 40,000 square foot single-story regional library along with parking sufficient to serve the needs of the facility, as well as for potential future expansion requirements. Library customers tend to remain at library facilities much longer than customers at typical retail establishments, so parking loads are traditionally 40-50 percent higher when compared to a comparably-sized retail establishment.

The surrounding area is composed of mixed residential and commercial properties. There is a large condominium complex diagonally across Shopton Road from the site with multiple commercial use buildings within 1/8 mile on both Shopton and Steele Creek Roads. There is a large commercial use development proposed directly across Steele Creek Road from the site. Further to the east of the site may be found several larger commercial/industrial developments in addition to residential development.

Although preliminary discussions with Planning Department staff indicate that a library is allowed by the current zoning, PLCMC states willingness to explore re-zoning the site if it is deemed appropriate for the successful completion of this project.

PROJECT JUSTIFICATION:

This library is needed because the nearest library is inadequate to support the demand for services from the surrounding neighborhoods. The site is within close proximity to a growing number of residences in the Berewick development as well as single family and multi-family homes along Shopton Road and Steele Creek Road. Program elements such as collections, reader seats, public access to computers, meeting room space, and staff workstations have all been strained at the closest libraries to this location (Steele Creek and Carmel) because of the number of citizens utilizing those facilities. Additionally, the lease on Carmel Branch Library is scheduled to terminate in 2010. Currently, PLCMC plans to move the Carmel Branch Library to Sharon Road West which could potentially place additional stress on services at the Steele Creek Branch.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The PLCMC is in the process completing its *Ten Year Facilities Master Plan*. PLCMC anticipates completion of the master planning process by the end of January, 2009. Preliminary data from that process shows a need for addition library services for this region of the county. The planning process has included telephone surveys, branch manager interviews, community forums, and interviews with local officials.

Previous Master Plans have also indicated a need for additional library resources in this region of the county. Specifically, justification to obtain bond funding for land acquisition was substantiated by the 2002 Library *Branch Facilities Master Plan*, that demonstrated population diversification and exponential growth occurring in this area. The 2005-08 *Strategic Plan* incorporated means by which PLCMC can continue its mission to serve new populations with the resources and programming necessary to meet their changing needs. The current Steele Creek Branch (the nearest library) has identified the need to bolster cultural-specific resources. Specifically, through use and experience during the past three years, PLCMC was able to observe increases in patron requests for Hispanic and Latino-centered material.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) calls for a neighborhood convenience center on this site. The proposed use of the site by CMPLC for a regional library is consistent with the adopted land use plan for the area.

PROJECT IMPACT:

Completion of the project will provide improved library resources for an area of the county that is currently underserved as well as reduce strain upon the overall library system. PLCMC anticipates relocating some support services from the Uptown Library to this location, thus achieving greater efficiency and effectiveness. Specifically, PLCMC is critically evaluating options for relocation of some non-public interface services from the Main Library to coordinate with potential

reconstruction at the Main Library, to enable the Main Library to devote more space to resources directly benefiting the public.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

It is anticipated that the addition of a library branch to the Steele Creek Place development will positively impact the development as well as the surrounding community.

Dixie River Road (a short distance north of the Shopton/Steele Creek Roads intersection) will be realigned to meet the Shopton Road intersection (the re-aligned Dixie River Road is then slated to be renamed Berewick Commons Parkway). Additionally, the developer of the property across Shopton Road from the site plans to make intersection improvements to the Steele Creek/Shopton Roads intersection in connection with this proposed commercial development.

ESTIMATED PROJECT COMPLETION DATE:

The Library expects to close on the land for this project by the end of February, 2009. The construction schedule for the building is dependent upon passage of bonds either in 2009 or 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

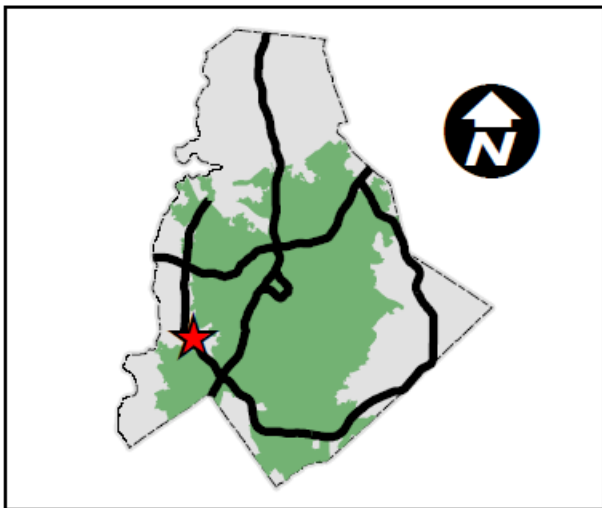
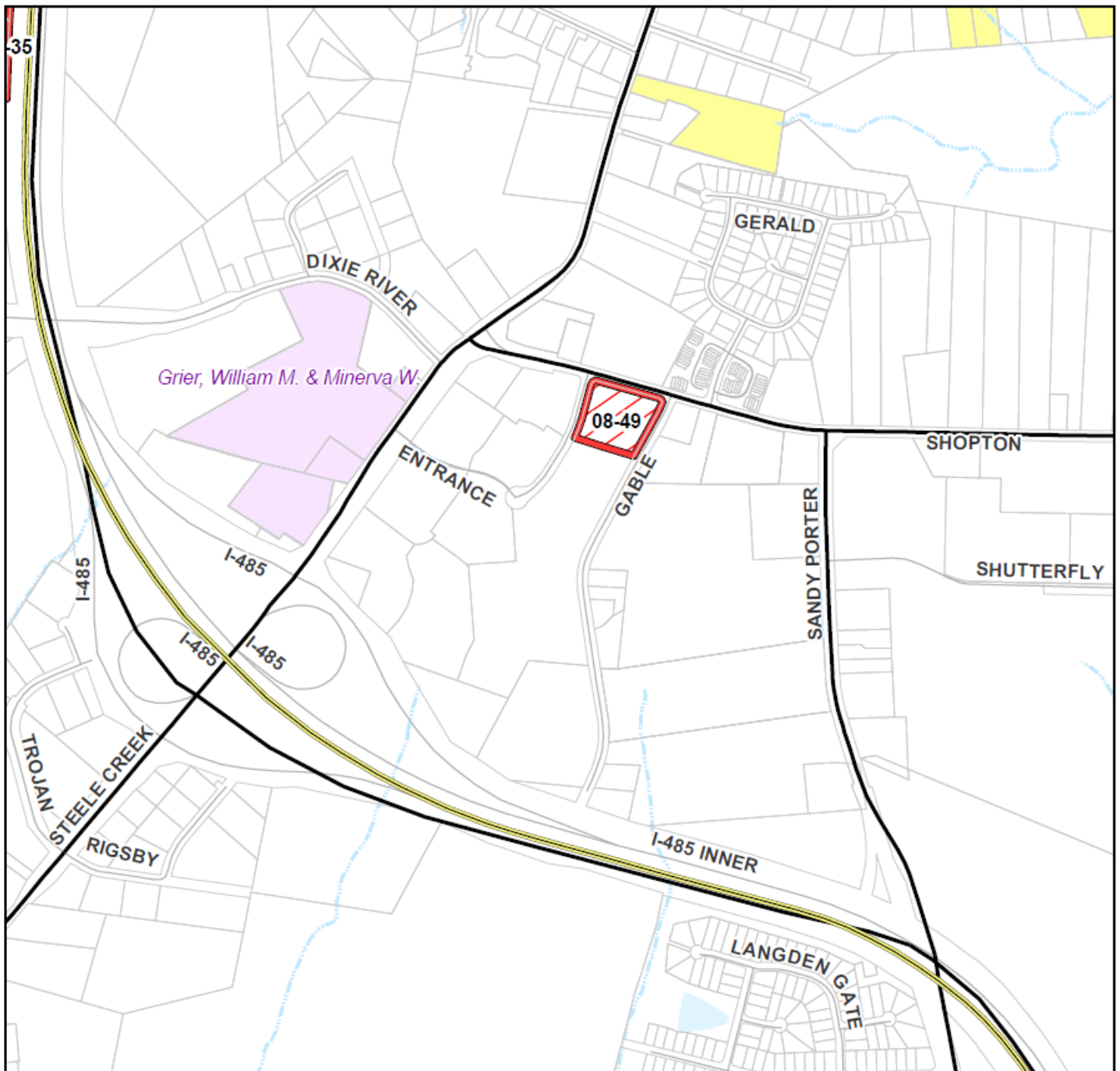
The Joint Use Task Force discussed this matter at their December 3, 2008 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land acquisition.




CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee discussed this matter at their December 16, 2008 meeting and recommended approval by a 6-0 vote.



Mandatory Referral 08-49

County Real Estate

-  Mandatory Referral
-  City Property
-  Local Historic Landmark



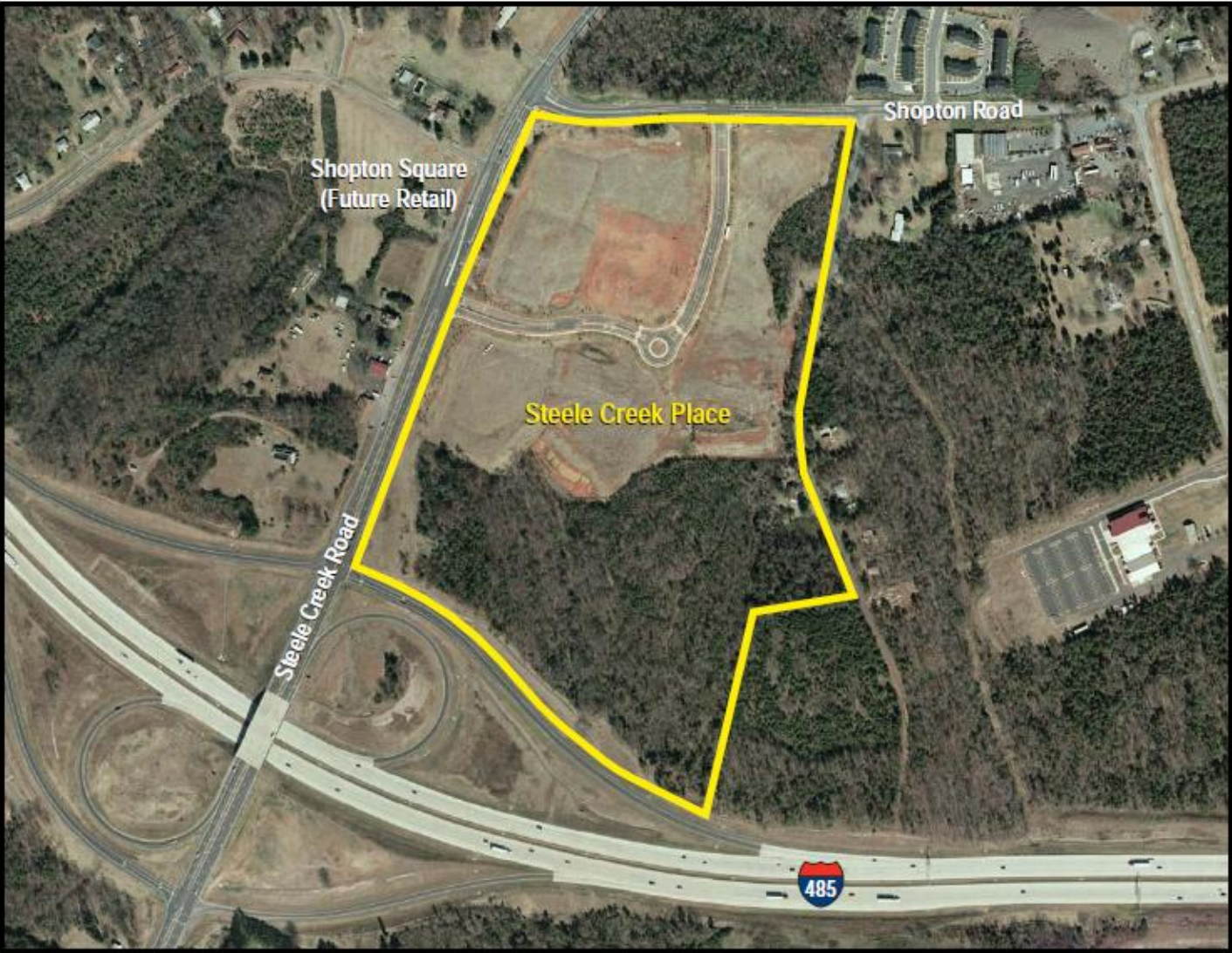
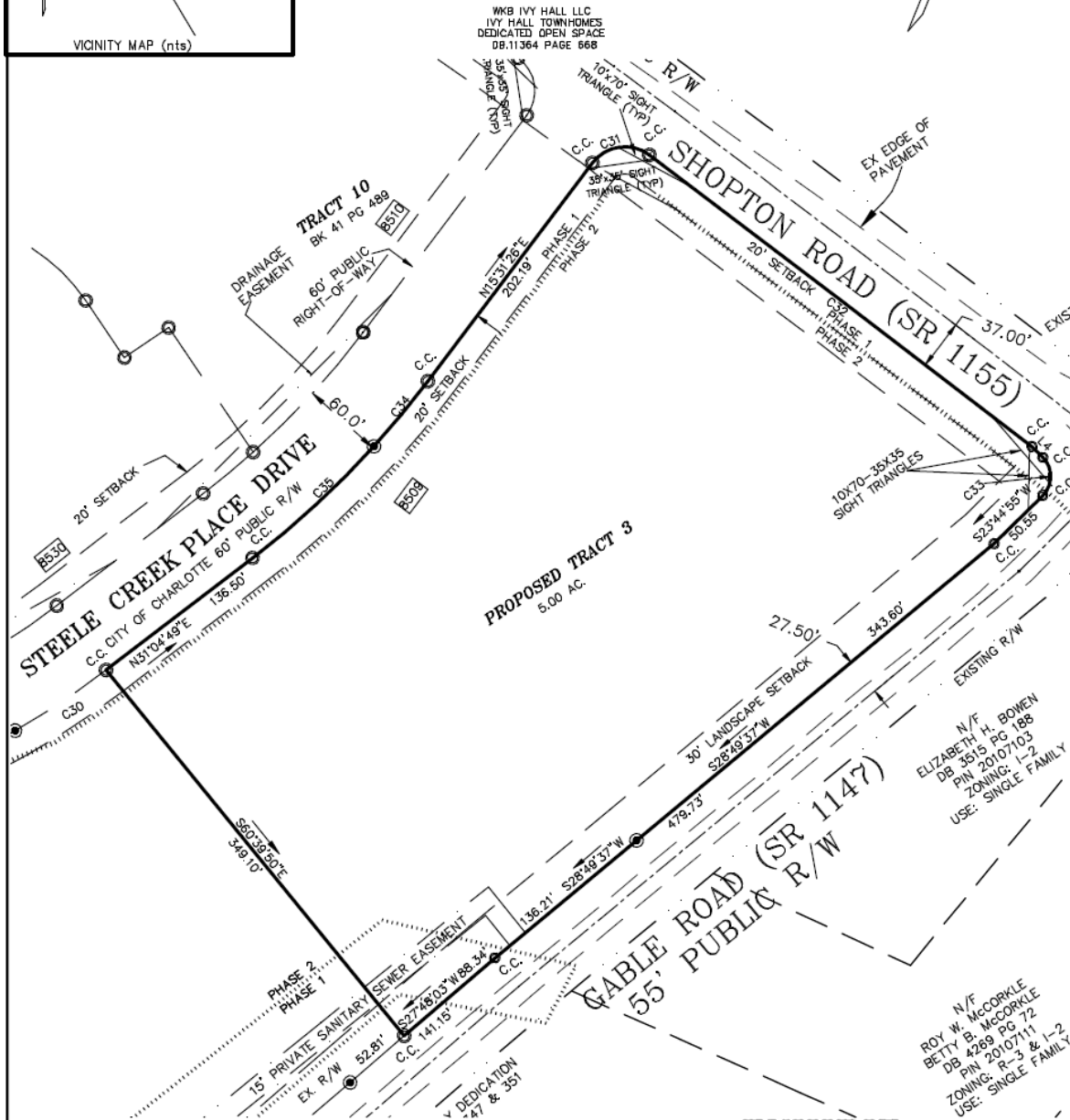
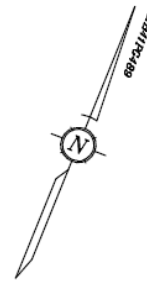
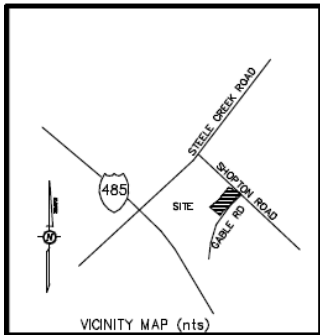


EXHIBIT "A"

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C31	47.16	30.00	90°03'44"	S80°33'18"W	42.45
C32	355.89	43974.46	00°27'48"	N74°10'55"W	355.89
C33	31.42	20.00	90°00'41"	N21°15'25"W	28.29
C34	62.53	680.00	05°16'06"	N18°08'29"E	62.50
C35	122.10	680.00	10°17'17"	N25°56'11"E	121.94
C36	11.48	64.50	10°11'48"	N35°26'02"E	11.48
C37	77.08	136.76	32°12'25"	S12°15'47"W	76.06

LINE	LENGTH	BEARING
L1	34.93	S54°13'58"E
L2	4.75	N14°19'24"E
L3	3.59	S15°35'10"W
L4	11.34	S66°15'46"E
L5	20.00	S66°15'46"E



NOTES
1. THE PURPOSE OF THIS EXHIBIT IS TO
DELINEATE THE PROPOSED 5 AC. FOR NEW
LOT THREE.

REFERENCE: MB 41 PG 489-90.



BAR GRAPH 1 inch = 100 ft.

EXHIBIT FOR ATAPCO

STEEL CREEK PLACE PROPOSED LOT 3

STEEL CREEK TWS. MECKLENBURG CO. NC
AUGUST 11, 2008



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